

ANGLESEY & GWYNEDD JOINT LOCAL DEVELOPMENT PLAN (2011 – 2026)

EXAMINATION IN PUBLIC: Hearing Session 13 Gypsies and Travellers



CYNGOR SIR
YNYS MńN
ISLE OF ANGLESEY
COUNTY COUNCIL

Action Point S13/PG1

Gypsy site at Llandygai

Prepare a paper to give information on the relevant planning considerations associated with extending the current site, which is adjacent to an industrial estate, e.g. noise issues, mitigation measures if necessary.

Councils' Response

2.1 Gwynedd Council intends to submit a planning application to extend an existing site for Gypsies, near Llandygai to address the demand for permanent residential plots that have been identified in the latest Gypsy and Traveller Accommodation Needs Assessment.

2.2 The Council considers that it is appropriate to provide additional plots on a site that will form an extension to the permanent residential site as (i) the plots address demand which has been identified by families already living on the nearby permanent site, and (ii) the proposed site has been used to that end in the past. Appendix 1 to this paper contains photos showing the remains of the infrastructure which is still on the site. This part of the site, which will be the subject of an allocation the Plan and which will be the subject of a planning application soon, had to closed because of conflicts between the occupiers of the permanent plots and the Travellers who were using the other pitches. A wall was raised to prevent the old part of the site being used without permission.

2.3 Gwynedd Consultancy was appointed to prepare a scheme for the site to ensure the site will be acceptable to the residents and settled communities. In order to do so, the company is following comprehensive design principles which are set out in the design of Gypsy and Traveller sites (2015) by the Welsh Government. For example, the work addresses the following:

- suitability of the site;
- ensure that the plots are adequate for vehicles and ancillary buildings;
- need for clear site boundaries;
- nearby land uses;
- safety and security of children;
- privacy and safety of residents;
- enough room to manoeuvre large buildings on to the site and around the site;

- boundary treatment that blend into the local area;
- landscaping opportunities.

2.4 In terms of the suitability of the site, it isn't within of a flood-risk area. A site survey has shown that small strip of land on the south – western edge of the site can't be developed because of ground settlement.

2.5 The Housing Management Unit have been discussing potential schemes with residents of the permanent residential plots and with the Welsh Government. The scheme has been changed to reflect these discussions.

2.6 To date, it is the intention to provide an estate road along the edge of the boundaries of the proposed site and the industrial estate. In addition, a hard boundary would be built along the edge of this part of the estate. The estate road would provide an appropriate gap between the residential plots and industrial estate. This and the hard boundary will mitigate the effects of noise from the industrial estate. The fence will also provide privacy for the residents of the residential plots, and help ensure the safety of the residents (by preventing individuals from wandering on to the Gypsy site and prevent residents, especially children, from straying into the industrial estate). There is no intention to provide a hard boundary along the edges of the rest of the site because of: different levels of land; no development in nearby; and to strike a balance between defining boundaries and maintaining a pleasant and open atmosphere on the site.

2.7 It is intended to provide a children's play area within sight of the majority of residents on the site.

2.8 It is aimed to set out as many as possible of the plots in a circular form in order to maintain a sense of community, but it will not be possible to do so across the site because of its shape.

2.9 The strip along the south – western edge of the site will be left vacant and landscaped.

2.10 In terms of the next steps and timetable:

- consult with the residents of the existing permanent plots about the draft scheme;
- complete a costed final scheme;
- consult with Welsh Government;
- present a planning application – December 2016
- present an application for a grant from Welsh Government – February 2017
- develop first phase – 2017/ 2018
- develop second phase – 2018/ 2019



















