



CYNGOR SIR
YNYSS MÔN
ISLE OF ANGLESEY
COUNTY COUNCIL



Background

This is one of a range of topic papers prepared to offer more detailed information and explain the approach of the Plan to different topics and issues affecting the Joint Local Development Plan Area. This paper will look specifically at **Identifying Gypsies and Traveller Sites**. It will explain the background which will help to identify the issues, objectives and options for the Deposit Plan.

The Deposit Plan is the second statutory stage in the preparation of the Joint Local Development Plan (JLDP). The JLDP shapes the future growth of communities in the Joint Local Development Plan Area and will set out the policies and land allocations against which planning applications will be assessed.

The Deposit Plan will be submitted to the Welsh Government, which will appoint an independent inspector to assess the soundness of the Plan in the Examination in Public. If the inspector considers the Plan to be sound it will be recommended for adoption. When adopted the JLDP will supersede the Gwynedd Unitary Development Plan (2009) for the Gwynedd Local Planning Authority Area and the Gwynedd Structure Plan (1993) and Ynys Môn Local Plan (1996) for the Ynys Môn Local Planning Authority.

This topic paper can be read in isolation or in conjunction with the other Topic Papers and Background Papers that have been prepared to give a full picture the Joint Local Development Plan Area.

This is version 2 of the topic paper and it provides an update on version 1 that was produced with the Deposit Plan. This version is significantly different from version 1 in that it provides an update on work to date on the 2016 Gypsy and Travellers Accommodation Needs Assessment and work the Councils are undertaking to identify sites to meet the need shown in this assessment.

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1.0 Context

- 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 Assembly Government Circular 30/07 Planning for Gypsy and Traveller Caravan Sites strengthened the requirement that local authorities identify and make provision for appropriate sites in their local plans
- The Welsh Government's 'Travelling to a Better Future' sets out a detailed policy framework for Councils
- There are known occurrences of unauthorised encampments within the Plan area (Appendix 4 and 5)
- Evidence suggests that there is a need for permanent and temporary Gypsy and Traveller sites in appropriate locations within the Plan area

1.1 Planning Policy Wales (PPW) Edition 8 (2016) sets out the land use planning policies of the Welsh Government (WG) and directs that local authorities are required to assess the accommodation needs of Gypsies and Travellers (para 9.2.21 refers) and states that it is important that policies for the provision of Gypsy sites are included in local development plans.

1.2 Evidence from the 2011 Census reflects previous research, which has estimated that between half to three quarters of Gypsy, or Irish travellers live in bricks and mortar accommodation. Suggested reasons for this are the lack of available caravan sites and sites that have access to required amenities and services. In the 2011 Census, whole house or bungalow was the most common type of accommodation for respondents who identified themselves as Gypsy or Irish Travellers, at 61 % compared to 84 % for all usual residents in England and Wales. Caravan or other mobile or temporary structure accounted for 24 % of Gypsy or Irish Traveller accommodation, well above that for the whole of England and Wales (0.3%). The latest Anglesey and Gwynedd Gypsy and Traveller Accommodation Needs Assessment 2016 submitted to Welsh Government contains Gypsy and Traveller population data for Gwynedd and Anglesey from the 2011 census. The aim of this assessment is to identify current accommodation needs and to forecast residential pitch /transit and temporary stopping site provision over the next 5 years.

1.3 An understanding of Gypsy and Traveller accommodation issues is helpful to make properly planned provision and avoid the problems associated with ad hoc or unauthorised provision.

2.0 Evidence of Need

2.1 There are two studies that have identified a level of need for the Plan area being the published 2013 North West Wales and Flintshire Gypsy and Traveller Accommodation Needs Assessment (GTANA) and the 2016 Gypsy and Traveller Accommodation Assessment (GTAA) joint work by Gwynedd and Anglesey Council's, which is awaiting approval from the Welsh Government. These studies are referred to below.

2.2 Gypsy and Traveller Accommodation Needs Assessment (GTANA) (2013)

2.2.1 Before the Housing (Wales Act 2014), Local authorities were required to assess the accommodation needs of Gypsy and Traveller families under Sections 225 & 226 of the Housing Act 2004. Where there is an assessment of unmet need for Gypsy and Traveller accommodation in the area the Council should identify sufficient sites in local development plans to ensure that the identified pitch requirement for residential and transit use can be met.

2.2.2 Accordingly, the North West Wales and Flintshire Gypsy and Traveller Accommodation Needs Assessment (GTANA) (2013) was undertaken for all the North Wales local authorities apart from Wrexham (who had undertaken a separate study).

2.2.3 The findings of the GTANA (2013) indicated that there was a requirement for 11 permanent residential pitches to replace the existing tolerated site near Pentraeth, Anglesey and a requirement for an additional 10 permanent residential pitches in Gwynedd. The GTANA calculated that 28 'transit' pitches were required in North Wales to be shared between the Local Authorities. There are currently no authorised transit sites in North Wales. 'Transit' pitches can either be on formal sites that are similar to permanent residential sites but the occupier can only stay up to 3 months. Alternatively, they can be accommodated at temporary stopping places. Based on evidence published in the GTANA (2013), it is considered that policies would be required in the Deposit Joint Local Development Plan (LDP) to safeguard existing and future Gypsy and Traveller Sites from changes of use to alternative uses whilst there remains a need for sites as evidenced by the most up to date Gypsy Traveller Needs Assessment. Criteria based policies would also be required to make provision for additional need arising throughout the Plan period. The proposed criteria based policy for new permanent residential Gypsy and Traveller Sites would need to be framed having regard to Welsh Government good practice guidance

2.2.4 Whereas there is an expectation that site-specific proposals should be identified in the Deposit Joint LDP, in order to meet the shortfall of provision indicated in the current GTANA, only one site, an extension to the existing site at Llandygai to provide an additional 5 pitches was shown on the Deposit Plan Proposals Map. This meant that that at Deposit Stage there was still a shortfall of 5 permanent residential pitches in Gwynedd and 11 pitches on Anglesey. It was recognised that the Councils would need to identify further sites for Gypsies and Travellers to satisfy the need for permanent residential pitches, as well as temporary stopping places to meet the needs of Gypsies and Travellers who visit the area.

2.3 Gypsy and Traveller Accommodation Assessment (GTAA) 2016

2.3.1 Local authorities are required to assess the accommodation needs of Gypsy and Traveller families under Section 101 Part 3 of the Housing Act 2014. These Assessment Reports must be submitted to Welsh Ministers for approval. Gwynedd and Anglesey Councils are waiting to hear whether their assessments have been approved as submitted, approved with modifications or rejected. Where there is an assessment of unmet need for Gypsy and Traveller accommodation in the area the Council should identify sufficient sites in local development plans to ensure that the identified pitch requirement for residential and transit use can be met. However, there is no requirement to provide working space and facilities for the carrying on of activities normally carried out by Gypsies and Travellers.

2.3.2 The new Census Style Gypsy and Traveller Accommodation Assessment and the proposed new system for undertaking the Gypsy and Traveller Caravan Count should provide a more robust basis for calculating the need for Gypsy and Traveller accommodation in the Plan Area than the GTANA 2013. In light of this the requirement within the Joint Local Development Plan will be based upon meeting the identified need in the 2016 GTAA rather than the need identified in the 2013 GTANA.

2.3.3 The GTAA 2016 identified the following needs

Permanent residential pitches

	Permanent residential pitches needed now	Potential need for residential pitches over the next 5 year period
Gwynedd	5	6
Anglesey	4	0

Sites for temporary stopping places

	Number of additional sites required	Location of sites needed
Gwynedd	1	Caernarfon Area
Anglesey	2	Central Anglesey and Holyhead area

The 2016 Assessment did not indicate a need to identify sites for a Transit site or for Travelling Showpeople within the Plan area.

2.3.4 In order to meet the need identified in the 2016 GTANA, the Assessment recommended:

(a) The identified need for permanent residential sites should be met through:

- 1.Safeguard existing residential provision in the Study Area;

2. Allocating an extension to the existing Gypsy Llandygai site in Bangor in the Joint Local Development Plan (JLDP) to meet the Gwynedd residential need.
3. Allocating a site in the Menai area to accommodate the Traveller need for the tolerated Pentraeth Road site in the JLDP.
4. That the Councils seek funding from the Welsh Government Gypsy & Traveller Site Grants to develop the identified residential sites. .Project Plans to be agreed by the respective Councils.

(b) The identified need for temporary stopping place should be met through:

5. Allocating a temporary stopping place in the Caernarfon area;
6. In addition in Gwynedd on the premise that the majority of illegal encampments in the Bala and Criccieth area have been for 1 visit continue to apply the tolerated protocol for these type of visits in these areas.
- 7..Allocating two temporary stopping places along the A55 on Anglesey, one in the Holyhead area and one in the centre of the island, to provide for the needs of Gypsies and Travellers who have regularly made unauthorised encampments in these two areas The site for the centre of the island should have capacity to accommodate up to 15 caravans. The Holyhead site should accommodate up to 12 caravans.

(c) Additional Recommendations

8. That the councils commit funds towards facilitating the three temporary stopping places identified as needed
 9. That the Project Steering Group continues to meet twice a year to ensure that ongoing monitoring will be maintained and to identify whether further residential or temporary stopping places should be delivered to meet any further identified need.
 10. Project Steering group to develop a joint action plan including any outstanding issues from the 2013 Gypsy and Traveller Accommodation Needs Assessment along with the recommendations identified in 2015 study.
- 2.3.5 Both Gwynedd and Isle of Anglesey County Councils have approved the 2016 GTAA assessment and agreed to submit it to the Welsh Government by the 26 February 2016 (Gwynedd's Cabinet on the 19 January 2016 and Ynys Môn's Executive on the 8 February 2016).

3.0 Current Provision

3.1 This section highlights the current provision firstly within the Joint Local Development Plan area and secondly in neighbouring Authorities.

3.2 Provision within Plan Area

3.2.1 There is currently one authorised local authority owned residential Gypsy site at Llandygai, near Bangor with capacity for 7 pitches. There is also a tolerated Travellers site near Pentraeth, where 4 households live. This site has been tolerated by the Isle of Anglesey Council since an unsuccessful attempt to gain repossession of the site through the Courts in 2007. It is considered that this site currently offers unsatisfactory living conditions and therefore should be improved or relocated to a more appropriate site.

3.2.2 There is currently no authorised transit or temporary stopping places within the study area or the remainder of North Wales. Both Councils have protocols for dealing with unauthorised encampments.

3.3 Provision in Neighbouring Local Authorities

3.3.1 **Conwy County Borough Council and Denbighshire County Council**

Conwy County Borough Council and Denbighshire County Council are currently working together to identify a permanent residential Gypsy and Traveller site as well as a temporary stopping place. Conwy Council have recently obtained planning permission and a Welsh Government Grant to develop a site for 4 permanent residential pitches near to the A55 at Conwy. They have identified a suitable site for a temporary stopping place near St George near Bodelwyddan but this has not been progressed to date.

3.3.2 **Powys County Council**

There is an existing Local Authority permanent residential site (10 pitches) at Welshpool and the Council intends to allocate a further permanent residential site (4 pitches) at Machynlleth in its emerging Local Development Plan.

3.3.3 **Ceredigion County Council**

Currently there are no local authority owned gypsy traveller sites and only one authorised private site in the county. Based on the Gypsy Traveller Accommodation Assessment 2015/16 submitted to Welsh Government for approval there is no additional residential provision required for Gypsies and Travellers in Ceredigion. Although the survey identified some transit activity across the county and there were suggestions that transit sites could be needed, the travelling households interviewed were opposed to using allocated transit sites. The Council have no proposals to provide transit sites

3.3.4 **Snowdonia National Park Authority**

The National Park Authority's Local Development Plan did not allocate any permanent or temporary stopping places within the Park. The Plan is currently under review.

4.0 Requirements for the Joint Local Development Plan (JLDP)

4.1 The JLDP will need to address the accommodation needs identified in the GTANA 2016 as outline in paragraph 2.3.3 above. The following sections outline the work undertaken at the different stages of preparing the JLDP

4.2 Deposit Plan

4.2.1 The Deposit Plan included policies to safeguards existing provision, allocate an additional site and to provide a framework for assessing proposals for new Gypsy and Traveller sites in response to need evidenced in the latest Gypsy and Traveller Accommodation Needs Assessment. Objectors, mainly Welsh Government, refer to the need to ensure that the Plan addresses all of the need identified in the most up-to-date Needs Assessment. Comments are also made about wording included in the Policy and supporting text.

4.2.2 The Deposit Plan identified the existing Llandygai site as a safeguarded permanent residential site and in addition provides an extension to the site for 5 additional pitches.

4.3 Focussed Changes

4.3.1 Since publishing the Deposit Plan, the Joint Planning Policy Unit has been working closely with Housing Services colleagues to undertake a revised Needs Assessment and to identify solutions, demonstrating both Councils continued commitment to responding to the needs for residential pitches and stopping places to cater for those that travel through the area.

4.3.2 In response to the representations received to the Deposit Plan and the findings of the GTANA 2016, it is proposed that a larger extension than shown in the Deposit Plan to the existing site near Llandygai Industrial Estate is allocated. This larger allocation will address Gwynedd's permanent residential need. Other focussed and minor changes include amendments to Policy and supporting text wording in order to reflect the aforementioned changes have been approved by the Joint Planning Policy Committee held on the 29 January 2016.

4.3.3 The Joint Planning Policy Unit has been advised by the Isle of Anglesey County Council that is not at this point able to identify preferred sites to locate permanent and temporary pitches for Gypsies and Travellers on the Island. Anglesey Council had intended to take a report to the Executive Council on the 25 January 2016 recommending particular sites, but this report was withdrawn. On this basis Focussed Change NF72 and NF73 (cross reference) requires minor editing in order to reflect the current position. In addition, Focussed Change NF112, which identified a proposed site to accommodate some temporary stopping pitches, was deleted from the schedule of Focussed Changes considered by the Joint Planning Policy Committee on the 29th January 2016.

4.3.4 In addition Gwynedd Council were not able to identify a preferred site to locate a temporary site for the identified need in Caernarfon.

4.4 Ongoing Work

4.4.1 In order to address the shortfall of provision identified in the 2016 GTANA the Isle of Anglesey County Council decided to undertake a public consultation exercise to help inform recommendations which will be made to the Council's Executive Committee in

April 2016. The Consultation provides an opportunity for interested parties to make representations on eight shortlisted sites put forward by the Council as possible sites to accommodate the Gypsy and Traveller needs identified in the 2016 GTAA for Anglesey. The Council has commissioned an independent advocate to engage with the current resident of the tolerated site near Pentraeth to get a better understanding of their requirements.

- 4.4.2 Gwynedd Council have evaluated three possible sites in Caernarfon as possible sites to accommodate the Gypsy and Traveller need identified in the 2016 GTAA for Gwynedd. The Cabinet Member will make a decision on the preferred site.
- 4.4.3 The progression of the Plan through to examination will allow this issue to be more thoroughly explored. It is considered that the identified ongoing work demonstrates both Councils continued commitment to responding to the needs for residential pitches and temporary stopping places to cater for the Gypsy and Traveller need in the Plan area.

5.0 Revised Site Assessment Methodology

5.1 The method used for the identification and subsequent assessment of possible gypsy and traveller sites has been derived from two key WG documents. The key guidance document providing guidance to local authorities on the planning aspects of finding suitable sites for Gypsies and travellers is WG Circular 30/2007 Planning for Gypsy and Traveller Sites and Good Practice Guide in Managing Gypsy Traveller Sites in Wales. It is considered that the approach adopted is consistent with national guidance referred to in the above documents.

5.2 Search for possible Gypsy and Traveller Sites

5.2.1 In accordance with Welsh Government Planning Policy requirements and the new Housing Act 2014, the Council must meet the housing needs for its area. This housing needs includes the accommodation needs of Gypsy and Traveller communities (permanent and temporary). Grants are available from Welsh Government to fund the provision of new or improved permanent residential sites and transit sites that comply with their published design guidance, but not for temporary stopping sites.

5.3 What kind of sites are we looking for?

5.3.1 **Permanent sites** of 0.03 - 1ha in area to accommodate up to 11 pitches caravans depending on the size of the site and the latest evidence of need with convenient access to shops, community facilities and schools.

5.3.2 A network of **temporary stopping places** within the Plan Area with a site area of 0.03 – 0.4ha ha to accommodate between 1 and 15 caravans (8 pitches) depending on size of site available and the latest evidence of need.

5.3.3 Evidence from Council records of unauthorised encampments show that the majority of these involve infrequent stays for a short period of nights whilst visiting the area or travelling to and from Ireland. Based on this historic pattern of use there is insufficient evidence to demonstrate a need for a permanent transit site where families can stay for up to 3 months before moving on. Identification of a network of temporary stopping places best reflect the pattern of need and use within the Plan area.

5.3.4 Permanent and temporary stopping sites should take account of the following factors:-

- Good vehicular access or capable of satisfying likely highway requirements
- Reasonably level
- Capable of being serviced with water, electricity and waste management
- Free from environmental constraints including risk of flooding, contaminated land, proximity to hazardous locations or operations

- Can be assimilated into the landscape without undue harm to the character and appearance of surrounding area
- No significant harm to amenities of neighbouring residential properties or existing businesses.
- No adverse effects on areas designated as being of international or national importance for biodiversity or landscape
- Safe environment for occupiers

5.4 How are possible sites assessed?

5.4.1 Possible sites are being assessed for their suitability by the Joint Planning Policy Unit and Housing Services against a range of criteria set out in a matrix including:- physical and environmental constraints, accessibility, conformity with planning policies; availability of services and deliverability, sustainability to filter out unsuitable sites. All criteria have been carefully considered with regard to issues of sustainability including environmental and social impacts. Preferred sites will be subject of further detailed investigation and consultation with key internal and external stakeholders before being taken forward in the Joint Local Development Plan. Formal planning permission would still be required before such sites could be developed.

5.4.2 The matrix has proved to be a useful tool to quickly compare the relative suitability of possible sites and as a filtering mechanism. The Possible Gypsy Traveller sites are also being subject to similar assessments to the assessments undertaken for the Candidate Sites including assessments against Sustainability Appraisal.

5.4.3 A two tier approach to the criteria was developed to enable a thorough assessment of possible sites to be undertaken.

5.4.4 Stage 1. Sites were first assessed against issues which would prevent their use as Gypsy and Traveller Site. These included significant environmental designation considerations, serious flood risk concerns and problems relating to inappropriate location or unsuitable access. The purpose of the Stage 1 is to filter out sites that are likely to be entirely inappropriate or undeliverable.

5.4.5 Stage 2. This involved a more detailed assessment of the sites, including assessment against criteria developed to take account of Welsh Government policy and guidance. The possible sites have been scored from 1 to 5 (1 =poor suitability, 5= high suitability) for each criteria to provide an indication of site suitability and to facilitate the comparison of the various sites.

5.5 Criteria for selecting a site

5.5.1 The selection criteria are summarised below:-

(a) Location

(a1) Residential sites

The Island was divided into 5 bands, based on distance from the existing unauthorised tolerated encampment at Pentraeth Road.

The parts of the Island furthest from their existing site have been allocated a score of 1 whilst the part of the Island nearest to their current site has received the maximum score of 5. The scoring reflects views expressed by some of the occupiers of the unauthorised Pentraeth site that they would prefer to stay in the locality of their existing site or if they have to move, they would prefer to stay in the Menai area.

The GTAA 2016 indicate that those currently on the Council's waiting list in Gwynedd (5 households) have all expressed an interest in obtaining a pitch on the site in Llandygai. The future need identified in the survey (6 households) for Gwynedd did not specify areas where Gypsy-Travellers wanted to live. However this need came from Gypsy Travellers resident in the Bangor area. The evidence therefore points to Bangor being the preferred location for additional Gypsy Traveller accommodation.

(a2) Temporary Stopping Places

Evidence from the Isle of Anglesey's Council's own records of unauthorised encampments indicate that the A5 / A55 corridor is where need is greatest. Unauthorised encampments tend to occur in the Holyhead area when Gypsy Travellers are travelling to and from Ireland due to the Port. The Mona Industrial Estate is a popular stopping place for Gypsy Travellers, with a relatively large group of Gypsy Travellers choosing to stay for 2-3 weeks in July /August each year, though recently unauthorised encampments have also appeared over the winter months.

In accordance with good practice it is considered that at least 2 temporary stopping places should be provided on the Island to serve the needs of Gypsy Travellers.

In recognition of the locational needs of the Gypsy Travellers who chose to camp in the Holyhead area and those who choose to camp at Mona, two sets of concentric circles have been drawn on maps, one centred on the Port terminal and the other at the Mona Industrial Estate. Possible sites have been scored depending on the distances from these two centres. Possible sites within 2km of these 2 centres have been allocated a maximum score of 5 whilst sites further away have been scored less, depending on the distance from the identified centres.

The GTAA 2016 explains why the search area in Gwynedd has been centred on Caernarfon and why it has been concluded that one site allocation would be sufficient. No specific Temporary Stopping Places are to be allocated elsewhere in Gwynedd, because the majority of the unauthorised encampments have been for one visit over the course of a year. The Council will continue to apply its tolerated protocol for these types of visits.

(b) Accessibility

Convenient access to/from the known main routes used by Gypsy Travellers would be an important criteria when considering locations for Temporary Stopping Places.

Convenient access to/from the main roads and main public transport routes is considered to be of greater importance for permanent residential sites. This includes distance from the site to the road, visibility and other safety considerations. The difficulty of providing a suitable access to a site would affect the cost and timescale for site provision.

(c) The Site

Suitability of the site and the extent of physical works that would be required to allow the site to provide basic facilities for use as a gypsy/traveller site.

(ch) Amenities

Local amenities and facilities, such as shops and schools, should be close by. It is considered that the proximity of local amenities and facilities is more important when considering the location of residential sites than Temporary Stopping Places. Since the occupiers of Temporary Stopping Places have managed to travel to such sites, it is considered that they would have their own transport to access local amenities and facilities.

(d) Environment

The quality of the environment surrounding the site, including on-site contamination, nearby pollution, noise levels, flood risk. A Gypsy and Traveller site would be classed as a Highly Vulnerable Development, in accordance with TAN15, and should not be permitted in flood zone C2 and should only be considered in flood zone C1 if determined by the Local Planning Authority to be justified in that location (paragraph 6.2 of TAN 15).

(dd) Utilities

Electricity, water and sewerage will be required on all permanent residential sites, and ideally on temporary stopping places. Non-mains sewerage and electrical generators could be used at Temporary Stopping Places but easy connection to mains services would be an advantage.

(e) Availability

A Council or publicly owned site is likely to be easier and less expensive to deliver in comparison to a site in private ownership which may require extensive negotiation or Compulsory Purchase action in order to acquire it for use as a Gypsy and Traveller site. Delivery of sites not already in public ownership is likely to be complicated and therefore impact on the need to deliver sites within a reasonable time-scale. Some sites may benefit from planning permission or have development potential for other uses that would affect their value.

There would be a need to serve notice on tenants of Council Smallholdings to obtain land for residential or temporary stopping sites.

5.6 What would a typical permanent residential site and Temporary Stopping Places look like, and what facilities would be provided?

5.6.1 The Council would follow Welsh Government Guidance on the design of sites. This means that the following would be incorporated as a minimum.

5.6.2 **Residential**

- Each pitch would provide hardstanding for the living vehicle of the household, vehicle car parking space, and an amenity block. The amenity block would include a bathroom and kitchen.
- Public lighting adequate for safety and security purposes.
- Water supply suitable for drinking and domestic use.
- Space for containers for domestic refuse and recycling. Secure boundaries and lockable gate.

5.6.3 **Temporary Stopping Places**

- A fence or barrier around the site to discourage unauthorised expansion of the site, and a gate or entrance barrier so that the site is used only for the purpose intended.
- Hardstanding would be in place with adequate drainage.
- As these sites may lay dormant for long periods, a material such as grass-crete could be used to ensure rainwater can drain naturally whilst providing a surface which can be driven on when occupied.
- At all times the emergency services should be able to enter the site without hindrance. At all times a safe distance between trailers and caravans must be maintained, as well as a safe distance from any combustible materials. The advice of the relevant Fire and Rescue Authority must be sought when planning for temporary stopping places.
- The following would normally be provided in accordance with the principles of the North Wales Joint Protocol on Managing Unauthorised Encampments 2016 (Approved by North Wales Cross-Sector Chief Executives 22.01.2016-
 - Cold water supply
 - Portable toilets
 - Sewerage disposal point
 - Refuse collection

- 5.7 Appendix 1 provides a summary table of the sites under consideration for use as Gypsy-Traveller Sites (residential and temporary stopping places) together with an indication which sites will be subject to the more detailed Stage 2 assessment.
- 5.8 Appendix 2 provides summary tables of the sites subject to the more detailed Stage 2 Assessment.
- 5.9 Appendix 3 contain a map and summary table for each of the sites identified for public consultation on Anglesey and the possible sites being put forward in Gwynedd as possible allocations to meet the latest evidence of need set out in the GTAA2016.

6. Way Forward

- 6.1 In order to address objections at the Deposit Plan stage the Joint Planning Policy Unit will continue to liaise with Housing colleagues to ensure that sufficient sites to meet the need in the 2016 GTANA are identified. At present (March 2016) it is understood that the Isle of Anglesey County Council should be in a position to decide on the preferred sites required on the Island by the end of May 2016. It is understood that Gwynedd Council will have decided on its preferred site within the same timeframe. Information about each Council's decisions would be made available to the appointed Inspector if the Councils are instructed via the Programme Officer to do so before the Hearings start.

Appendix 1 – Summary Table of Sites Subject to Stage 1 Consideration on Ynys Môn

Site Ref No.	Considered as a Residential (R) and/or Temporary (T) site	Location	Initial Comments	Proceed to Stage 2? Assessment
1.	R	Penmynydd Smallholding	Council smallholding	YES
2.	R	Penmynydd Smallholding	Council smallholding	YES
3.	R	Parcel of land at Gaerwen Smallholding	Council ownership	YES
4.	R & T	Turnpike Nant, Llangefni	Good site, central location. Private ownership, few residential properties nearby	YES
5.	R & T	Former Ty Mawr Hotel Site, Llanfairpwll	Convenient for A55. Site on outskirts of Llanfairpwll. Few residential properties nearby.	YES
13.	R & T	Ty Mawr Land, Llanfairpwll	Convenient for A55. Site on outskirts of Llanfairpwll. Few residential properties nearby.	YES
17.	R & T	Vacant Plots Llangefni Industrial Estate	Existing Employment Site, Vacant Land available. Need to check whether owned by Council or WG?	YES
18.	R & T	Existing Camp near Pentraeth	Consideration to be given to use of site for reduced number of units subject to compliance with spacing criteria and access by emergency services etc .existing water supply to site. Lack of screening over winter months.	YES
26.	T	Site near Meat Processing Plant, Gaerwen	Owned by Council	YES
27.	R & T	Bwlch Gwyn Quarry, Pentre Berw, Gaerwen	Privately owned. Former Quarry	YES
29.	R & T	Land between A5 and A55 between Llanfairpwll and Star Crossroads	Good location good access to A55/A5. Need to ascertain landownership	YES
31.	R	Land at Penhesgyn, near Penmynydd	Additional Site put forward at Public Meeting at Llandegfan 22.01.2016.	YES
7.	T	Llangefni Industrial Estate Vacant Plot	Route of proposed link road. Land not available. Private ownership	NO
8.	T	Vosa Site near A55 Bodedern	Suitable for Temporary Stopping place uncertainty over the availability of the site.	YES
11.	T	Stopped up highway near A55 Bodedern	Suitable for Temporary Stopping place for maximum 3 caravans?. School buses known to park up on this site. Site visible from A55. Understood to be in Council ownership as site is maintained by Council.	YES
14.	T	Land near Enterprise Centre,	Considered suitable for occasional temporary short stay	YES

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Site Ref No.	Considered as a Residential (R) and/or Temporary (T) site	Location	Initial Comments	Proceed to Stage 2? Assessment
		Kingsland Holyhead	Proximity of nearby residences likely to be an issue. Land for Sale. Offer submitted. May not be available if developed for other uses	
15.	T	Former Car Park, Land at Anglesey Aluminium	Good location. Site of proposed biomass plant	YES
16.	T	Land immediately to east of B&M (Formerly Homebase), Holyhead	Additional Site put forward at late stage.	YES
19.	T	Mona Industrial Estate	History of unauthorised encampments	YES
22.	T	Parc Cybi, Holyhead	Good location ,good access to A55.vacant land available	YES
24.	T	Anglesey Showground Land 'Bottom Fields	Good access to A55	YES
25.	T	Dalar Hir land near Bodedern	Good access from A55. Land has been leased back to farmer by Horizon Nuclear Power.	YES
28.	T	Land South of Kingsland School, Holyhead	Site next to Kingsland Primary School. Good access to shops and facilities.	YES
30.	T	Land rear of Stena, Parc Mona, Bodffordd	Vacant Plot on industrial Estate	YES
32.	T	Land to the south of Alpoco, Holyhead	Additional Site put forward at late stage.	YES
9.	T	Old School Site Ysgol y Bont Car Park/Yard Llangefni,Area Existing School Parking/Yard Areas out of term time	Site to be redeveloped for housing.	NO
10.	T	Old School Site Ysgol y Graig Car Park/Yard Area, Llangefni	Site to be redeveloped.	NO
12.	T	Laybys by Cartio Mon, Bodedern	Not considered suitable on highway safety grounds.	NO
23.	T	Science Park, Gaerwen	Site granted planning permission. Will not available	NO
33.	T	Dalar Hir land near Bodedern	Good location good access to A55/A5.	YES
34.	T	Llangefni Secondary School	Available School holidays only. Residential properties and leisure centre nearby.	NO
35.	R	Land at Penhesgyn, Penmynydd	Additional Site put forward at late stage.	YES

Appendix 2 - Summary Table of Sites Subject to Stage 2 Consideration on Ynys Môn and Gwynedd

Table 1 – Possible Ynys Môn Sites

Site Ref No.	Location	Location-Need	Accessibility	The Site	Amenities	Environment	Utilities	Availability	Ownership Private/ LA/Other Public Sector	Total Score	General comments
3. R & T	Gaerwen Smallholding	2	4	3	3	4	3	4	Local Authority (LA)	23	Tenancy issues, Type of tenancy would govern approach. Would need to approach tenant and negotiate release of land and payment of compensation to tenant. <u>Possible allocation for Residential site. Site subject to Public Consultation Exercise</u>
4. R & T	Turnpike Nant, Llangefni	4	5	4	2	3	3	1	Private (P)	22	Good site, central location. Private ownership. Site has planning permission for petrol filling station and roadside services. Highly unlikely that Council could acquire this site.
5. R & T	Former Ty Mawr Hotel Site, Llanfairpwll	1	3	4	3	3	3	2	P	19	Land ownership would need to be established before entering into negotiation with the owner. See comments from Highways regarding access.
6. T	Penrhos Industrial Estate Vacant Plots	5	5	4	4	2	4	4	LA	28	Possible disturbance and disruption to neighbouring businesses. . Site has planning permission for employment uses. Enterprise Zone. Further work required to consider whether the proposed employment uses could be relocated to another suitable site. <u>Possible allocation for Temporary Stopping Place. Site subject to Public Consultation Exercise</u>

Topic Paper 18A : Identifying Gypsies and Traveller Sites

Site Ref No.	Location	Location-Need	Accessibility	The Site	Amenities	Environment	Utilities	Availability	Ownership Private/ LA/Other Public Sector	Total Score	General comments
7. T	Llangefni Industrial Estate Vacant Plot	3	3	3	4	2	4	2	LA	21	Considered too small as alternative to Mona Site. However may be suitable for up to 6 caravans. The Council are negotiating to purchase adjoining land from private land owner to enable building of Llangefni Link Road. Small pockets of land may be available when new road built.
8. T	Vosa Site near A55 Bodedern	2	5	5	3	3	3	2	PA	23	WG not willing to entertain shared use of the site by Gypsy Travellers for operational reasons.
11. T	Stopped up highway near A55 Bodedern	2	5	3	3	3	1	4	P / Other Public Sector (OPS)	21	Suitable for Temporary Stopping place for maximum 3 caravans? School buses known to park up on this site. Site visible from A55. Understood to be in Council ownership as site is maintained by Council
13. T & R	Ty Mawr Land, Llanfairpwll	1	1	3	3	3	3	1	P	15	Need to identify landowner and approach with view to negotiating use or purchase. Noise assessment and air quality assessment may be required because of proximity to A55.
14. T	Land near Enterprise Centre, Kingsland Holyhead	5	4	4	4	3	4	4	LA	28	Considered suitable for occasional temporary short stay Proximity of nearby residences likely to be an issue. Land for Sale. Offer submitted. May not be available if developed for other uses

Topic Paper 18A : Identifying Gypsies and Traveller Sites

Site Ref No.	Location	Location-Need	Accessibility	The Site	Amenities	Environment	Utilities	Availability	Ownership Private/ LA/Other Public Sector	Total Score	General comments
15. T	Former Car Park, Land at Anglesey Aluminium	5	4	4	3	2	4	2	P	24	Need to identify landowner and approach with view to negotiating use. Proximity of Former Plant and Buildings and unlawful access would be a serious health and safety concern . Proposed use may not be compatible with owners intentions to develop site for incinerating wood pellets and establishing hydroponic business.
16. T	Land immediately to east of B&M (Formerly Homebase), Holyhead	5	2	2	4	3	3	2	P	21	Need to identify landowner and approach with view to negotiating use or purchase. Land owned by Anglesey Aluminium/WG <u>Possible allocation for Temporary Stopping Place. Site subject to Public Consultation Exercise</u>
17. T & R	Vacant Plots Llangefni Industrial Estate	3	4	4	4	2	4	3	OPS	24	Approach to WG required to negotiate temporary use for 2016 if required.
18. T & R	Existing Camp near Pentraeth	5	3	3	2	3	2	5	LA	23	Consideration to be given to use of site for significantly reduced number of pitches subject to compliance with spacing criteria and access by emergency services, improved screening etc. <u>Possible allocation for Residential site. Site subject to Public Consultation Exercise</u>

Topic Paper 18A : Identifying Gypsies and Traveller Sites

Site Ref No.	Location	Location-Need	Accessibility	The Site	Amenities	Environment	Utilities	Availability	Ownership Private/ LA/Other Public Sector	Total Score	General comments
19. T	Mona Industrial Estate	5	4	4	2	3	3	5	LA	26	Popular for unauthorised encampments by GT's. Would need to minimise conflict with operation of the show and park and ride, and trespass on to the airfield. <u>Possible allocation for Temporary Stopping Place. Site subject to Public Consultation Exercise.</u>
22.T	Parc Cybi, Holyhead	5	4	4	3	3	4	3	PA	26	WG not supportive of employment land within their ownership within Enterprise Zone being used for GT sites.
24 T	Anglesey Showground Land 'Bottom Fields	5	2	2	4	4	3	2	P	22	Private land Need to approach Showground owners. Use of land by GTs might conflict with operation of the show or other events.Might affect visitor numbers.prominant location, clearly visible from highway. not well screened. May be surface water drainage issues after heavy rainfall
25 T	Dalar Hir land near Bodedern	2	3	3	3	3	3	1	P	18	Good access from A55. Land has been leased back to farmer by Horizon Nuclear Power. Understood that they are not amenable at the present time.
26 T	Site near Meat Processing Plant, Gaerwen	2	1	2	3	2	3	5	LA	18	Groundworks required to provide suitable level area.Access would have to be obtained through the Gaerwen Industrial Estate. Access road would require improvements

Topic Paper 18A : Identifying Gypsies and Traveller Sites

Site Ref No.	Location	Location-Need	Accessibility	The Site	Amenities	Environment	Utilities	Availability	Ownership Private/ LA/Other Public Sector	Total Score	General comments
27 T & R	Bwlch Gwyn Quarry, Pentre Berw, Gaerwen	3	4	4	3	3	3	3	P	23	Well screened, surfaced level area within site. Services understood to be available. Shops and community facilities nearby. Owner might be amenable. Mineral Policy Section concerned that the proposed use may sterilize the reworking of the existing Quarry that contains mineral reserves. Access from A5
28 T	Land South of Kingsland School, Holyhead	5	1	4	3	3	3	3	LA	23	Site next to Kingsland Primary School. Good access to shops and facilities. WG not supportive of employment land within their ownership within Enterprise Zone being used for GT sites. Relatively close to A55, Convenient for Ferry terminal.
29 T & R	Land between A5 and A55 between Llanfairpwll and Star Crossroads	1	3	3	3	3	3	3	P/PS	19	Fallow land -does not appear to be farmed or grazed. New access to site required. Use of western part of the site preferable as well screened from A55.
30 T	Land rear of Stena, Parc Mona, Bodffordd	5	4	3	2	3	3	2	P	22	Good access. Site would need to be cleared of saplings & vegetation. Possible conflict with existing businesses. Site possibly more suitable for further employment uses. Private ownership. May only be available short term. <u>Possible allocation for Temporary Stopping Place.</u> <u>Site subject to Public Consultation Exercise</u>

Topic Paper 18A : Identifying Gypsies and Traveller Sites

Site Ref No.	Location	Location-Need	Accessibility	The Site	Amenities	Environment	Utilities	Availability	Ownership Private/ LA/Other Public Sector	Total Score	General comments
32 T	Land to the south of Alpoco, Holyhead	4	5	3	3	2	3	2	Private & Public Sector	22	Good access to A5. Directly adjoining railway line. Next to Aluminium Ore Plant which may have health and safety implications. Health Impact Assessment may be required. (Additional Site recently assessed 2016). <u>Possible allocation for Temporary Stopping Place. Site subject to Public Consultation Exercise</u>
35 R	Land at Penhesgyn, Penmynydd	5	2	3	2	2	3	4	Public Sector (Private land for access)	21	Access would be needed across private land. Next to recycling plant and a Health Impact Assessment would be required. <u>Possible allocation for Residential site. Site subject to Public Consultation Exercise</u>

Table 2 – Possible Gwynedd Sites

Site Ref. No.	Location	Location-Need	Accessibility	The Site	Amenities	Environment	Utilities	Availability	Ownership Private/ LA/Other Public Sector	Total Score	General comments
A	Extension to existing Gypsy-Traveller Site, A5, Llandegai	5	3	3	3	3	3	5	LA ownership	25	In Council ownership. Adjacent to existing Gypsy Site. Large enough to accommodate 11 pitches & amenity blocks. <u>Allocation for permanent residential site, see policy TAI 12 under Focussed Change NF72.</u>
B	Part of the Shell Car park in Caernarfon	5	5	4	5	3	2	4	LA ownership	28	In Council ownership. Wide range of facilities within town. Need to ensure that consideration is given to health and safety matters in relation to children and the use of the adjacent land as a car park. <u>Possible allocation for Temporary Stopping Place</u>
C	Land to the rear of the Courthouse, Caernarfon	5	4	4	5	3	3	4	LA ownership	28	Vacant land to the rear of the Courthouse.in Council ownership. <u>Possible allocation for Temporary Stopping Place</u>
CH	Land opposite Pebblig Industrial Estate, Caernarfon	5	3	3	4	3	3	2	Private Landownership	23	In private ownership. Brownfield land, level with hardstanding. <u>Possible allocation for Temporary Stopping Place</u>

Appendix 3

POSSIBLE SITES TO BE ALLOCATED

Summary Tables of Sites Subject to public consultation on Ynys Môn and Under consideration in Gwynedd as possible allocations to meet the need identified in the 2016 GTAA.

1. Possible Sites for permanent residential use on Ynys Môn

Site 1		Existing encampment, layby A5025 between Menai Bridge and Pentraeth
Description of site		Existing hard surfaced layby with additional wooded area between the layby and the A5025
Ownership		Council
Scores awarded to site (out of a maximum of 5)		Summary of factors relevant to score
Location	5	<ul style="list-style-type: none"> Assessed in line with location criteria described above
Accessibility	3	<ul style="list-style-type: none"> Adjacent to A5025 which provides access to Pentraeth and Menai Bridge. However, the A5025 is a busy road Bus service within walking distance but along a busy road without pavement. Public Footpath nearby leading to Menai Bridge Town. Existing vehicular access at both ends of layby.
Site	3	<ul style="list-style-type: none"> Sufficient land for 4 pitches including amenity blocks. Surplus vehicles and caravans to be removed from site. Some tree clearance required to provide 4 pitches. Additional planting and fencing would help screen the site when viewed in winter from the A5025.
Amenities	2	<ul style="list-style-type: none"> Shops at Pentraeth and Menai Bridge. GP surgery at Menai Bridge.
Environment	3	<ul style="list-style-type: none"> Noise from nearby busy road may be an issue for permanent residential use. Could be reduced by acoustic fencing and additional planting
Utilities	2	<ul style="list-style-type: none"> Water supply on site. No electricity or sewerage.

Availability	5	<ul style="list-style-type: none"> In Council ownership. Available immediately.
Total	23	
Relevant comments from consultees		
IOACC Highways		Existing access may be sub-standard in terms of visibility on to the A5025.
Dwr Cymru		Water – crossing site Sewerage Network – no public sewers nearby Waste Water Treatment works – N/a
Natural Resources Wales		No comments

*the score for Location has been adjusted since it is further by road from the current encampment than the site at Star that was included in the original sift, and is on the boundary of the bands on the attached map

** any redevelopment of this site would be made so as not to impede any private rights of way to adjoining fields

Site 2	Parcel of land at Gaerwen Smallholding	
Description of site	Pasture land which forms a small part of a Council owned small holding.	
Ownership	Council	
Scores awarded to site (out of a maximum of 5)	Summary of factors relevant to score	
Location	2	<ul style="list-style-type: none"> Assessed in line with Location criteria described above
Accessibility	4	<ul style="list-style-type: none"> Site provides direct access onto a minor road and easy access to A55/A5 Public transport from Gaerwen.
Site	3	<ul style="list-style-type: none"> Level pasture land. New vehicular access, hardstandings boundary fencing and landscaping would be required for the site
Amenities	3	<ul style="list-style-type: none"> Shops and other facilities within walking distance but no pavement along road. GP Surgery at Gaerwen and Star.
Environment	4	<ul style="list-style-type: none"> Noise from nearby A55 may be an issue
Utilities	3	<ul style="list-style-type: none"> Water – 500 metres Sewerage Network – 750 metres Nearest Waste Water Treatment works – Gaerwen
Availability	4	<ul style="list-style-type: none"> In Council ownership but tenant of small holding would need to be given notice for that part of the small holding.
Total	23	

Relevant comments from consultees		
IOACC Highways		Access road may need widening, dependant on exact location of access.
Dwr Cymru		Water – 500 metres Sewerage Network – 750 metres Nearest Waste Water Treatment works – Gaerwen
Natural Resources Wales		Records of water vole in the vicinity of the site. A water vole survey may be required if proposals is likely to affect a watercourse, pond or ditch, appropriate mitigation proposals may need to be provided.

Site 3		Land at Penhesgyn, near Penmynydd
Description of site		Pasture land adjacent to Penhesgyn Recycling centre
Ownership		Council (although access would be needed across private land)
Scores awarded to site (out of a maximum of 5)		Summary of factors relevant to score
Location	5	<ul style="list-style-type: none"> Assessed in line with Location criteria described above
Accessibility	2	<ul style="list-style-type: none"> Not possible to access through Recycling Centre (on grounds of safety and security issues). New access road would be required over private land.
Site	3	<ul style="list-style-type: none"> Part of the pasture land would be suitable though some parts are sloping and marshy. Significant construction work would be needed to put in place hardstanding and to erect security fencing to prevent access to Recycling Centre.
Amenities	2	<ul style="list-style-type: none"> Shops and other facilities are located at Pentraeth and Menai Bridge. GP Surgery at Menai Bridge
Environment	2	<ul style="list-style-type: none"> Site is located close to council's recycling, composting and waste transfer site and former landfill site. Airborne pollutants and air quality may be issues. A detailed Health Impact Assessment (HIA) would need to be carried out to assess the potential effects of activities at the recycling centre on people living on this site.
Utilities	3	<ul style="list-style-type: none"> Connections to the utility networks would need to be established though there is some infrastructure due to other dwellings and Recycling centre being adjacent.

Availability	4	<ul style="list-style-type: none"> Council pasture land is available but its use as a site would be subject to acquiring private land for access.
Total	21	
Relevant comments from consultees		This site was introduced into the site identification process only recently. Comments have therefore not yet been requested from the consultees.
IOACC Highways		-
Dwr Cymru		-
Natural Resources Wales		-

2. Sites to be used as Temporary Stopping Places – Centre of the island

Site 4		Vacant land at Mona Industrial Estate Site A
Description of site		Part grassland and part hardstanding formerly part of Mona Airfield
Ownership		Council
Scores awarded to site (out of a maximum of 5)		Summary of factors relevant to score
Location	5	<ul style="list-style-type: none"> Assessed in line with Location criteria described above Popular location for visiting Gypsies and Travellers
Accessibility	4	<ul style="list-style-type: none"> Minimal work needed to create access onto Estate road and then with easy access onto A5/A55
Site	4	<ul style="list-style-type: none"> Level site. Creation of hardstanding and boundary fence not problematic
Amenities	2	<ul style="list-style-type: none"> Nearest shop Gwalchmai (2 miles) or to wider facilities Llangefni (4 miles)
Environment	3	<ul style="list-style-type: none"> Nearby industrial/employment units. At times high levels of noise from flights.
Utilities	3	<ul style="list-style-type: none"> Connection to utilities on Industrial Estate would be needed.
Availability	5	<ul style="list-style-type: none"> Council land so available immediately.
Total	26	
Relevant comments from consultees		
IOACC Highways		Access would need to be through the industrial estate network of roads
Dwr Cymru		Water – crossing site Sewerage Network – 70 metres Nearest Waste Water Treatment works – Bodffordd

Natural Resources Wales		Records of water vole in the vicinity of the site. A water vole survey may be required if proposals is likely to affect a watercourse, pond or ditch, appropriate mitigation proposals may need to be provided.
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Site 5		Vacant land at Mona Industrial Estate Site B
Description of site		Scrub land adjacent to former Stena Sealink depot
Ownership		Private
Scores awarded to site (out of a maximum of 5)		Summary of factors relevant to score
Location	5	Assessed in line with Location criteria described above
Accessibility	4	<ul style="list-style-type: none"> Minimal work needed to create access onto Estate road and then with easy access onto A5/A55
Site	3	<ul style="list-style-type: none"> Scrub would have to be cleared. Level site. Creation of hardstanding and suitable boundary fence would be needed.
Amenities	2	<ul style="list-style-type: none"> Nearest shop Gwalchmai (2 miles) or to wider facilities Llangefni (4 miles)
Environment	3	<ul style="list-style-type: none"> Nearby industrial/employment units. At times high levels of noise from flights.
Utilities	3	<ul style="list-style-type: none"> Connection to utilities on Industrial Estate would be needed.
Availability	2	<ul style="list-style-type: none"> Private ownership. Vacant but availability unknown.
Total	22	
Relevant comments from consultees		
IOACC Highways		Access would need to be through the industrial estate network of roads
Dwr Cymru		Water – crossing site Sewerage Network – available Nearest Waste Water Treatment works – Bodffordd
Natural Resources Wales		---

3. Sites to be used as Temporary Stopping Places, Holyhead area

* the lack of land owned by the Council has meant that we've had to look at land in private ownership in Holyhead

Site 6	Vacant Plot, Penrhos Industrial Estate, Holyhead
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Description of site		Vacant plot on Industrial Estate
Ownership		Council
Scores awarded to site (out of a maximum of 5)		Summary of factors relevant to score
Location	5	<ul style="list-style-type: none"> Assessed in line with Location criteria described above
Accessibility	5	<ul style="list-style-type: none"> Access onto Estate road and then onto A5/A55
Site	4	<ul style="list-style-type: none"> Hardstanding in place. Minor works needed to erect boundary fencing and provide height restriction barrier to prevent access by HGVs .
Amenities	4	<ul style="list-style-type: none"> Shops and other facilities are within easy walking distance
Environment	2	Adjacent to : <ul style="list-style-type: none"> industrial/employment units, railway line Sewage treatment works.
Utilities	4	<ul style="list-style-type: none"> Connection to utilities on Industrial Estate would be straightforward.
Availability	4*	<ul style="list-style-type: none"> In Council ownership. However site has planning permission for employment uses and is situated within designated Enterprise Zone.
Total	28	
Relevant comments from consultees		
IOACC Highways		-
Dwr Cymru		Water – adjacent to site Sewerage Network – crossing site Nearest Waste Water Treatment works – site is adjacent to Holyhead treatment works
Natural Resources Wales		The site is located approximately 150m from the Ynys Mon AONB.
* Score based on council ownership of land. However the site had already been identified for employment use for which planning permission is secured. An alternative site would be required for the employment use already planned if the site will be used as a Temporary Stopping Place for more than a short period.		

Site 7		Land immediately to east of B&M (formerly Homebase), Holyhead
Description of site		Densely wooded land adjacent to retail units.
Ownership		Private ownership, believed owned by Orthios
Scores awarded to site (out of a maximum of 5)		Summary of factors relevant to score
Location	5	<ul style="list-style-type: none"> Assessed in line with Location criteria described above Very central to port facilities.
Accessibility	2	<ul style="list-style-type: none"> New access onto road would need to be created.

Site	2	<ul style="list-style-type: none"> Currently densely wooded. Complete clearance and creation of hard standing and new access would be required.
Amenities	4	<ul style="list-style-type: none"> Shops and other facilities are within easy walking distance.
Environment	3	<ul style="list-style-type: none"> Employment and retail uses nearby
Utilities	3	<ul style="list-style-type: none"> Utilities understood to be available nearby but connections would be required
Availability	2	<ul style="list-style-type: none"> Private ownership. Only available subject to agreement of owner.
Total	21	
Relevant comments from consultees		
IOACC Highways		Site entrance would need to be carefully planned to avoid conflict with existing site accesses in the area.
Dwr Cymru		Water – adjacent to site Sewerage Network – crossing site Nearest Waste Water Treatment works – Holyhead
Natural Resources Wales		The site is located within Ynys Mon AONB.

Site 8	Land to the south of Alpoco	
Description of site	Mainly scrub/woodland and former road	
Ownership	Private and public	
Scores awarded to site (out of a maximum of 5)	Summary of factors relevant to score	
Location	4	<ul style="list-style-type: none"> Assessed in line with Location criteria described above
Accessibility	5	<ul style="list-style-type: none"> Access onto Estate road and then onto A5/A55
Site	3	<ul style="list-style-type: none"> Currently part of site is scrub land and part hardstanding (former A5)
Amenities	3	<ul style="list-style-type: none"> Shop and other amenities not within easy walking distance, though assumption made that users will have access to vehicles
Environment	2	<ul style="list-style-type: none"> Directly adjoining railway line. Next to Aluminium ore plant which may have health and safety implications. Health Impact Assessment would be required.
Utilities	3	<ul style="list-style-type: none"> Utilities believed to be available nearby but connections would be required
Availability	2	<ul style="list-style-type: none"> Part private ownership, part public ownership. Only available subject to agreement of owner.
Total	22	
Relevant comments from consultees		This site was introduced into the site identification process only recently. Comments have therefore not yet been requested from the consultees.
IOACC Highways		
Dwr Cymru		
Natural Resources Wales		

4. Sites to be used as Temporary Stopping Places, Caernarfon area

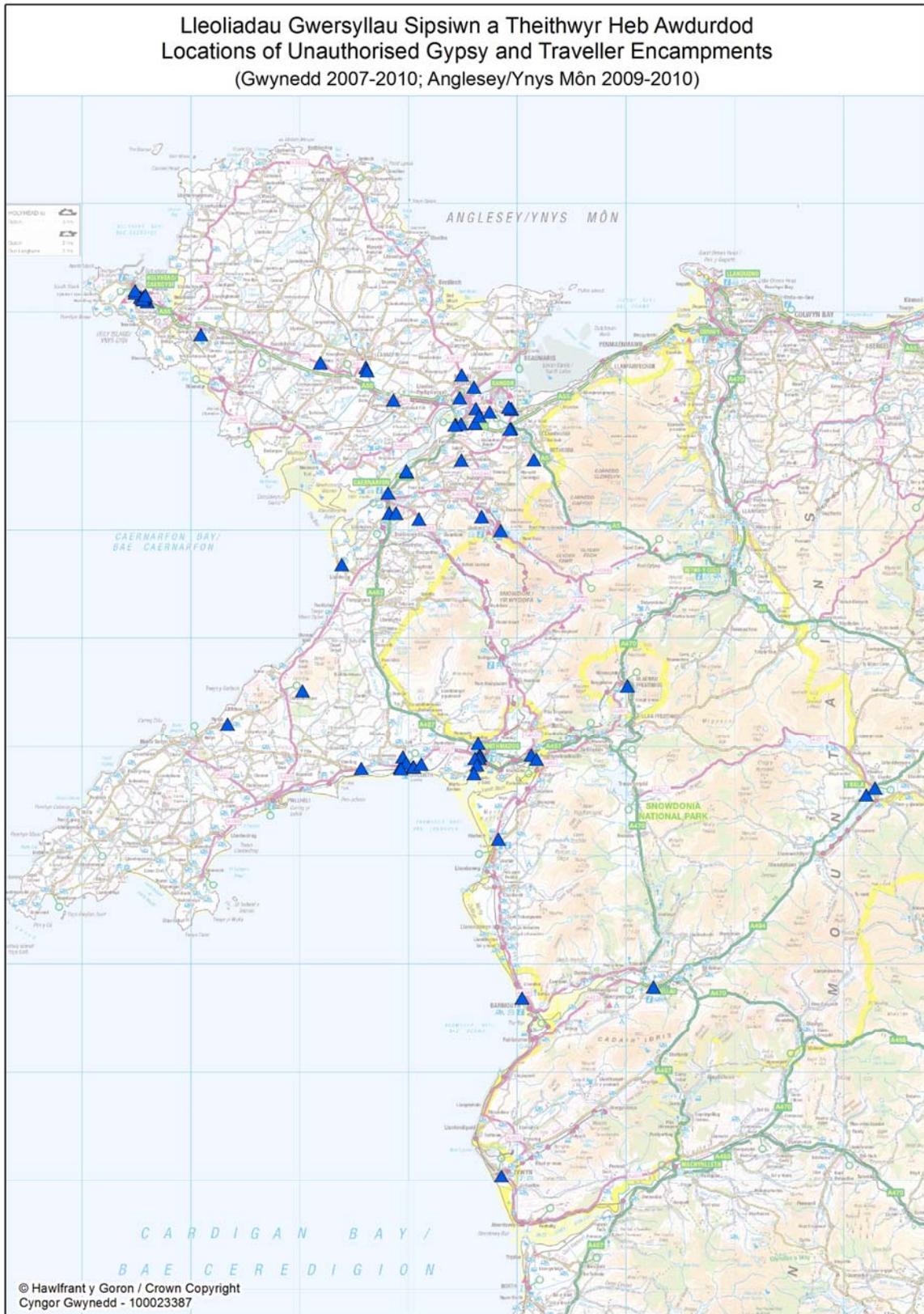
Site B		Part of the Shell Car Park in Caernarfon
Description of Site		Part of a car park that is used for the parking of buses.
Ownership		Council
Scores awarded to Site (out of a maximum of 5)		Summary of factors relevant to score
Location	5	<ul style="list-style-type: none"> Assessed in line with location criteria described above.
Accessibility	5	<ul style="list-style-type: none"> Current car park with suitable access. Bus service within walking distance (under 400m) along a footpath with a pavement. Footpath along a pavement from the site to the Town Centre approximately 500m away.
Site	4	<ul style="list-style-type: none"> Level tarmacked car park.
Amenities	5	<ul style="list-style-type: none"> Wide range of facilities within the Town.
Environment	3	<ul style="list-style-type: none"> Need to ensure that consideration is given towards health and safety matters in relation to any children and the use of the adjacent land as a car park for cars. A supermarket is located to the East of the site and Housing as part of the Victoria Dock development to the South of the car park.
Utilities	2	<ul style="list-style-type: none"> Water supply and sewerage network available in the Town but some distance away. Electricity available.
Availability	4	<ul style="list-style-type: none"> In Council ownership. Would need to consider how to manage the site when in use by gypsies to ensure that buses can use the other part of the site.
Total	28	
Relevant comments from consultees		
Gwynedd Council Highways		No issue with access, however likely to have occasional negative impact on the provision of bus parking on the site.
Welsh Water		<ul style="list-style-type: none"> Water supply 120m away and new water mains required to make a connection. Nearest sewer is 190m away, new sewer required to make a connection.
Natural Resource Wales		No response to date.

Site C		Land to the rear of the Courthouse
Description of Site		Vacant land to the rear of the Courthouse
Ownership		Council
Scores awarded to Site (out of a maximum of 5)		Summary of factors relevant to score
Location	5	<ul style="list-style-type: none"> Assessed in line with location criteria described above.
Accessibility	4	<ul style="list-style-type: none"> Off existing access to the Court. Bus service within walking distance (approximately 100m) along a footpath with a pavement. Footpath with a pavement from the site to the Town centre which is approximately 700m away.
Site	4	<ul style="list-style-type: none"> A level vacant site.
Amenities	5	<ul style="list-style-type: none"> A wide range of facilities available in the Town.
Environment	3	Adjacent to the site: <ul style="list-style-type: none"> The Court Housing Estate Children's Home Boxing Club
Utilities	3	<ul style="list-style-type: none"> Water supply and public sewers available in the Town a short distance from the site. Electricity available.
Availability	4	<ul style="list-style-type: none"> In Council ownership.
Total	28	
Relevant comments from consultees		
Gwynedd Council Highways		Unlikely to have an impact upon the adjacent highway network, however, the road to the rear of the Court has not been designed for vehicles towing caravans. Need to ensure access to the Drws Y Nant centre which uses this access road.
Welsh Water		<ul style="list-style-type: none"> Water supply 65m away and new water mains required to make a connection. Nearest sewer is 30m away, new sewer required to make a connection.
Natural Resource Wales		No response to date.

Site CH		Land opposite Peblig Industrial Estate
Description of Site		Brownfield land, level with a hardstanding.
Ownership		Private
Scores awarded to Site (out of a maximum of 5)		Summary of factors relevant to score

maximum of 5)		
Location	5	<ul style="list-style-type: none"> Assessed in line with location criteria described above.
Accessibility	3	<ul style="list-style-type: none"> Access off Llanbeblig Road to the site. Bus service within walking distance (approximately 600m) along a footpath with a pavement, although will have to cross the road for part of the journey. Footpath along a pavement to the Town Centre which is approximately 1.2km away, although will have to cross the road for part of the journey.
Site	3	<ul style="list-style-type: none"> Level site with hardstanding. Close to Seiont River and the adjacent land is subject to flood risk.
Amenities	4	<ul style="list-style-type: none"> Wide range of facilities in the Town Centre, further from the centre than other possible sites in Caernarfon.
Environment	3	<ul style="list-style-type: none"> Industrial estate opposite and a holiday park to the South of the site.
Utilities	3	<ul style="list-style-type: none"> Water supply and public sewer available by the site. A sewer crosses the site. Electricity available.
Availability	2	<ul style="list-style-type: none"> In private ownership and has been allocated as employment land in the adopted UDP and the emerging JLDP.
Total	23	
Relevant comments from consultees		
Gwynedd Council Highways		No objection, however part of the site falls within the 200m buffer to the Caernarfon bypass scheme.
Welsh Water		<ul style="list-style-type: none"> Water supply in the adjacent road. Local sewerage network available with a sewer crossing the site and easement width or a diversion will be required.
Natural Resource Wales		No response to date.

Appendix 4 - Locations of Unauthorised Gypsy and Traveller Encampments



Appendix 5

NUMBER OF CARAVANS ON AUTHORISED AND UNAUTHORISED SITES REPORTED IN BI-ANNUAL GYPSY AND TRAVELLER CARAVAN COUNTS 2013-2014

	January 2013		July 2013		January 2014		July 2014	
	Authorised Sites (with planning permission)	Unauthorised Sites (without planning permission)	Authorised Sites (with planning permission)	Unauthorised Sites (without planning permission)	Authorised Sites (with planning permission)	Unauthorised Sites (without planning permission)	Authorised Sites (with planning permission)	Unauthorised Sites (without planning permission)
Isle of Anglesey	0	11	0	39	0	12	0	32
Gwynedd	13	0	10	12	10	0	10	3

Source SDR 154/2014 Welsh Government

	January 2015		July 2015	
	Authorised Sites (with planning permission)	Unauthorised Sites (without planning permission)	Authorised Sites (with planning permission)	Unauthorised Sites (without planning permission)
Isle of Anglesey	0	14	0	32
Gwynedd	13	0	13	1

Appendix 6	
BIBLIOGRAPHY	
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Welsh Government (2015)	Good Practice Guide in Designing Gypsy Traveller Sites in Wales - http://gov.wales/docs/dsjlg/publications/equality/150528-designing-gypsy-and-traveller-sites-en.pdf
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Hirst D and Crew T (2013)	North Wales Gypsy and Traveller Accommodation Needs 2013 Assessment http://www.conwy.gov.uk/upload/public/attachments/563/GTANA_Report_English.pdf http://www.conwy.gov.uk/upload/public/attachments/563/GTANA_Report_CYMRAEG.pdf
Welsh Government Statistics for Wales (2014)	SDR (154/2014) Gypsy and Traveller Count January 2013 - July 2015
ONS Office for National Statistics (2014)	What does the 2011 Census tell us about the Characteristics of Gypsy or Irish Travellers in England and Wales?

Appendix 7

GYPSIES AND TRAVELLERS DEFINITION (SECTION 91 OF THE HOUSING WALES ACT 2014)

Persons of a nomadic habit of life, whatever their race or origin including-

- (i) (i) Persons who, on grounds only of their own or their family's or dependant's educational or health needs or old age, have ceased to travel temporarily or permanently, and (ii) Members of an organised group of travelling show people or circus people (whether or not travelling together as such): and
- (ii) Members of an organised group of travelling show people or circus people (whether or not travelling together as such): and
- (iii) All other persons with a cultural tradition of nomadism or of living in a mobile home