

Ymgynghoriad Cyn Cynllunio Llety Sipsiwn a Theithwyr

Gypsy and Traveller Accommodation Pre Planning Consultation

Cabinet Mawrth 2019
Cabinet March 2019



Agenda Item 5

Cynigion Proposals

- Deddf Tai (Cymru) 2014
- Deddf Cydraddoldeb 2010
- Aseiad Ilety Sipsiwn a Theithwyr
- Housing (Wales) Act 2014
- Equalities Act 2010
- Gypsy and Traveller Accommodation Assessment

Dau gynnig wahanol

Two Different Proposals

Tramwy	Transit
Darpariaeth gwersylla sylfaenol	Basic campsite provision
Ar gyfer pobl o ardaloedd eraill	For people from other areas
Bach o ran maint	Small in scale
Yn agored i unrhyw grŵp teuluol	Open to any family group
Dros dro	Temporary
Cytundeb trwydded. Galw annisgwyl	License agreements. Demand unpredictable.
Effaith bosibl ar wasanaethau lleol	Potential impact on local services
Ychydig iawn o enghreifftiau i'w dysgu o	Very few examples to learn from

Ymgynghoriad Cyn Cynllunio

Pre Planning Consultation

- Dewisodd CSDd gynnal ymgynghoriad cyn cynllunio
 - Cyfarfod ag aelodau lleol o flaen llaw
 - Llythyr yn rhoi manylion y cynnig a'r ymgynghoriad
 - Ymgynghoriad 24/10/18 - 25/11/18
 - Porth Ymgysylltu
 - Ffurflenni adborth papur
 - Cyfeiriad ar gyfer gohebiaeth ysgrifenedig
 - Digwyddiad galw heibio am wybodaeth
 - DCC opted to run pre-planning consultation
 - Pre-meeting with local members
 - Letter detailing proposal and consultation
 - Consultation 24/10/18 – 25/11/18
 - Engagement portal
 - Paper feedback forms
 - Address for written correspondence
 - Information drop-in event
-

Gweithgareddau Lleol mewn perthynas â'r ymgynghoriad

Local Activity around the consultation

- Ymgyrch wrthwynebu wedi'i threfnu'n dda - BRAIDS
 - Cysylltu ag ACau ac AS, busnesau allweddol, cynghorwyr, cyfryngau lleol
 - Trefnwyd cyfarfod cyhoeddus gan Gyngor y Ddinas
 - Trefnwyd sesiwn galw heibio gan Gyngor y Ddinas i helpu pobl i 'lenwi ffurflenni gwrthwynebu'
 - Deiseb ar-lein
 - Well organised opposition campaign – BRAIDS
 - Approaches to AMs & MP, key businesses, councillors, local media
 - Public meeting organised by City Council
 - Drop-in session organised by City Council to help people 'complete objection forms'
 - On line Petition
-

Pryderon a godwyd ynghylch cydraddoldeb

Equality concerns raised

- Prosiect Teithio Ymlaen
- Rhai sylwadau cefnogol / pryderus
- 1 gŵyn i Gyngor Sir Ddinbych
- Diddordeb gan y Comisiwn Cydraddoldeb
- Travelling Ahead
- Some comments of support / concern
- 1 complaint to DCC
- Equalities Commission interest

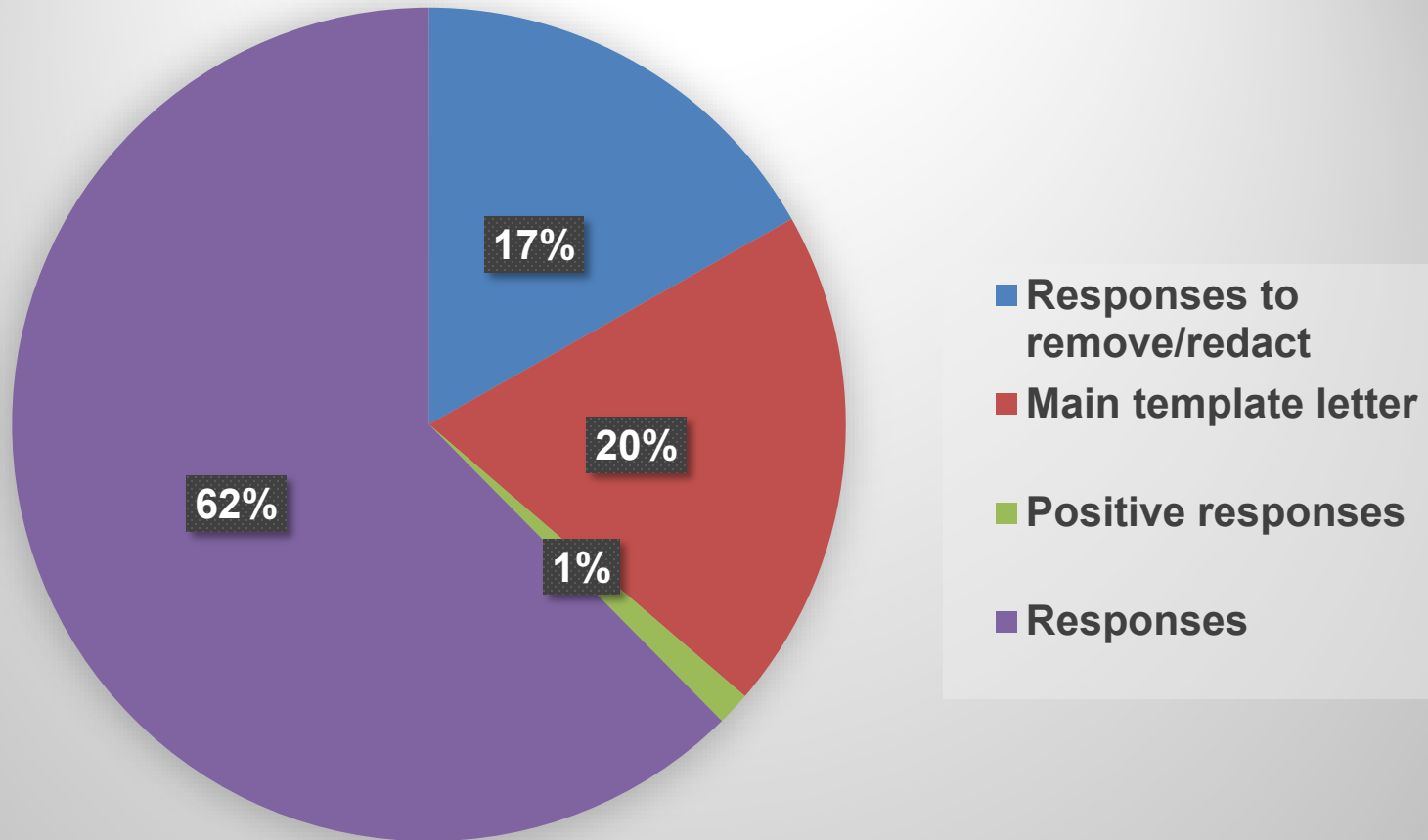


Trosolwg o ymatebion

Overview of responses

- Deiseb
 - 774 o ymatebion
 - Ymlediad daearyddol eang
 - Tua 20% wedi defnyddio llythyr templed
 - Tua 17% wedi cynnwys sylwadau amhriodol
 - Ystyriwyd yr holl sylwadau priodol
 - 4526 o faterion wedi'u cofnodi
 - Petition
 - 774 responses
 - Wide geographical spread
 - Approx. 20% used template letter
 - Approx. 17% contained inappropriate comments
 - Considered all appropriate comments
 - 4526 issues recorded
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Examples of responses



Dear Sir/Madam
 I am writing to object to the Denbighshire County Council's proposals to deliver both permanent and transit Gypsy and Traveller sites at Green-gates Farm East, St Asaph.

My objection is on the following grounds:

1. The proposals are contrary to the adopted Local Development Plan (LDP)

The development sites are in the open countryside where development activity should be strictly controlled, as informed by both local and national planning policy. Policy BSC 10 of the Council's LDP relates specifically to locations within or on the outskirts of an established settlement boundary that have access to a range of facilities/services. The proposal sites at Green-gates Farm are located a considerable distance from St Asaph's settlement boundary and these sites are isolated with limited access to facilities and services and generally poor public transport.

The proposals therefore do not accord with the Council's own planning policy position. In addition, no justification or evidence is provided in the draft application documents to support why the development is acceptable in this location.

2. Impact on the rural character of the area

The proposed developments do not respect the character of the surrounding rural area. The proposals will lead to an urbanising effect both through the development of permanent new homes and through the significant increase in traffic movements to and from these sites. The current tranquility of this rural setting is likely to be ruined by the proposed developments.

3. Impact on amenity

[Residents to add in own concerns e.g. loss of privacy, noise, disturbance etc.]

I've also seen the press article in the Daily Post about the local resident whose daughter suffers from the rare genetic condition Pitt-Hopkins Syndrome. It's clear that the family have very specific needs and that they have chosen to live in this area due to the quiet and peaceful nature of its surroundings that provide the best possible environment to support their daughter. The proposed development sites are to be located immediately either side of that resident's property and will undoubtedly disrupt their amenity. This is likely to have a particularly acute impact on health and well-being of the family. If earlier consultation had been undertaken or the potential sites for development had been in the public domain this issue would have been raised and known to the Council. It would also have been apparent (on researching the child's condition) that this is not a suitable location for the proposals.

4. Business Impact

The proposed gypsy and traveller sites are to be located in close proximity to St Asaph Business Park, especially when considering the land that has been allocated under the Local Development Plan for the future expansion of the business park.

St Asaph Business Park is an import economic asset within the County, it is one of the largest employment sites in the region, providing highly valuable working opportunities to many residents of the area. The importance of the Business Park has been demonstrated by the recent work of the North Wales Growth Board, which is seeking to attract large scale funding to help develop the business park into a specialist facility for enterprise and engineering. The aim is to deliver world leading facilities and attract advanced manufacturing jobs into the area.

However, these plans would be totally undermined through the negative implications of siting a gypsy and traveller site nearby. There is an inescapable stigma attached to Gypsy and Traveller sites and the perceptions are entirely negative.

[Add if true - I'm also aware of existing companies based at the Business Park that are concerned about the impacts of the proposals on their working practices and whether they would be better off locating elsewhere].

5. Lack of Evidence to support the need for these sites

No evidence has been presented to show that these sites are needed. Consultation documents suggest that the need for the accommodation identified in the Gypsy and Traveller Accommodation Assessment. However, it is not possible to determine how robust the GTTA and recommendations are because a key chapter of the report that details findings has been entirely redacted under the Data Protection Act.

The validity of the identified need is therefore questionable. While it may be necessary to redact certain elements of the GTAA purposes (e.g. names/addresses of respondents etc.) it is entirely inappropriate to prevent any of the survey discussions and findings from being published.

6. Lack of Evidence to demonstrate this is the correct location for these sites

As a resident of **[Denbighshire/St Asaph]** I am appalled at the manner in which the Council have dealt with taking forward these proposals. There has been a lack of transparency in the decision-making process that has led to these sites as the preferred location for gypsy and traveller accommodation. The Council's decision to keep all assessments of potential sites confidential prevented any public scrutiny and undermines democratic principles. It also calls into question the validity and robustness of the assessments.

No evidence has been put forward with the planning application as to why these sites are appropriate for the developments. The onus is on the Council to justify that the proposals are acceptable and that the correct sites have been selected. This cannot be proven without fully demonstrating the reasons why alternative sites were discounted.

7. The Gypsy and Traveller Sites should be dealt with through the Development Plan Process

I cannot believe that there are not more appropriate locations within the county that these proposals and plead with the Council to reject these sites and select alternative locations where development could more suitably take place.

Given that the Authority is currently reviewing its adopted Local Development Plan, the allocation of a gypsy site should be part of the current LDP and be subject to public scrutiny and independent examination/review and an appropriate assessment of the proposals.

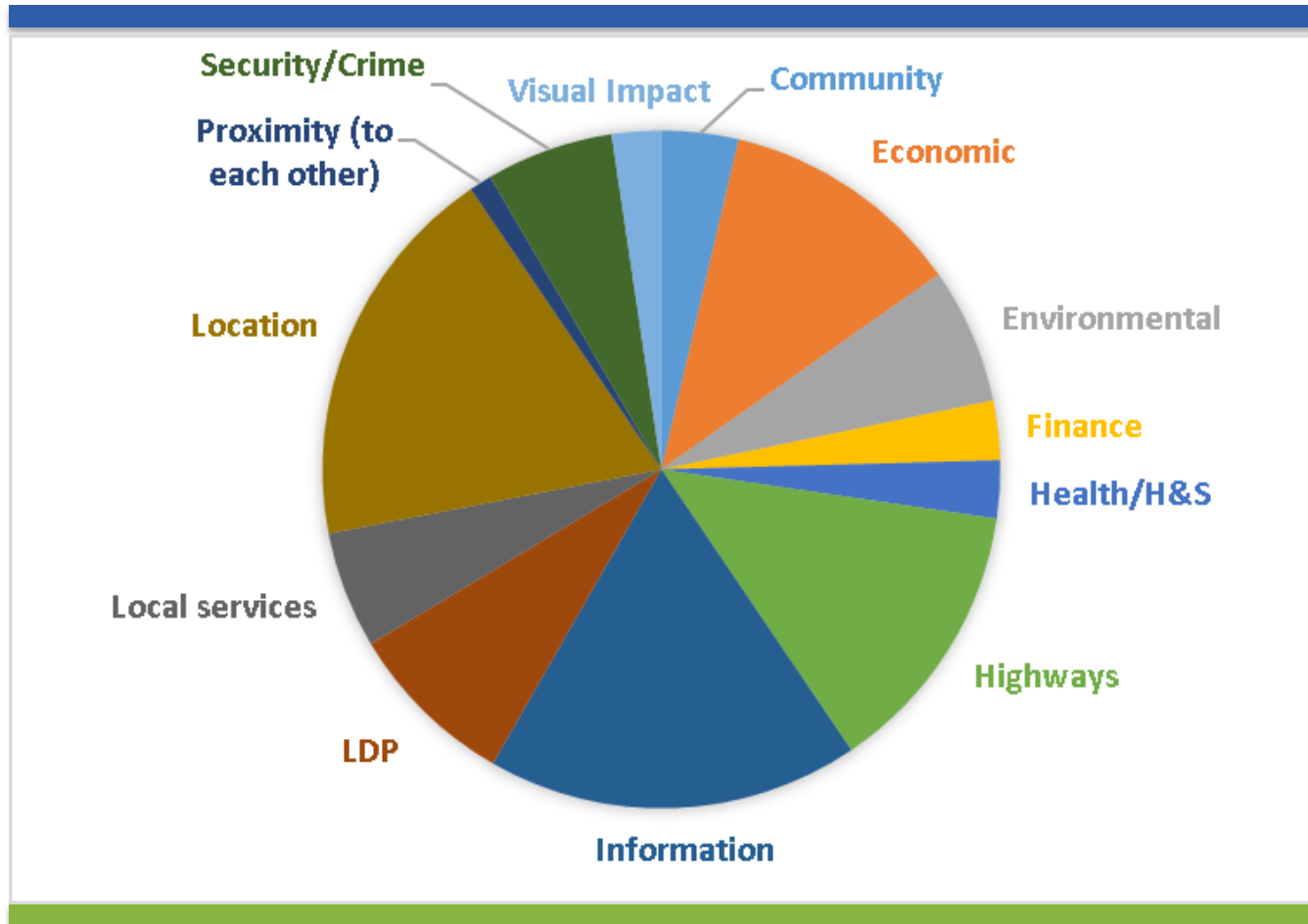
A petition is currently circulating that is seeking for the site to be reassessed in public and gypsy and traveller communities to be reassessed in public. A petition has reached over 1,800 signatures. It clearly demonstrates a high level of public interest in the proposals. It also emphasises the need for a transparent process in selecting site(s) for the gypsy and traveller sites that involves genuine public participation.

To conclude, the site that has been selected is not suitable for the proposals and should be aborted. At the very least, the proposals should go through a full and thorough assessment of alternatives sites has to be taken into account.

It is also important that the Council recognise the needs of the local community as to how these proposals have been put forward the matter is dealt with in a much more transparent manner.

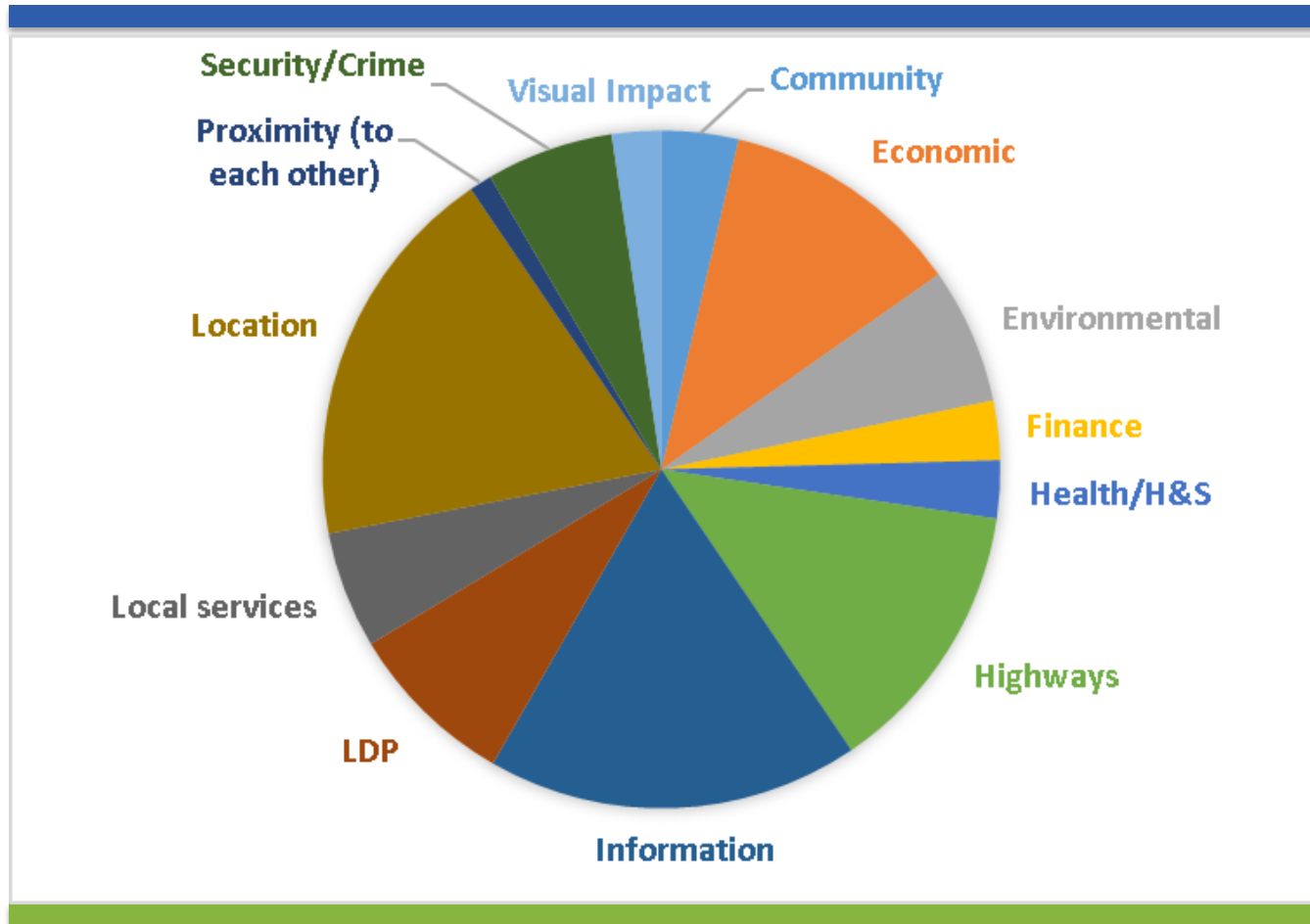


Materion a godwyd



- Lleoliad
- Gwybodaeth
- Priffyrdd
- Economaidd
- Cynllun Datblygu Lleol
- Amgylcheddol
- Diogelwch / Troseddau
- Gwasanaethau Lleol
- Cymuned
- Cyllid
- Iechyd/Iechyd a Diogelwch
- Agosrwydd (at ei gilydd)
- Effaith weledol

Issues Raised



- Location
- Information
- Highways
- Economic
- LDP
- Environmental
- Security/Crime
- Local Services
- Community
- Finance
- Health/H&S
- Proximity (to each other)
- Visual Impact

Crynodeb o'r materion

Summary of issues

- Rhai materion yn amherthnasol i gynllunio ond yn bwysig
- Effaith ar breswylwyr Lôn Cwttir
- Stereoteipiau negyddol
- Agosrwydd y ddau safle
- Lliniaru materion cynllunio materol
- Mae ymchwil yn awgrymu bod yr effeithiau canfyddedig yn annhebygol
- Some issues not relevant to planning but important
- Impact on residents of Cwttir Lane
- Negative stereotypes
- Proximity of the two sites
- Mitigation of material planning matters
- Research suggests perceived impacts unlikely