

Your ref:
Our ref: JS/874

24 October 2013

Gwyndaf Jones
Isle of Anglesey County Council
Council Offices
Llangefni
Anglesey LL77 7TW

By Post and Email

Dear Mr Jones

LAND AND LAKES PROPOSALS AT HOLYHEAD APPLICATION REF: 46C427K/TR/EIA/ECON

I am writing further to Gary Halman's letter dated 22 October 2013 which contained a comprehensive response to the two grounds for refusal indicated by Members in their provisional decision to refuse planning permission at the Councils Planning Committee Meeting on 2 October 2013.

This letter summarises the support for the development, the changes proposed to the scheme by Land & Lakes, and the key aspects of the significant community benefits that the scheme will deliver if planning permission is granted. It is requested that the information provided in Gary Halman's letter (22 October 2013) and this letter is covered in the Officers report to Planning Committee scheduled for 6 November 2013.

Overwhelming Support for the Development

As you know, representations submitted to planning applications are often written by objectors as supporters do not feel it necessary to contact the Local Planning Authority to share their views. This however is not the case for this planning application and there is overwhelming support for Land & Lakes proposals and the significant community benefits that will be delivered.

The support includes but is not limited to:

- An **e-petition** in support of the proposals has currently been **signed by 788 signatures**. This e-petition can be found at:

<http://www.gopetition.com/petitions/yes-to-land-and-lakes.html>

- The **facebook page** 'Land and Lakes Anglesey' was specifically created by Land & Lakes for this project and currently has **1,000 likes**. The facebook page can be found at:

<https://www.facebook.com/landandlakesAnglesey>

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- **74 letters of support** have been submitted to the Council **by local businesses and the local community**; and
- **A demonstration in Holyhead** in support of the proposals has been organised by Communities First on Friday 25 October and we have been informed that it is estimated that **200 members of the local community** will attend.

The above is a snapshot of the level of support for the proposals to date which we request is reflected in the Officers report to Committee. This level of support is growing daily and we will confirm the actual level of support for the proposals ahead of the Planning Committee meeting.

Supplementary Information

Land & Lakes Question and Answer Document

Land & Lakes proposals have been widely debated locally and there were a number of questions raised by Members at the Planning Committee meeting on 6 October. Land & Lakes has prepared a Question and Answer document which contains the correct information in response to the most commonly asked questions during the Councils statutory consultation exercises and the Planning Committee on 6 October. A copy of this Question and Answer document is enclosed.

Operational Employment Addendum

One of the most commonly asked questions relates to the numbers and types of jobs that the development will create. To address this, Regeneris Consulting has prepared an Operational Employment Addendum which confirms:

- 465 full time equivalent (FTE) on site operational jobs could be created once the leisure scheme is fully operational;
- The scheme could support a further 150 FTE jobs off site, once the leisure scheme is fully operational;
- Prior to the operational phase, the construction phase could support, on average, 420 FTE jobs per annum;
- The Leisure Village will support a broad range of jobs and career paths and a breakdown of the 465 FTE jobs on site is provided as follows:
 - 40 jobs will be created in hotel general management roles, with these roles typically demanding higher than average salaries;
 - 50 jobs will be created in indoor/outdoor leisure roles (e.g. gym, spa, watersports). These types of roles fit well with the growing profile of Anglesey and North Wales more generally as a centre of excellence in activity based tourism;
 - 135 jobs will be created in customer service roles, covering areas such as retail, bar work, restaurant, and hotel concierge/customer relations;

- 215 jobs will be created in housekeeping roles which will service the lodges, cottages, hotel and general facilities of the Leisure Village;
- 25 jobs will also be created across maintenance, security, landscaping, medical, and transportation roles.
- There is a very strong alignment between the types of jobs which would be created at the Leisure Village and with the identified demand from unemployed residents in Anglesey. The proposed development provides an excellent opportunity for local unemployed residents to start a career in the construction and hospitality sector.
- Land & Lakes is proposing to provide a comprehensive training programme for new recruits to prepare them for the roles they will perform. While this will benefit the recruit, and Land & Lakes, this initiative will also be an important component in strengthening the skills base within the Anglesey labour market. This could have wider benefits for other Anglesey businesses in the future, as staff may ultimately move jobs.

The Operational Employment Addendum re-affirms the significant employment benefits that the proposals will secure which will have an overwhelming positive impact upon the local economy. A copy of the Operational Employment Addendum is enclosed.

A Local Employment Target

Questions have been raised in relation to who will ultimately benefit from the employment opportunities created. There are significant benefits to Land & Lakes to employ local people and Land & Lakes is targeting 90% of the workforce to be employed from the local area. Not only will this have significant local employment and economic benefits but it will also have a significant benefit on the Welsh language and culture as local people will not have to move away from the area to find employment.

A Revised Access Arrangement to Cae Glas

Questions have been raised in relation to the possibility that traffic associated with the Cae Glas development could turn left out of the proposed site access which could result in increased traffic flows on the southern section of Lon Trefignath. To ensure that this does not occur Curtins Consulting has revisited the proposed site access arrangement at Cae Glas.

A revised access proposal has been prepared which is shown on the drawing enclosed (dwg ref 90145/004A). The revised access is located in the same position as the previously proposed access; however, the carriageway on the westbound approach to the junction tapers down to a reduced width and there is a tighter radii at the southern tip of the junction. These amendments ensure that vehicles are unable to turn left out of the site access.

A 'Right Only' marking is also proposed on the westbound approach to the junction and the drawing also contains a swept path analysis with a car which demonstrates that the vehicle cannot undertake the manoeuvre without overrunning the kerb.

All other elements of the proposed access remain as previous, which includes the provision of a 3.5m footway/cycleway on the north side of the carriageway. We request that the revised drawing enclosed substitutes drawing ref 90145/TA 101 Rev A.

The changes to the access arrangements for Cae Glas have no effect on the findings of the Transport Assessment or the Environmental Statement. However, for completeness, we have provided a replacement Figure 5.17: Cae Glas Access of ES Volume 2, which reflects the changes to the access point.

Significant Benefits

A wide range of benefits will be secured if planning permission is granted. We request these benefits are summarised in the Officers report to Planning Committee as they represent a significant material consideration in the determination of the planning application and are a direct consideration when assessing the impact the development will have on the Area of Outstanding Natural Beauty in accordance with guidance contained in Planning Policy Wales Edition 5.

As highlighted above, Land & Lakes proposals will provide a wide range of sustainable, local jobs which will replace those lost following the closure of Anglesey Aluminum Metals Ltd, as well as deliver overwhelmingly positive social and economic benefits to the local area and the sub region. The key aspects of the scheme's benefits are summarised below:

- Creation of over **465 FTE permanent on site jobs** and a further **150 FTE permanent off site jobs**. Land & Lakes is targeting **90%** of these jobs to be filled **by Anglesey residents**.
- Creation of an average of **420 full time construction jobs** each year during the main construction years.
- **A Local Employment, Training and Supply Chain Strategy** will be secured through the s106 Legal Agreement.
- The proposals will also make a positive contribution towards the **Welsh Culture and will protect the Welsh Language** in many ways. The creation of wide ranging local job opportunities will **prevent local people moving away** from the area to find work and the **Welsh leisure Village could attract many welsh speaking locals** back to the Island who have had to move away to find work.
- In addition, **local supply chains will be strengthened** and **opportunities for local people and business will be maximised** though additional spending on goods and services.
- The project will act as a **catalyst for new inward investment** to the Island and will have a **transformational impact on the tourism profile** of Anglesey and North Wales.
- **Enhancing and securing the future of Penrhos Coastal Park** which will include:

- **29 hectares (73 acres)** of publically accessible land and woodland;
- A **new visitor centre**, public toilets and enhanced public walkways and boardwalks;
- A new **Public Right of Way** created on the Penrhos Coastal Path.

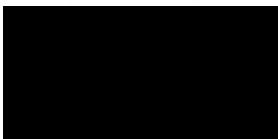
- Creation of a **40 hectare (100 acre) new Nature Reserve** with a visitor centre and car park at Cae Glas.
- The delivery of **50% affordable houses (up to 180 dwellings)** at Kingsland which will be made available to the local community after the site has been used as temporary nuclear workers accommodation.

Summary

In summary, there is overwhelming support for the proposals which is reflected in the social media, e-petition, letters of support from local businesses and the community. Land & Lakes has also provided supplementary information to ensure that the correct information is available. The information enclosed with this letter provides a comprehensive response to some of the most commonly asked questions. In addition the scheme will deliver significant and wide ranging benefits for the local community, the key aspects of which have been summarised above.

We request that the information provided in this letter and Gary Halman's letter dated 22 October 2013 is reflected in the Officers report to Planning Committee and that Members consider it carefully before debating the application at the forthcoming Committee meeting.

Yours sincerely



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Enc. Land & Lakes Q&A Sheet
 Regeneris Consulting Operational Employment Addendum (October 2013)
 Revised Cae Glas Access Arrangement (dwg ref 90145/004A)
 Replacement Figure 5.17: Cae Glas Access of ES Volume 2

Cc: David Pryce-Jones – IOACC
 Richard Sidi – Land & Lakes
 Gary Halman – HOW Planning