



**Cyngor Cymuned Ffordun gyda Tre'r-Llai a Threlystan
Forden with Leighton and Trelystan Community Council**
Glanllyn, Leighton, Welshpool, Powys. SY21 8HJ

Clerc i'r Cyngor | Clerk to the Council: Rachel Tibbott

APPROVED MINUTES OF COUNCIL ORDINARY BUSINESS MEETING
On Thursday 30th October 2025 at 7pm
At Forden Community Centre

62/25 Welcome, Attendance, Apologies for Absence: to record attendance.

Attendance in the hall: Cllr Suzanne Rowlands, Cllr Anthony Day, Cllr Terry Lomas, Cllr Di Stevens, Cllr Adam Lloyd and Cllr Rachael Briggs

Attendance online: Cllr Shaun Rees

The Chair welcomed Councillors and Clerk to the meeting.

Apologies for absence approved by Council: Cllr Mark Williams

Apologies for absence received:

Other members absent:

In attendance: Rachel Tibbott (Clerk to the Council)

63/25 Declarations of Members' Interests and Dispensations: to receive declarations of interest from Members in accordance with Part III of the Local Government Act 2000, which established the Local Government Code of Conduct for Members, and to note Members' dispensations. Members are asked to submit any declaration forms to the Clerk.

None

64/25 Public Participation: to receive members of the public who wish to address the council in respect of any item of business included in the agenda. Any member of the public wishing to speak must notify the Clerk by email clerk@fltcc.org.uk no later than 15 minutes prior to the start of the meeting. Members of the public addressing the council are asked to respect matters of confidentiality and privacy.

None

65/25 Minutes of Previous Meeting

65/25.1 To approve and sign the minutes as a correct record of the Ordinary Business Meeting on 25th September 2025. **RATIFIED**

65/25.2 Matters Arising from the above meeting.

66/25 County Councillor Reports: to receive updates for information on County Council matters from the County Councillors.

Cllr Jenner – the Gypsy and Traveller Consultation has taken priority. Some bins are not being collected on top of long mountain but apparently there are no lorries available. £1250 anti-poverty grant has been gratefully received in Leighton School. Cllr Stevens will report blocked drain on road to Marton again and will add photos when flooded.

Cllr Brignall Thorp – as Cllr Jenner, the consultation is taking all the time. Food surplus in Forden is a success with 30 people attending the last one. Cllr to ask about insurance.

67/25 Planning & Building Control

67/25.1 Planning & Building Control Correspondence

67/25.1.1 Planning Aid Wales: to receive latest planning news and training opportunities

67/25.1.2 Other correspondence: to receive and circulate for information such other planning and building control correspondence as will be brought to the attention of the council by the Clerk.

Initials:

None at date of issue of Agenda.

67/25.2 Powys CC Planning Determinations: to report from Powys CC notifying the community council of planning decisions, if any, in the community council area.

67/25.2.1 Powys Replacement LDP (2022-2037) - Consultation - Meeting Gypsy and Traveller Accommodation Needs

RESOLVED - NOT SUPPORTED - evidence to be sent to Ida directly. Not fill out the form.

See official reply at the end of these minutes.

67/25.3 Planning Inspectorate Appeals: Notices of Appeals: to receive and resolve responses to Notices of Planning Appeals including but not limited to those listed below. Later Notices may be considered at the discretion of the Chair.

None at date of issue of Agenda.

67/25.4 Pre-application Consultations by Developers: to receive and resolve responses to pre-application consultations including but not limited to those listed below. Later applications may be considered at the discretion of the Chair.

67/25.5 Planning Applications Consultations

67/25.5.1 To receive for information, representations regarding planning applications (if any).

67/25.5.2 To receive and resolve responses to consultations (full applications(s) details(s) at <http://pa.powys.gov.uk/online-applications/?lang=EN>) including but not limited to those listed below. Later applications may be considered at the discretion of the Chair:

Ref:	Site	Description	Date received
None			

67/25.6 Planning Enforcement

67/25.6.1 From other bodies to FLTCC: to report for information, planning enforcement matters within the community as will be brought to the attention of the council by the Clerk.

67/25.6.2 From FLTCC to other bodies: to resolve reports of planning enforcement matters within the community.

68/25 Highways, play & recreation parks and buildings.

68/25.1 To report and resolve if desired any business in connection to the highways within the parish.

68/25.1.1 Results of request for advice on pavement issue Infront of Leighton School - Cllr Jenner - **CLOSED**

68/25.2 To report and resolve if desired any business in connection to the play, recreation parks and outdoor spaces managed or influenced by the council.

68/25.2.1 Football Club

- a. Risk assessment needs adapting. ONGOING
- b. Portaloo in situ - ONGOING
- c. New ten year lease for approval - ONGOING
- d. Request for siting of ticket kiosk - **CLOSED**

None of the above information has been received from the football club despite many reminders.

RESOLVED Chair to inform the football club that without an up to date risk assessment, they cannot play. Also need information about portaloo and how they are emptying it as winter now here and access over field not good.

68/25.2.2 Resolve replacement of pipe running under the gate in sports field.

RESOLVED to keep an eye on this in the future.

68/25.2.3 Review all risk assessments. – completed but need to look at:

Initials:

- a. Posts in junior pitch hedge - Cllr Day to contact contractor
- b. Steps going down from Pavilion – Stuart Sheppard to look at over next couple of weeks.
- c. Signage behind football posts pulling fence down ONGOING.

68/25.2.4 Biodiversity and Ecosystems Resilience Duty (section 6) by end of year.

Clerk has attended the second training on this and has started to put together a draft report.

68/25.2.5 Trees growing around/above the lights on hardcourt area.

RESOLVED – Clerk to contact Andrew Evans for advice.

68/25.2.6 Treatment Plant – maintenance plan.

RESOLVED – Clerk to contact Pennie Jeffries of PCC and ask did she get to speak to David Thompson.

68/25.2.7 Request to purchase a parcel of land in Heritage Green.

RESOLVED – After careful consideration it has been decided that due to possible visibility issues and the fact this sale wont benefit the community, the Councillors have decided to not proceed with this request.

68/25.2.8 To resolve to support Welshpool Town Council in their Public Spaces Protection Order lobby to Powys. **RATIFIED**

68/25.2.9 To acknowledge the receipt of the quotation to replace the soft play area at Leighton Playground at a cost of £20694. **ACCEPTED**

68/25.3 To report and resolve if desired any business in connection to the buildings managed or influenced by the council.

68/25.3.1 To report and resolve any work undertaken and future works needed at the Pavilion:

- a. Results of storeroom clearance – need to dispose of chemicals stored, will need to be specialist bio hazard company **CLOSED**

69/25 Finance and Assets

69/25.1 Finance Specific Correspondence

69/25.1.1 To circulate for information such other financial correspondence, if any, as will be brought to the attention of the council by the Clerk.

69/25.2 Items for Payment: to resolve to approve items for payment for October 2025. **RATIFIED**

69/25.3 Financial Balances: to report for information the consolidated balances to date, after transfers, receipts and payments. **RATIFIED**

69/25.4 To resolve budget/expenditure so far. **RATIFIED**

69/25.6 Investing surplus funds in Government Bonds – Cllr Lomas – authority on headed paper for Terry to discuss on our behalf. **RATIFIED**

69/25.7 Financial Regulations (Clerk & Chair) ONGOING

69/25.8 To resolve ear marked funds – take any budget overspend from ear marked funds. **RATIFIED**

69/25.9 To resolve payments of £250 to Leighton, Trelystan and Forden Churches for Cemetery Maintenance. **RATIFIED** Add caveat regarding the bio diversity grant .

70/25 Training: to resolve any training undertaken and to be done.

Cllr Lomas attended finance training

70/25 Councillor Vacancies x 2

Initials:

70/25.1 To discuss the request to join the Community Council as a Councillor

RESOLVED – to inform candidate that due to where he lives, he wont be able to be involved in any future discussions regarding the Gypsy & Traveller consultation. If he is still interested, he will be Invited to the next meeting to discuss it further.

71/25 Correspondence

71/25.1 One Voice Wales (OVW) and Society of Local Council Clerks (SLCC)

71/25.1.1 To receive and circulate for information such other items of OVW/SLCC correspondence as will be brought to the attention of the council by the Clerk.

Previously emailed

71/25.2 General Correspondence: To note, discuss and resolve, if necessary, any actions that arise from previously distributed correspondence.

Previously emailed

72/25. Chairperson's & Members Announcements, Items for Future Agenda & Date of Next Meeting

72/25.1 Chairperson's announcements: to receive for information announcements from the Chairperson, Members and Clerk.

None

72/25.2 Items for future agenda: to bring forward for information items for consideration by the Clerk for future agendas.

None

72/25.3 Date of next hybrid meeting for information: ORDINARY BUSINESS MEETING 27th November 2025 at Leighton Village Hall.

73/25 CONFIDENTIAL SESSION EXCLUSION OF PUBLIC AND PRESS

73/25.1 Resolution to exclude the Public and Press: Under the Public Bodies (Admission to Meetings) Act 1960 (2) to resolve, if required, that members of the public and press be requested to leave the meeting by reason of the [specified] confidential nature of the business about to be transacted.

73/25.2 Confidential Correspondence (confidential reason: data protection of individuals): to receive, and resolve if desired, such other business or correspondence to let of a confidential nature as will be brought to the attention of the council by the Clerk.

Meeting closed at 20:50

Signed: _____ Date: _____

Initials: _____

Parcel 1 at Leighton – NOT SUPPORTED

Summary

- **Unsuitable Sites:** All five proposed Gypsy/Traveller sites are on **high-grade agricultural land, outside the LDP boundary**, and **lack access** to essential services (shops, healthcare, transport, sewerage).
- **Planning Inconsistency:** Sites that would not gain approval for **conventional housing** should also be **unsuitable** for Gypsy/Traveller use under **Welsh Government Guidance (WGG)**.
- **Environmental Impact:** The required **permanent amenity blocks** and infrastructure would create a **large-scale development, out of character** with the rural landscape.
- **Contrary to LDP Objectives:** Proposals conflict with LDP aims to protect **open countryside**, support **agriculture**, and promote **sustainable development** on **brownfield** land.
- **Amenity and Access Issues:** Sites fail multiple **LDP policy criteria** related to **noise, privacy, scale, and accessibility**.
- **Inappropriate Village Locations:** Developments in **Forden** and **Leighton** would be **disproportionate** and **contrary** to the LDP spatial strategy for small and large villages.
- **Recommendation:** **Powys County Council** should identify a **suitable brownfield site** in or near a **town**.

Detailed Evidence of objection:

1. **Highways/access**

- A. Regular accidents due to speeding vehicles from Lower Leighton farm to Leighton School, mostly unreported to the police (8 in the last 12 months alone), making it unsafe to walk along this area.
- B. No pavement or safe walking area from Leighton School to Welshpool with no street lighting.
 - 1B.1 – How many of the Gypsy/Traveller's need pedestrian access to shops, medical appointments and amenities for their day-to-day life as they don't drive?
 - 1B.2 – How many of the Gypsy/Traveller children go to be educated in Welshpool or further afield?

2. **Environmental/Flooding**

- A. See evidence of flooding on this site:

Initials:



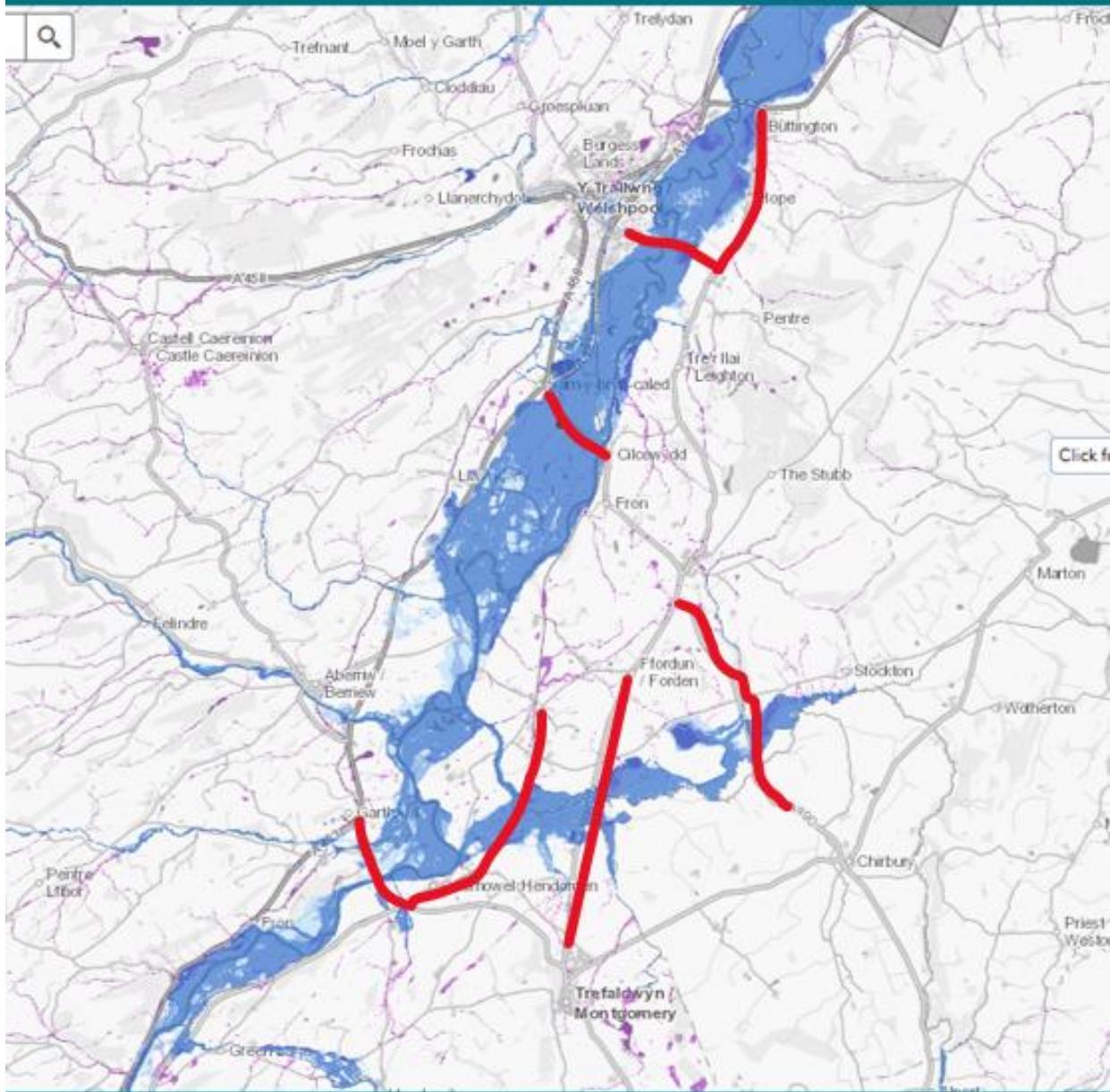
B. Leighton village is regularly marooned during flooding with no access along the Leighton Airport road (A483), Leighton Straight (B4381), Buttington road (B4388), Stalloe Straight (B4388) in Montgomery, Chirbury Road (A490) and Caerhowell roads (B4385), leaving no access from Welshpool, Newtown, Forden or Montgomery (see evidence below).

2B.1 How will emergency services get to the Leighton sites during a flood, if there is a crisis or emergency?

2B.2 How many of the G&T Community receive health and social care services and need regular access to those services?

2B.3 How will members of the G&T community access employment?

Initials:



Red lines – main road access to Leighton, unpassable during floods.

- C. Rubbish and old caravans are regularly left at the existing site causing chaos for the surrounding landowners who need access to their fields.
- D. Vermin would become an issue in the surrounding area due to rubbish being dumped. All within view of Powis Castle.

Initials:

E. Cumulative negative impact on water quality and environment due to additional package treatment plant discharging to watercourse due to no public foul sewer available at site.

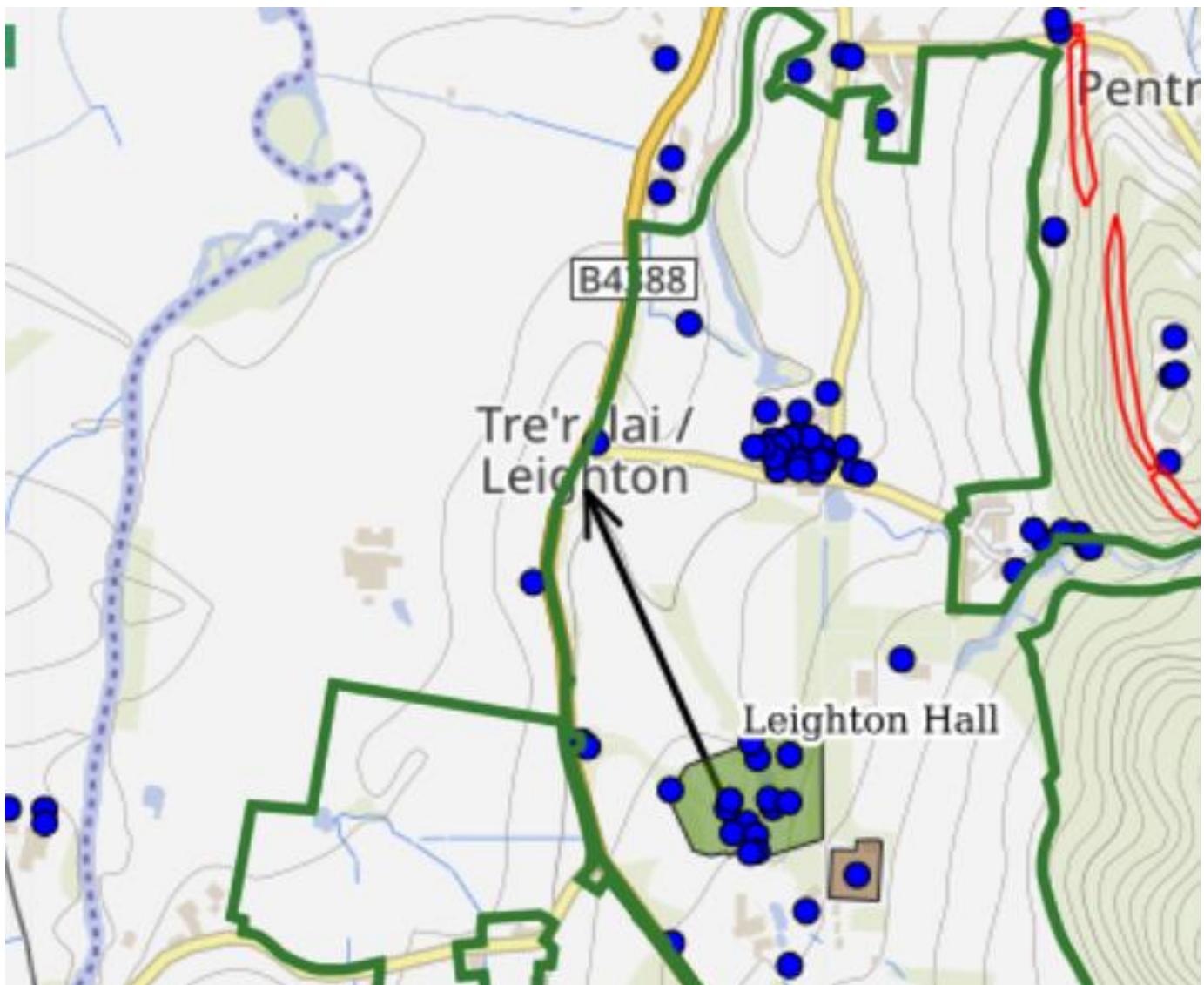
3. Services and Amenities

- A. Limited bus service Leighton to Welshpool - Monday to Saturday 9:39am and 12:43pm only.
- B. No pavements from Leighton School to Welshpool.
- C. No shops, no garage, no medical centre, no taxi service or amenities in the village.
All of the above contravene the Active Travel Policy - imposing car dependence on everyday needs.

4. Heritage/Landscape Impact

- A. Proposed Leighton sites are all in the site line of Powis Castle who currently welcomes over 180,000 visitors per year and provides significant local employment. Any effect on visitor numbers due to the view straight onto a G&T site with at least 12 caravans, amenity blocks, warden office and separate living space on it, will have a significant impact on the larger, local economy.
- B. There are over 79 listed buildings within the vicinity of the Leighton sites – 2 of which are directly opposite the site, being The Whitehouse and also Severn Leigh.

Initials:



C. Evidence from CADW regarding the Scheduled Monuments and Registered Parks and Gardens:

Scheduled Monuments

MG011 Beacon Ring Camp (Caer Digoll)

MG019 Domen Castell Mound and Bailey Castle

MG034 Offa's Dyke: Section extending 760m N from centre of Goppas Wood to Hope By-Road

MG035 Offa's Dyke: Section from North Lodge, Leighton Park to Old Quarry S of Green Wood

MG093 Mount in Powis Castle Park

MG138 Offa's Dyke: Section W of Court House Farm

MG141 Black Bank Camp

MG152 Offa's Dyke: Sections extending 675m S from centre of Goppas Wood

Initials:

MG153 Offa's Dyke: Pentre Section
MG167 Cursus, Llwyn-Wron (revealed by aerial photography)
MG217 Offa's Dyke: Section at Pentre Farm
MG224 Offa's Dyke: South of School House
MG254 Railway Transfer Dock at Welshpool
MG281 Coed y Dinas Round Barrow
MG286 Trelystan Church House Round Barrows

Registered Parks and Gardens:

PGW(Po)34(POW) Leighton Hall
PGW(Po)35(POW) Powis Castle Garden
PGW(Po)36(POW) Llanerchydol Hall

Candidate site is located immediately adjacent to the boundary of PGW(Po)34(POW), Leighton Hall historic park and garden and in the identified significant view from PGW(Po)35(POW), Powis Castle Garden historic park and garden. Impact of any development in this candidate site on the settings of these registered historic park and garden will therefore be a material consideration in the determination of any planning application (see Planning Policy Wales 2021, section 6.1.19): Thus before this candidate site can be considered for inclusion in the LDP an assessment of the impact of development in this area on the settings of PGW(Po)34(POW) Leighton Hall and PGW(Po)35(POW) Powis Castle Garden historic park and gardens which should be prepared by a competent and qualified historic environment expert in accordance with the methodology outlined in the Welsh Government's best-practice guidance Setting of Historic Assets in Wales (2017).

Candidate site should not be included in LDP until the applicant has provided an assessment showing that development will not have a significant adverse impact on the settings of PGW(Po)34(POW) Leighton Hall and PGW(Po)35(POW) Powis Castle Garden historic park and gardens

5. Impact to sitting tenant (CONFIDENTIAL)

6. Wellbeing of local community due to evidence of Crime

A. It was reported in the County Times about a recent riot in the existing site (see evidence).

Initials:

Armed police attend violent mass brawl

A mass brawl at a caravan site in Welshpool led to an armed police response, a court has been told.

Police were called to Leighton Arches in February this year, after the disorder broke out, leading to projectiles being thrown and weapons being brandished.

At Mold Crown Court on Tuesday (September 16), Martin Joyce, Martin Stokes and Patrick Gallagher were sentenced for their part in the affray which began after a video was uploaded onto a social media page.

William Griffin, for the prosecution, explained that all the defendants are related.

He continued: "There is a history of ill feeling between Joyce and Martin Gallagher and in December 2024 Joyce called Martin Gallagher out on the Instagram page, Traveller Beef.

"Joyce then travelled to Leighton Arches and stood outside Martin Gallagher's caravan, called him

By Emily Lloyd
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outside for a fight, and both men started shouting.

"The relatives of both men crowded around."

The court was then shown clips of the fight that broke out, before Mr Griffin continued: "There were many calls to 999, which led to an armed response unit attending and arrests were made."

Joyce, 28, had previously pleaded guilty to affray and possessing a baseball bat; Stokes, 25, had admitted affray; and Patrick Gallagher, 59, also admitted affray, unlawful wounding, and possessing a bladed article in a public place.

The court was told that the blade had made contact with someone's

hand during the incident.

Judge Simon Mills said: "This was a mass brawl in which objects were thrown and there were some people with weapons."

The hearing was disrupted for a short time after a disturbance from the public gallery, in which Judge Mills warned them not to talk or use mobile phones or risk being in contempt of court.

Judge Mills said: "This was a disgraceful episode of public disorder. It was a brawl, obviously, there was some prior reason for it, although I suspect the explosion of violence ultimately stemmed from Mr Joyce turning up for a fight he wanted to have with Martin Gallagher, who was acquitted.

"It was a mass brawl with items being thrown. Some people, but not everybody, were clearly frightened by what they saw and this all too easily could have got more out of hand than

it did."

Judge Mills sentenced Joyce, of Portishead Drive, Milton Keynes, to 18 months for affray and four months for having a weapon to run concurrently. He will also have to complete 15 rehabilitation days and 180 hours of unpaid work. He was also made the subject of a community behaviour order meaning he cannot go to Leighton Arches for two years.

Stokes, of Leighton Arches, was sentenced to 58 weeks for affray and will also have to complete 15 rehabilitation days and 150 hours of unpaid work.

And Gallagher, of Leighton Arches, was sentenced to 22 months for the affray and 19 months for having a bladed article, to run concurrently. He will also complete 15 rehabilitation days.

All three prison sentences were suspended for 18 months, and victim surcharges will apply.

Emergency services are stretched enough without having to cover two separate sites.

6B.1 Are there enough armed police to cover two separate sites if needed (see evidence below of police visits to existing site over last 7 years)?

Year	Number of Police Visits
2018	28
2019	18
2020	24
2021	12
2022	13
2023	40
2024	33
2025 (Up to September)	17

6B.2 Police services would have to make special visits to new sites whereas at the moment they are passing and are a regular visitor to the existing site.

7. Building in open countryside/farming land.

A. Leighton sites are all grade A farming land which is currently part of the Gwyns Barn Tenancy – a successful and thriving County Farm :

- 350 Holstein dairy cows selling 3,600,000 litres of milk per year at 4.52% butterfat, 3.58% protein
- Rear 300 young stock

Initials:

- Sell 90 cull cows per year for beef at a sale liveweight average of 675kg
- Sell 180 beef calves per year that move onto other farms to be reared to enter the food chain as finished animals
- 487 acres farmed in total over 6 sites – maintaining the local landscape
- Contract rear youngstock on two other sites enabling two young entrants to farm with a secure income source by providing them with stock to rear on behalf of the business
- 12 (7 FTE) UK employees all live within 10 miles of the business
- Typically trains two students/apprentices per year - often not from farming backgrounds who then go onto further careers.
- School visits from Leighton school
- AI course training - 3 courses per year
- Farm walks and educational visits from external companies
- Previous employees (many from non-farming backgrounds) have moved onto management roles in the industry such as share farming, herd managers, obtaining their own farm, care home management, animal health advisor
- Have previously also employed people from New Zealand, Estonia, Philippines allowing them to experience farming in the UK as part of their desire to increase world agricultural knowledge
- Have trained over 50 people during the period of the tenancy

B. Development on such sites would go against Powys' own planning policy and the allocation of any of these sites would therefore risk legal challenge:

- "Best and most versatile agricultural land is found across Powys" and "development should be directed away" from this land to safeguard it for food production (Powys Replacement Local Development Plan 2022-2027).
- The proposed site options are outside the current Local Development Boundaries which Powys Council states expressly should be protected from inappropriate development.

Parcel 2 at Leighton – NOT SUPPORTED

Summary

- **Unsuitable Sites:** All five proposed Gypsy/Traveller sites are on **high-grade agricultural land, outside the LDP boundary**, and **lack access** to essential services (shops, healthcare, transport, sewerage).
- **Planning Inconsistency:** Sites that would not gain approval for **conventional housing** should also be **unsuitable** for Gypsy/Traveller use under **Welsh Government Guidance (WGG)**.
- **Environmental Impact:** The required **permanent amenity blocks** and infrastructure would create a **large-scale development, out of character** with the rural landscape.
- **Contrary to LDP Objectives:** Proposals conflict with LDP aims to protect **open countryside**, support **agriculture**, and promote **sustainable development** on **brownfield** land.
- **Amenity and Access Issues:** Sites fail multiple **LDP policy criteria** related to **noise, privacy, scale, and accessibility**.
- **Inappropriate Village Locations:** Developments in **Forden** and **Leighton** would be **disproportionate and contrary** to the LDP spatial strategy for small and large villages.
- **Recommendation:** **Powys County Council** should identify a **suitable brownfield site** in or near a **town**.

Detailed Evidence of objection:

2. **Highways/access**

C. Regular accidents due to speeding vehicles from Lower Leighton farm to Leighton School, mostly unreported to the police (8 in the last 12 months alone), making it unsafe to walk along this area.

D. No pavement or safe walking area from Leighton School to Welshpool with no street lighting.

1B.1 – How many of the Gypsy/Traveller's need pedestrian access to shops, medical appointments and amenities for their day-to-day life as they don't drive?

1B.2 – How many of the Gypsy/Traveller children go to be educated in Welshpool or further afield?

3. **Environmental/Flooding**

F. See evidence of flooding on this site:

Initials:



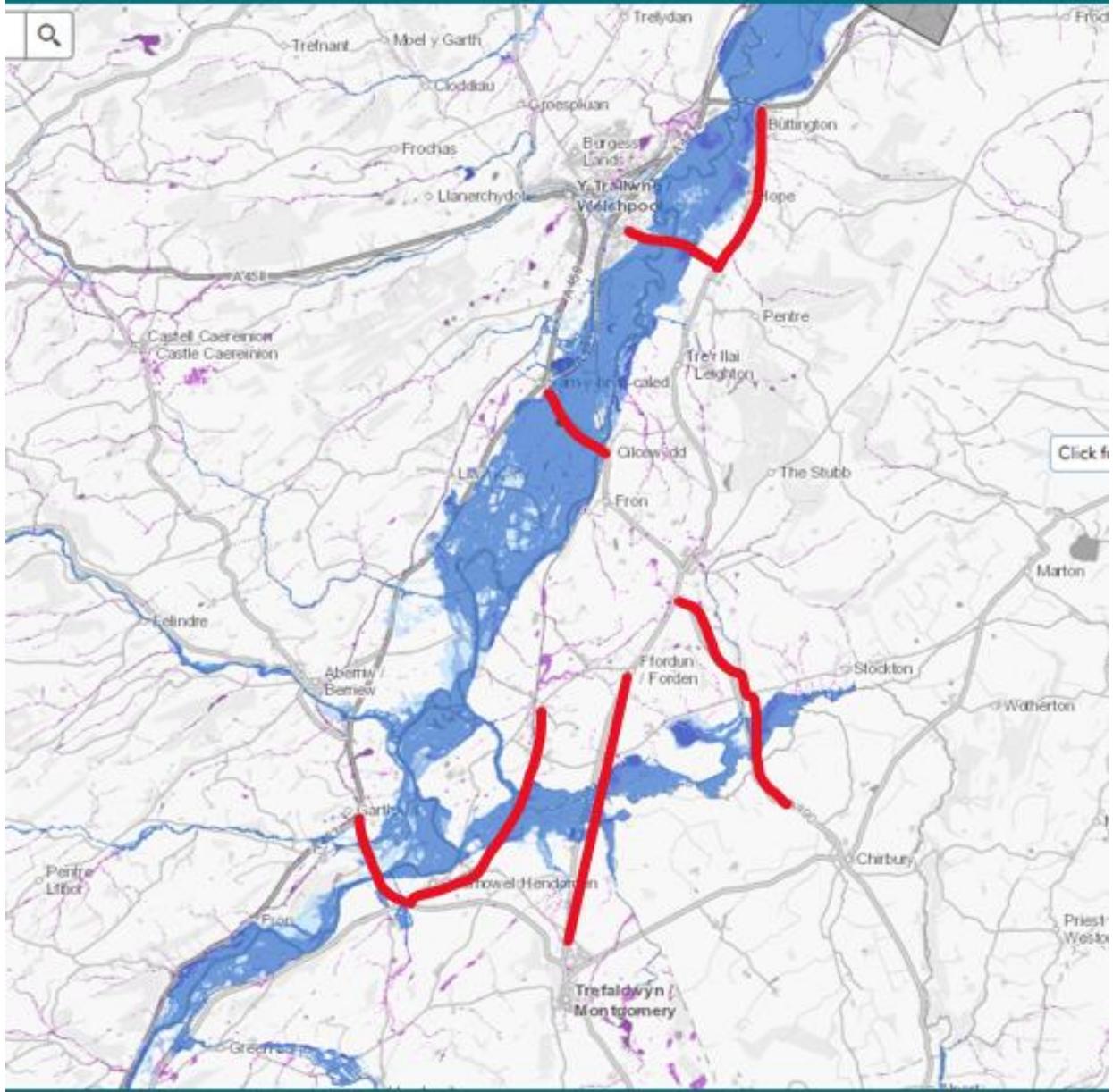
G. Leighton village is regularly marooned during flooding with no access along the Leighton Airport road (A483), Leighton Straight (B4381), Buttington road (B4388), Stalloe Straight (B4388) in Montgomery, Chirbury Road (A490) and Caerhowell roads (B4385), leaving no access from Welshpool, Newtown, Forden or Montgomery (see evidence below).

2B.1 How will emergency services get to the Leighton sites during a flood, if there is a crisis or emergency?

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2B.3 How will members of the G&T community access employment?

Initials:



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- H. Rubbish and old caravans are regularly left at the existing site causing chaos for the surrounding landowners who need access to their fields.
- I. Vermin would become an issue in the surrounding area due to rubbish being dumped. All within view of Powis Castle.

Initials:

J. Cumulative negative impact on water quality and environment due to additional package treatment plant discharging to watercourse due to no public foul sewer available at site.

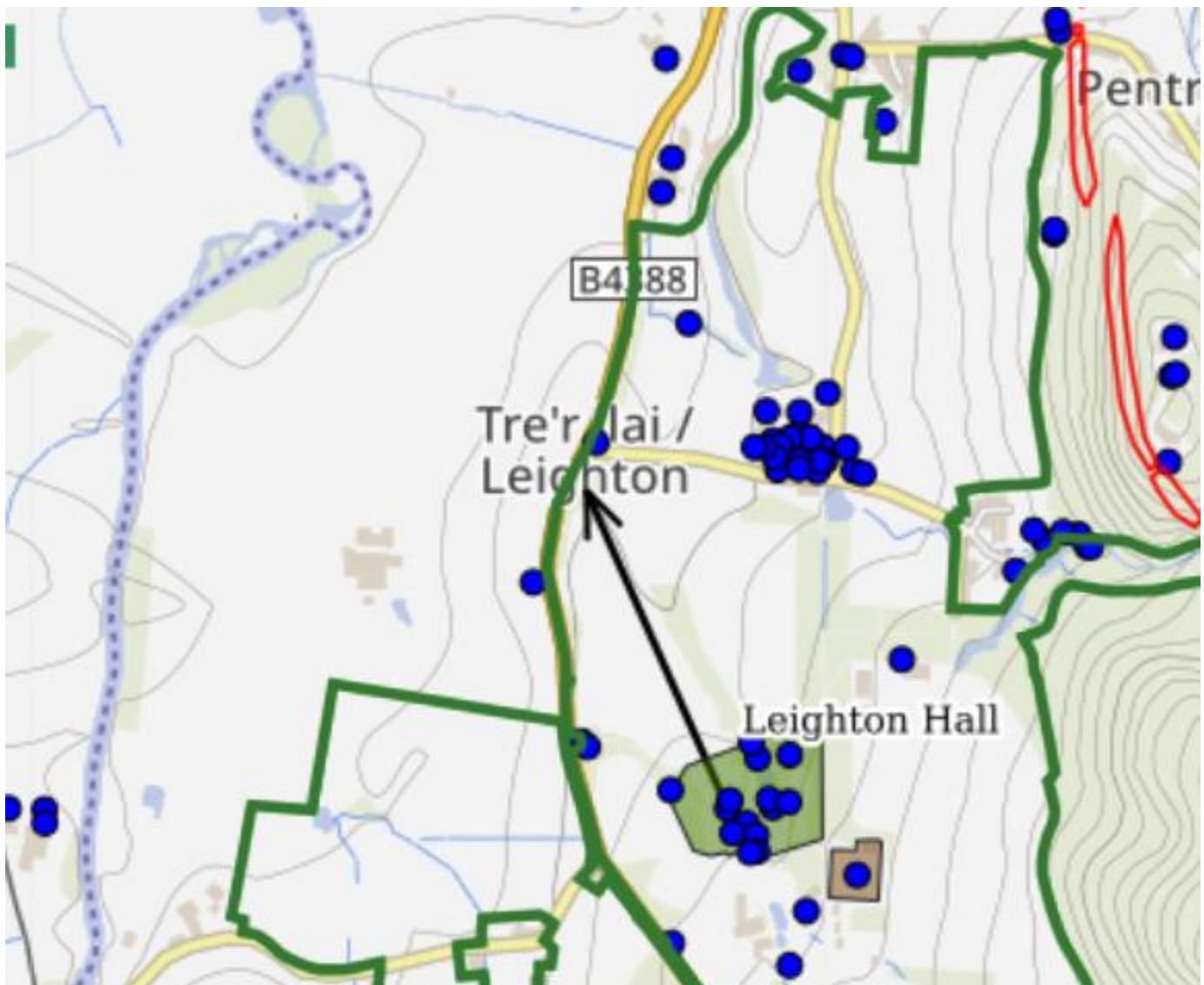
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- D. Limited bus service Leighton to Welshpool - Monday to Saturday 9:39am and 12:43pm only.
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5. Heritage/Landscape Impact

- D. Proposed Leighton sites are all in the site line of Powis Castle who currently welcomes over 180,000 visitors per year and provides significant local employment. Any effect on visitor numbers due to the view straight onto a G&T site with at least 12 caravans, amenity blocks, warden office and separate living space on it, will have a significant impact on the larger, local economy.
- E. There are over 79 listed buildings within the vicinity of the Leighton sites – 2 of which are directly opposite the site, being The Whitehouse and also Severn Leigh.

Initials:



F. Evidence from CADW regarding the Scheduled Monuments and Registered Parks and Gardens:

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5. Impact to sitting tenant (CONFIDENTIAL)

7. Wellbeing of local community due to evidence of Crime

B. It was reported in the County Times about a recent riot in the existing site (see evidence).

Initials:

Armed police attend violent mass brawl

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outside for a fight, and both men started shouting.

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Judge Mills said: "This was a disgraceful episode of public disorder. It was a brawl, obviously, there was some prior reason for it, although I suspect the explosion of violence ultimately stemmed from Mr Joyce turning up for a fight he wanted to have with Martin Gallagher, who was acquitted.

"It was a mass brawl with items being thrown. Some people, but not everybody, were clearly frightened by what they saw and this all too easily could have got more out of hand than

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Judge Mills sentenced Joyce, of Portishead Drive, Milton Keynes, to 18 months for affray and four months for having a weapon to run concurrently. He will also have to complete 15 rehabilitation days and 180 hours of unpaid work. He was also made the subject of a community behaviour order meaning he cannot go to Leighton Arches for two years.

Stokes, of Leighton Arches, was sentenced to 58 weeks for affray and will also have to complete 15 rehabilitation days and 150 hours of unpaid work.

And Gallagher, of Leighton Arches, was sentenced to 22 months for the affray and 19 months for having a bladed article, to run concurrently. He will also complete 15 rehabilitation days.

All three prison sentences were suspended for 18 months, and victim surcharges will apply.

Emergency services are stretched enough without having to cover two separate sites.

6B.1 Are there enough armed police to cover two separate sites if needed (see evidence below of police visits to existing site over last 7 years)?

Year	Number of Police Visits
2018	28
2019	18
2020	24
2021	12
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2025 (Up to September)	17

6B.2 Police services would have to make special visits to new sites whereas at the moment they are passing and are a regular visitor to the existing site.

8. Building in open countryside/farming land.

A. Leighton sites are all grade A farming land which is currently part of the Gwyns Barn Tenancy – a successful and thriving County Farm :

- 350 Holstein dairy cows selling 3,600,000 litres of milk per year at 4.52% butterfat, 3.58% protein
- Rear 300 young stock

Initials:

- Sell 90 cull cows per year for beef at a sale liveweight average of 675kg
- Sell 180 beef calves per year that move onto other farms to be reared to enter the food chain as finished animals
- 487 acres farmed in total over 6 sites – maintaining the local landscape
- Contract rear youngstock on two other sites enabling two young entrants to farm with a secure income source by providing them with stock to rear on behalf of the business
- 12 (7 FTE) UK employees all live within 10 miles of the business
- Typically trains two students/apprentices per year - often not from farming backgrounds who then go onto further careers.
- School visits from Leighton school
- AI course training - 3 courses per year
- Farm walks and educational visits from external companies
- Previous employees (many from non-farming backgrounds) have moved onto management roles in the industry such as share farming, herd managers, obtaining their own farm, care home management, animal health advisor
- Have previously also employed people from New Zealand, Estonia, Philippines allowing them to experience farming in the UK as part of their desire to increase world agricultural knowledge
- Have trained over 50 people during the period of the tenancy

B. Development on such sites would go against Powys' own planning policy and the allocation of any of these sites would therefore risk legal challenge:

- "Best and most versatile agricultural land is found across Powys" and "development should be directed away" from this land to safeguard it for food production (Powys Replacement Local Development Plan 2022-2027).
- The proposed site options are outside the current Local Development Boundaries which Powys Council states expressly should be protected from inappropriate development.

Parcel 3 at Leighton – NOT SUPPORTED

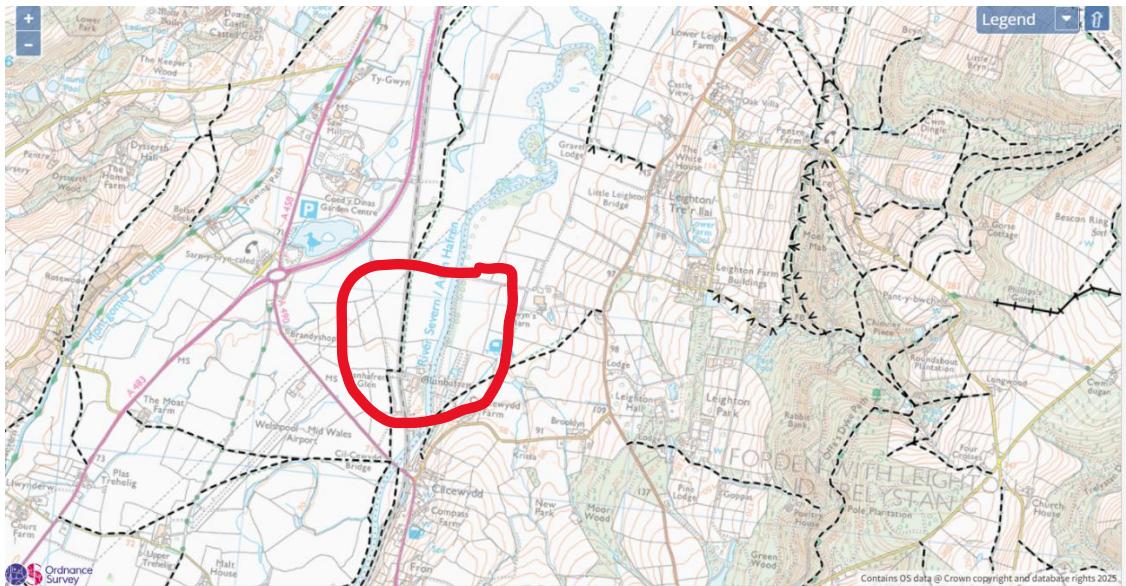
Summary

- **Unsuitable Sites:** All five proposed Gypsy/Traveller sites are on **high-grade agricultural land, outside the LDP boundary, and lack access** to essential services (shops, healthcare, transport, sewerage).
- **Planning Inconsistency:** Sites that would not gain approval for **conventional housing** should also be **unsuitable** for Gypsy/Traveller use under **Welsh Government Guidance (WGG)**.
- **Environmental Impact:** The required **permanent amenity blocks** and infrastructure would create a **large-scale development, out of character** with the rural landscape.
- **Contrary to LDP Objectives:** Proposals conflict with LDP aims to protect **open countryside, support agriculture, and promote sustainable development on brownfield land**.
- **Amenity and Access Issues:** Sites fail multiple **LDP policy criteria** related to **noise, privacy, scale, and accessibility**.
- **Inappropriate Village Locations:** Developments in **Forden and Leighton** would be **disproportionate and contrary** to the LDP spatial strategy for small and large villages.
- **Recommendation:** **Powys County Council** should identify a **suitable brownfield site** in or near a **town**.

Detailed Evidence of objection:

3. **Highways/access**

- E. Regular accidents due to speeding vehicles from Lower Leighton farm to Leighton School, mostly unreported to the police (8 in the last 12 months alone), making it unsafe to walk along this area.
- F. No pavement or safe walking area from Leighton School to Welshpool with no street lighting.
 - 1B.1 – How many of the Gypsy/Traveller's need pedestrian access to shops, medical appointments and amenities for their day-to-day life as they don't drive?
 - 1B.2 – How many of the Gypsy/Traveller children go to be educated in Welshpool or further afield?
- G. There is a public footpath that runs through land at Gwyns Barn:



4. Environmental/Flooding

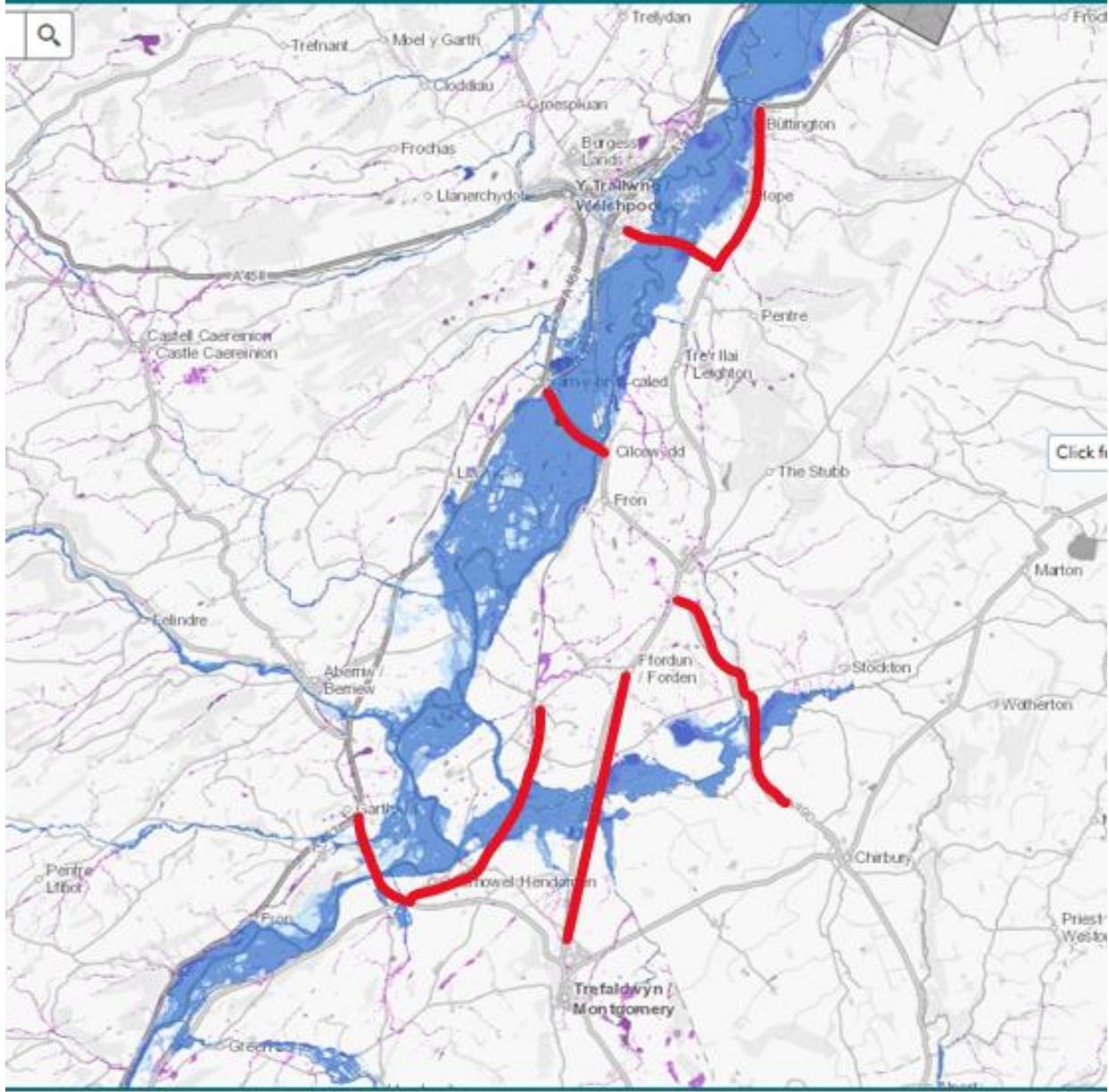
K. Leighton village is regularly marooned during flooding with no access along the Leighton Airport road (A483), Leighton Straight (B4381), Buttington road (B4388), Stalloe Straight (B4388) in Montgomery, Chirbury Road (A490) and Caerhowell roads (B4385), leaving no access from Welshpool, Newtown, Forden or Montgomery (see evidence below).

2A.1 How will emergency services get to the Leighton sites during a flood, if there is a crisis or emergency?

2A.2 How many of the G&T Community receive health and social care services and need regular access to those services?

2A.3 How will members of the G&T community access employment?

Initials:



Red lines – main road access to Leighton, unpassable during floods.

- L. Rubbish and old caravans are regularly left at the existing site causing chaos for the surrounding landowners who need access to their fields.
- M. Vermin would become an issue in the surrounding area due to rubbish being dumped.
- N. Cumulative negative impact on water quality and environment due to additional package treatment plant discharging to watercourse due to no public foul sewer available at site.

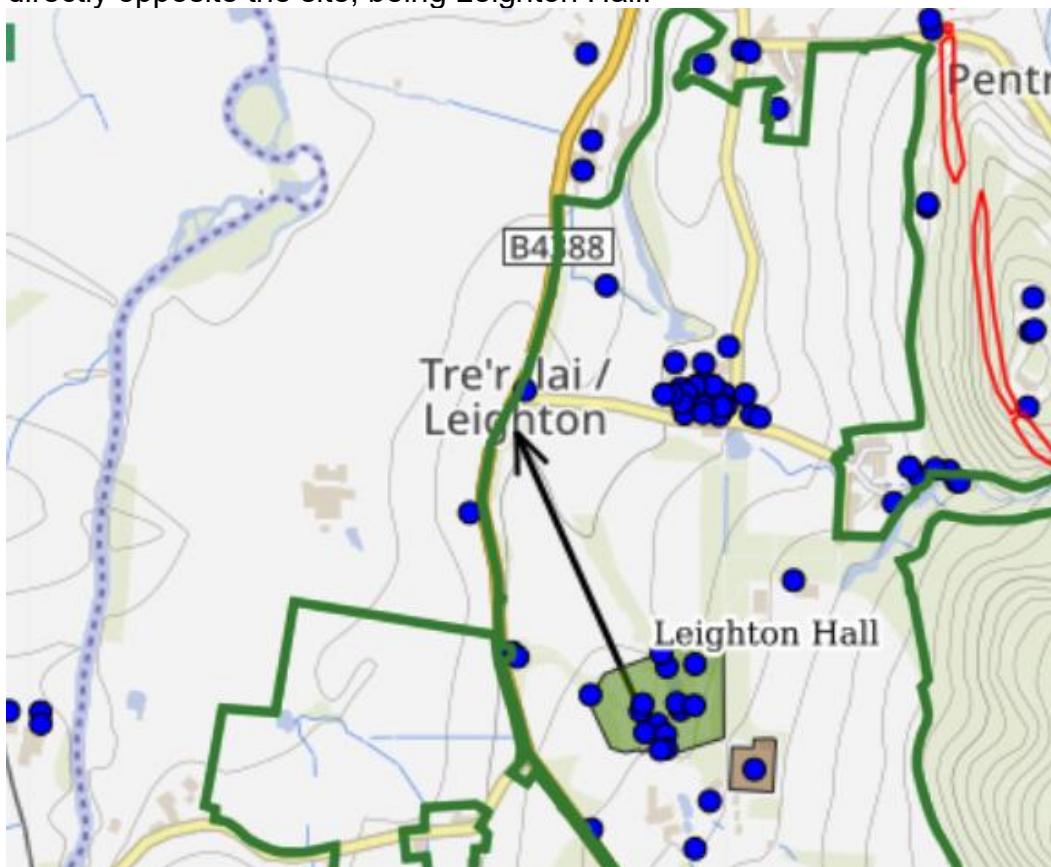
Initials:

5. Services and Amenities

- G. Limited bus service Leighton to Welshpool - Monday to Saturday 9:39am and 12:43pm only.
- H. No pavements from Leighton School to Welshpool.
- I. No shops, no medical centre, no taxi service or amenities in the village.
All the above contravene the Active Travel Policy, imposing car dependence on everyday needs.

6. Heritage/Landscape Impact

- G. Proposed Leighton sites are all in the site line of Powis Castle who currently welcomes over 180,000 visitors per year and provides significant local employment. Any effect on visitor numbers due to the view straight onto a G&T site with at least 12 caravans, amenity blocks, warden office and separate living space on it, will have a significant impact on the local economy.
- H. There are over 79 listed buildings within the vicinity of the Leighton sites – 1 of which is directly opposite the site, being Leighton Hall.



- I. Evidence from CADW regarding the Scheduled Monuments and Registered Parks and Gardens:

Scheduled Monuments

MG011 Beacon Ring Camp (Caer Digoll)

MG019 Domen Castell Mound and Bailey Castle

MG034 Offa's Dyke: Section extending 760m N from centre of Goppas Wood to Hope By-Road

MG035 Offa's Dyke: Section from North Lodge, Leighton Park to Old Quarry S of Green Wood

Initials:

MG093 Mount in Powis Castle Park

MG138 Offa's Dyke: Section W of Court House Farm

MG139 Offa's Dyke: Section NE of Welshpool-Churchstoke Road

MG152 Offa's Dyke: Sections extending 675m S from centre of Goppas Wood

MG153 Offa's Dyke: Pentre Section

MG167 Cursus, Llwyn-Wron (revealed by aerial photography)

MG217 Offa's Dyke: Section at Pentre Farm

MG224 Offa's Dyke: South of School House

MG254 Railway Transfer Dock at Welshpool

MG281 Coed y Dinas Round Barrow

MG286 Trelystan Church House Round Barrows

Registered Parks and Gardens:

PGW(Po)34(POW) Leighton Hall

PGW(Po)35(POW) Powis Castle Garden

PGW(Po)36(POW) Llanerchydol Hall

The majority of this Candidate site is located immediately adjacent to the boundary of PGW(Po)34(POW) Leighton Hall historic park and garden and in the identified significant view from PGW(Po)35(POW) Powis Castle Garden historic park and garden. Impact of any development in this candidate site on the settings of these registered historic park and garden will therefore be a material consideration in the determination of any planning application (see Planning Policy Wales 2021, section 6.1.19): However, the southernmost two fields are located inside the boundary of the PGW(Po)34(POW) Leighton Hall historic park and garden, Development inside a registered historic park and garden will be contrary to section 6.1.18 of PPW and therefore these fields should not be included in any allocation for this proposed development

Before this candidate site can be considered for inclusion in the LDP an assessment of the impact of development in this area on the settings of PGW(Po)34(POW) Leighton Hall and PGW(Po)35(POW) Powis Castle Garden historic park and gardens which should be prepared by a competent and qualified historic environment expert in accordance with the methodology outlined in the Welsh Government's best-practice guidance Setting of Historic Assets in Wales (2017).

Candidate site should not be included in LDP until the applicant has provided an assessment showing that development will not have a significant adverse impact on the settings of PGW(Po)34(POW) Leighton Hall and PGW(Po)35(POW) Powis Castle Garden historic park and gardens

The southernmost two fields of this Candidate Site are located inside the boundary of the PGW(Po)34(POW) Leighton Hall historic park and garden and should not be included in any allocation for this proposed development

7. Impact to sitting tenant (CONFIDENTIAL)

8. Wellbeing of local community due to evidence of Crime

Initials:

C. It was reported in the County Times about a recent riot in the existing site (see evidence).

Armed police attend violent mass brawl

A mass brawl at a caravan site in Welshpool led to an armed police response, a court has been told.

Police were called to Leighton Arches in February this year, after the disorder broke out, leading to projectiles being thrown and weapons being brandished.

At Mold Crown Court on Tuesday (September 16), Martin Joyce, Martin Stokes and Patrick Gallagher were sentenced for their part in the affray which began after a video was uploaded onto a social media page.

William Griffin, for the prosecution, explained that all the defendants are related.

He continued: "There is a history of ill feeling between Joyce and Martin Gallagher and in December 2024 Joyce called Martin Gallagher out on the Instagram page, Traveller Beef.

"Joyce then travelled to Leighton Arches and stood outside Martin Gallagher's caravan, called him

By Emily Lloyd
emily.lloyd@newsquest.co.uk
@EmilyJaneLloyd

outside for a fight, and both men started shouting.

"The relatives of both men crowded around."

The court was then shown clips of the fight that broke out, before Mr Griffin continued: "There were many calls to 999, which led to an armed response unit attending and arrests were made."

Joyce, 28, had previously pleaded guilty to affray and possessing a baseball bat; Stokes, 25, had admitted affray; and Patrick Gallagher, 59, also admitted affray, unlawful wounding, and possessing a bladed article in a public place.

The court was told that the blade had made contact with someone's

hand during the incident.

Judge Simon Mills said: "This was a mass brawl in which objects were thrown and there were some people with weapons."

The hearing was disrupted for a short time after a disturbance from the public gallery, in which Judge Mills warned them not to talk or use mobile phones or risk being in contempt of court.

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Parcel 4 and 5 at Forden – NOT SUPPORTED

Summary

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- **Planning Inconsistency:** Sites that would not gain approval for **conventional housing** should also be **unsuitable** for Gypsy/Traveller use under **Welsh Government Guidance (WGG)**.
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- **Recommendation:** **Powys County Council** should identify a **suitable brownfield site** in or near a town.

Detailed evidence

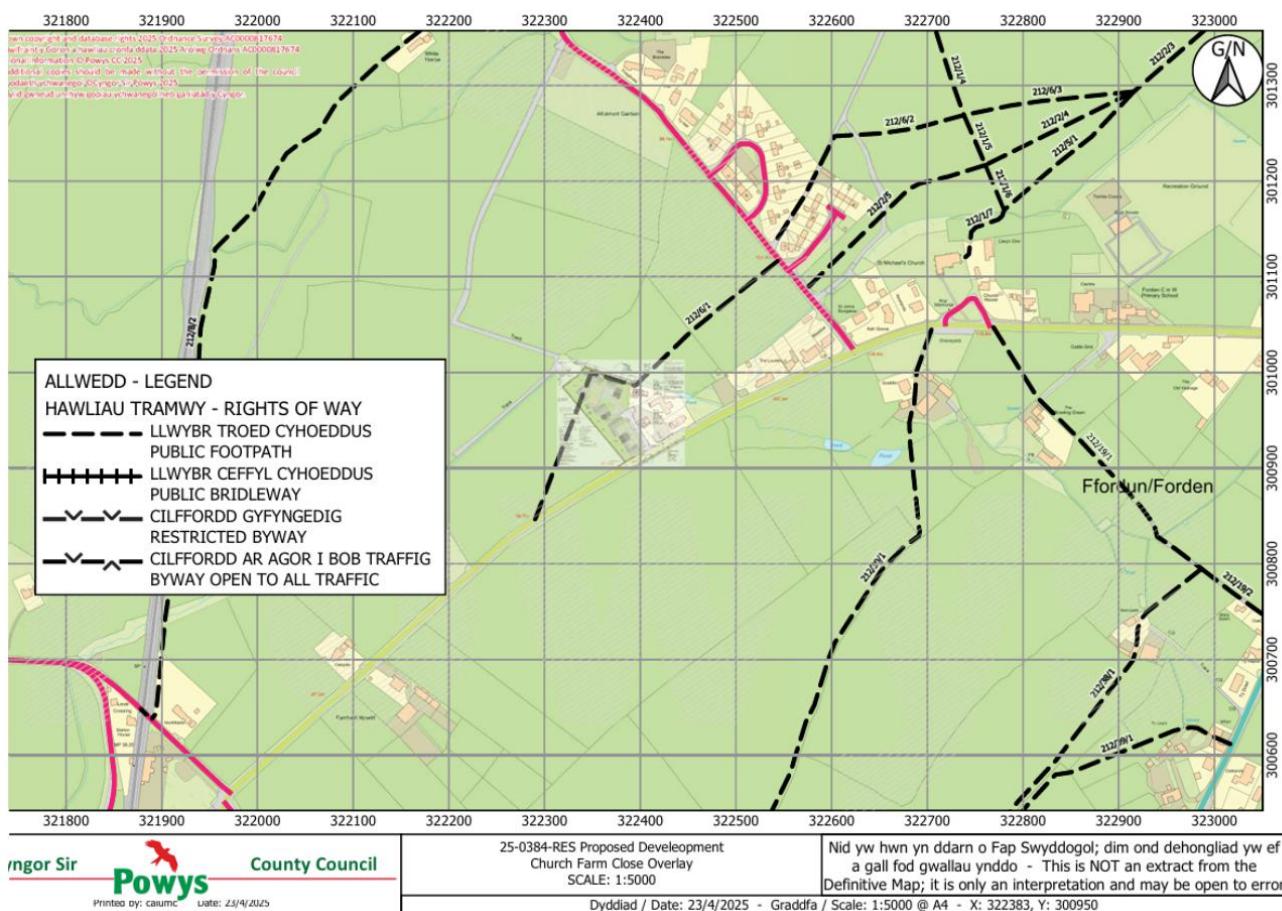
5. Highways/access

1B.1 – How many of the Gypsy/Traveller's need pedestrian access to shops, medical appointments and amenities for their day-to-day life as they don't drive?

1B.2 – How many of the Gypsy/Traveller children go to be educated in Welshpool or further afield?

2 There are public footpaths/rights of way that run through both proposed sites 4 & 5. Building the gypsy traveller site on options 4 & 5 will take this right away. See image of Public footpaths below.

Initials:



There are no public footpaths from proposed site 5 which would mean extra footfall along a roadway where there is a 60mh limit in place, making the road way dangerous for all road users.

Please see the documents below showing that under the Powys CC active travel plans are only being planned for large towns and not the village of Forden

Initials:

 Uwchradd Cymru
Welsh Government

Cymraeg

 DataMapWales

[Sign in](#)

[Home](#) > [Data catalogue](#) > Active Travel Network Maps

Active Travel Network Maps



Display in map viewer ➔

Type: Map
Publication date: 07 November 2022
Licence: [Public Sector Geospatial Agreement \(PSGA\)](#) ➔
Point of contact: Data@gov.wales
[Read full metadata](#)

Legend:

- Existing walking routes (Blue dashed line)
- Existing cycling routes (Yellow solid line)
- Existing walking and cycling routes (Pink solid line)
- Future walking routes (Blue dashed line)
- Future cycling routes (Green dashed line)
- Future walking and cycling routes (Pink dashed line)

All local authorities in Wales have to produce maps of walking and cycling networks in their local area, known as Active Travel Network Maps (ATNMs).

Document showing planned sites for active travel development

The screenshot shows a webpage titled 'Ongoing Active Travel Schemes and Developments'. At the top, there are sharing options (Facebook, Twitter, Email) and a 'Print' button. Below this, a section titled 'Downloads' lists several documents:

- [A483 Llandrindod to Howey Active Travel shared use path notification of works \(PDF, 119 KB\)](#)
- [Dolfor Road Active Travel Scheme \(PDF, 130 KB\)](#)
- [Llanidloes Active Travel Improvements \(PDF, 102 KB\)](#)
- [Brecon town centre improvements \(PDF, 96 KB\)](#)

At the bottom of the page, there is a dark footer bar with links to 'Data Protection and Privacy', 'Stronger, fairer, greener', 'Terms and Conditions', 'Follow us' (with links to Twitter and Facebook), '© 2025 - Powys County Council', and a 'Cookie options' button.

4. Environmental/Flooding

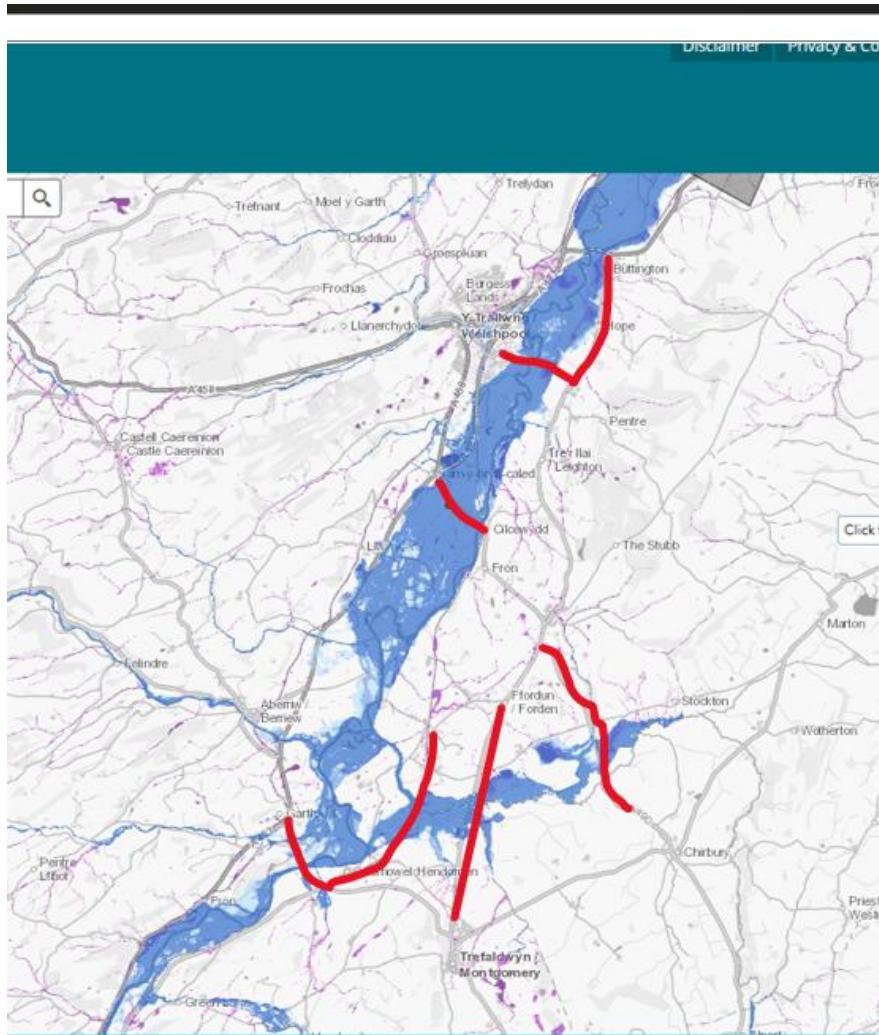
O. Forden village is regularly marooned during flooding with no access along the Leighton Airport road (A483), Leighton Straight (B4381), Buttington road (B4388), Stalloe Straight (B4388) in Montgomery, Chirbury Road (A490) and Caerhowell roads (B4385), leaving no access from Welshpool, Newtown, Forden or Montgomery (see evidence below).

2B.1 How will emergency services get to the Forden sites during a flood, if there is a crisis or emergency?

2B.2 How many of the G&T Community receive health and social care services and need regular access to those services?

2B.5 How will members of the G&T community access employment?

Initials:



Red lines – main road access to Forden, unpassable during floods.

P. Heavy clay soils and seasonal low flows indicate constraints for foul drainage and sustainable drainage (SuDS). Without robust SuDS, run off would likely increase downstream, including the rail corridor noted as flood sensitive, as well as local properties. Further development at these sites would exacerbate flooding issues on the railway, as confirmed by National Rail.

Q. Cumulative negative impact on water quality and environment due to additional package treatment plant discharging to watercourse due to no public foul sewer available at site.

The planning application by Powys CC at Church farm (opposite option 5) has raised issues with natural resources Wales and Land drainage over the suitability of the drainage from the area and volume of individual sewage treatment plants. The same issues will occur at options 4 & 5. See NRW and land drainage documentation highlighting the issues.

Initials:

Jessica Bywater

From: Land Drainage
Sent: 19 June 2025 15:25
To: Planning Consultations
Subject: 25/0384/RES

Good afternoon,

Thank you for the opportunity to further comment on this application (reference: 25/0384/RES).

Thank you for the additional plan which compares selective, specific site levels in the vicinity of the plots to the proposed finished floor levels (FFL). However, when comparing the proposed FFL to existing ground levels at other locations surrounding the property, there is a significant raising.

The reserved matters application appears to differ from the outline application, as this reserved application appears to include significant ground raising (circa 1m in places) prior to raising the finished floor levels of properties. No land raising was proposed or consented within the outline application, which stated 'There should be no raising or alteration of existing ground levels across the site, accept for reasonable access in and out of the dwellings, without the written approval of the LPA'. We would therefore object to any land raising without hydraulic modelling to evidence that there will not be any impact on flood risk elsewhere.

As well as the land raising, the plots that were outlined in the hydraulic model differ from the outline layout and so it has not been demonstrated that the new layout will not increase flood risk elsewhere.

Therefore, PCC Land Drainage reiterate that development should not be permitted within an area at risk from flooding unless it can be demonstrated that the consequences of any flooding would be acceptable for the development proposed and that it would not give rise to any unacceptable flooding impacts elsewhere.

Kind regards,

Johanne Williams

Peiriannydd Perygl Llifogydd a Draenio Cynaliadwy / Flood Risk and Sustainable Drainage Engineer

Cyngor Sir Powys / Powys County Council

E-bost / Email: land.drainage@powys.gov.uk

Ffôn / Tel: 01597 827465

Croeso i chi gysylltu â ni yn Gymraeg. Byddwn yn ymateb yn Gymraeg, heb oedi.
You are welcome to contact us in Welsh. We will respond in Welsh, without delay.



CRYFACH
-teach-

This e mail and any attachments are confidential and intended for the named recipient only. The content may contain privileged information. If it has reached you by mistake, you should not



Ein cyf/Our ref: CAS-283002-L3S2
Eich cyf/Your ref: 25/0384/RES

Powys County Hall
Spa Road East
Llandrindod Wells
LD1 5LG

Dyddiad/Date: 01 July 2025

Annwyl / Dear Ms Bowen,

BWRIAD/PROPOSAL: Reserved matters application in respect of outline planning permission 24/1480/REM (18/0614/OUT) for erection of 9 dwellings, garages, installation of treatment plant and associated works (all matters)

LLEOLIAD/LOCATION: Church Farm, Forden, Welshpool, Powys SY21 8FD

Thank you for re-consulting Cyfoeth Naturiol Cymru (CNC)/Natural Resources Wales (NRW) about the above, which we received on 18 June 2025.

We continue to have concerns with the application as submitted because inadequate information has been provided in support of the proposal. To overcome these concerns, you should seek further information from the applicant regarding foul drainage. If this information is not provided, we would object to this planning application. Further details are provided below.

Foul Drainage

We understand that the development is not served by the public foul sewer and the information submitted indicates that foul drainage is to be provided by a package treatment plant and treated effluent discharged to a watercourse. In our previous response (Reference CAS-281359-X4B1 dated 09/06/2025) we advised that the Applicant should provide additional information to demonstrate compliance with the Welsh Government Circular 008/2018.

Since our response, the Applicant has submitted percolation tests in support of the application. The supporting percolation tests indicate that the site is too wet for a traditional soakaway, however, we do not feel the applicant has considered an above ground drainage fields for use at this location to overcome the soil conditions. It is possible a discharge to ground using an above ground drainage field(s) is possible and we advise your Authority requests the applicant to explore this possibility.

The applicant must supply calculations for the specific size of any proposed soakaway(s) and indicate the location of the discharge of foul effluent onsite.

Initials:

The application does not, therefore, provide a sufficient basis for an assessment to be made of the risks of pollution to the water environment arising from the proposed development.

We wish to highlight that the area already has a large number of private sewage treatment systems and we are concerned about the cumulative impact of the additional discharges on the water environment. Where a new drainage field is proposed close to other known existing and proposed drainage fields, there is risk that the effectiveness of the drainage fields could be compromised. Therefore, we request that details of the private foul drainage systems to be installed, the location and size of the soakaway(s)/drainage fields along with percolation test results, are submitted prior to the determination on the application. This should also include calculations which demonstrate the drainage fields are designed to manage the anticipated foul flows of the development effectively.

Therefore, in consideration of foul drainage options for the site, further information needs to be submitted. In light of the percolation tests demonstrating the ground conditions are unsuitable for a ground discharge, the applicant should consider the configuration of package treatment plants and their associated above ground drainage fields so that they conform with building regulations. The developer should ensure there is sufficient space to install the drainage field as set out in BS 6297:2007+A1:2008.

On receipt of the above information, we will review our position and advise your Authority accordingly.

Applicants wishing to operate a private sewerage system will need either to apply to us for an environmental permit or register with us for an exemption from the permit requirement. Septic tanks and small sewage treatment works that meet certain criteria may be registered as exempt.

A step by step guide to registering an exemption can be found on our [website](#).

If the septic tank or private sewage treatment system is not eligible for an exemption, the Applicant will need to apply for an environmental permit, further details can be found [here](#). Should a permit be required further information may be needed as part of that application process. The Applicant is therefore advised to contact us for pre-application advice at the earliest opportunity to try to ensure that there is no conflict between any planning permission granted and the permit requirements. Further details on how to access our pre-application advice service can be found [here](#).

It is important to note that a grant of planning permission does not guarantee that a permit will be granted. A proposal may be deemed unacceptable either because of environmental risk or because upon further investigation, a connection to mains sewer was feasible. Applicants are encouraged to ensure they have all the required permissions, consents, permits and any other approvals in place prior to commencement of works on the site.

Where private sewage treatment/disposal facilities are utilised, they must be installed and maintained in accordance with British Standard 6297 and Approved Document H of the Building Regulations. We also refer the Applicant to Guidance for Pollution Prevention 4 on the NetRegs [website](#), which provides further information.

Other Matters

Initials:

Our comments above only relate specifically to matters included on our checklist, *Development Planning Advisory Service: Consultation Topics* (September 2018), which is published on our [website](#). We have not considered potential effects on other matters and do not rule out the potential for the proposed development to affect other interests.

We advise the applicant that, in addition to planning permission, it is their responsibility to ensure they secure all other permits/consents/licences relevant to their development. Please refer to our [website](#) for further details.

Advice for the Developer

Works Near Watercourse and Pollution Prevention

Due to the proximity of the site to watercourses, all works at the site must be carried out in accordance with the relevant pollution prevention guidance notes. The developer should also take any precaution to prevent contamination of surface water drains and local watercourses. Oils and chemicals should be stored in bunded areas and spill kits should be readily available in case of accidental spillages. For further information see following link: <http://www.netregs.org.uk/environmental-topics/pollution-prevention-guidelines-ppgs-and-replacement-series/guidance-for-pollution-prevention-gpps-full-list/>

If you have any queries on the above, please do not hesitate to contact us.

Yn ddiffuant / Yours sincerely,

Alex Homer

Cyngor y Cymru - Cynllunio Datblygu/Advisor - Development Planning
Cyfoeth Naturiol Cymru/Natural Resources Wales

E-bost/E-Mail: MidPlanning@cyfoethnaturiolcymru.gov.uk

Croesewir gohebiaeth yn Gymraeg a byddwn yn ymateb yn Gymraeg, heb i hynny arwain at oedi./Correspondence in Welsh is welcomed, and we will respond in Welsh without it leading to a delay.

Rubbish and old caravans are regularly left at the existing site causing chaos for the surrounding landowners who need access to their fields.

R. Vermin would become an issue in the surrounding area due to rubbish being dumped.

6. Services and Amenities

J. Limited bus service Forden to Welshpool - Monday to Friday 9:31am and 12:35pm, Saturday 9:33am and 12:37pm.

K. No shops, no medical centre, or pharmacy, no taxi service or amenities in the village. Both of the above contravene the Active Travel Policy – imposing car dependence on everyday needs.

8. Heritage/Landscape Impact

J. There are over 22 listed buildings within the vicinity of the Forden sites – 2 of which are directly next to the site, being St Michaels Church and Pound Fields Cottage.

K. There are 8 Scheduled Monuments in Forden. The prominent location of the option sites in open countryside is clearly detrimental to the short and long-distance views of these heritage sites which would result in a detrimental visual impact of the area, rendering the sites as an inappropriate development.

Initials:

Scheduled Monuments - Line Report



Reference Number	Name		Date of Designation	Status	Unitary Authority
MG138	Offa's Dyke: Section W of Court House Farm		01/05/1958	Designated	Powys
Community	Easting	Northing	Broad Class	Site Type	Period
Forden with Leighton and Trelystan	324353	302698	Monument	Linear Earthwork	Early Medieval
Reference Number	Name		Date of Designation	Status	Unitary Authority
MG012	Forden Gaer Roman Site		25/05/1978	Designated	Powys
Community	Easting	Northing	Broad Class	Site Type	Period
Forden with Leighton and Trelystan	320989	299098	Defence	Fort	Roman
Reference Number	Name		Date of Designation	Status	Unitary Authority
MG037	Offa's Dyke: Section from Cwm By-Road to Hem Road			Designated	Powys
Community	Easting	Northing	Broad Class	Site Type	Period
Forden with Leighton and Trelystan	323030	300243	Monument	Linear Earthwork	Early Medieval

Initials:

Reference Number	Name		Date of Designation	Status	Unitary Authority
MG036	Offa's Dyke: Section from point 90m S of Chirbury Road to S Boundary of Nant-Cribau Park			Designated	Powys
Community	Easting	Northing	Broad Class	Site Type	Period
Forden with Leighton and Trelystan	323535	301417	Monument	Linear Earthwork	Early Medieval
Reference Number	Name		Date of Designation	Status	Unitary Authority
MG130	Lower Min-y-Llyn Castle Mound			Designated	Powys
Community	Easting	Northing	Broad Class	Site Type	Period
Forden with Leighton and Trelystan	321072	300962	Defence	Motte	Medieval
Reference Number	Name		Date of Designation	Status	Unitary Authority
MG148	Nant-Cribau Castle Mound			Designated	Powys
Community	Easting	Northing	Broad Class	Site Type	Period
Forden with Leighton and Trelystan	323755	301405	Defence	Motte	Medieval
Reference Number	Name		Date of Designation	Status	Unitary Authority
MG102	Nant-Cribau Moated House Site			Designated	Powys
Community	Easting	Northing	Broad Class	Site Type	Period
	324132	301335	Domestic	Moated Site	Medieval

Initials:

Forden with
Leighton and
Trelystan

Reference Number	Name	Date of Designation	Status	Unitary Authority	
MG139	Offa's Dyke: Section NE of Welshpool-Churchstoke Road		Designated	Powys	
Community	Easting	Northing	Broad Class	Site Type	Period
Forden with Leighton and Trelystan	324044	302271	Monument	Linear Earthwork	Early Medieval

Cadw : Scheduled Monuments - Line Report

[Records 8 of 8

L. Adjacent to the community allotments, which would prevent future allotment expansion.

9. Wellbeing of local community due to evidence of Crime

D. It was reported in the County Times about a recent riot in the existing site (see evidence).

Armed police attend violent mass brawl

A mass brawl at a caravan site in Welshpool led to an armed police response, a court has been told.

Police were called to Leighton Arches in February, this year, after the disorder broke out, leading to projectiles being thrown and weapons being brandished.

At Mold Crown Court on Tuesday 16th, Martin Joyce, Martin Stokes and Patrick Gallagher were sentenced for their part in the affray which began after a video was uploaded onto a social media page.

William Griffin, for the prosecution, explained that all the defendants are related.

He continued: "There is a history of ill feeling between Joyce and Martin Gallagher and in December 2024 Joyce called Martin Gallagher out on the Instagram page, Traveller Beef.

"Joyce then travelled to Leighton Arches and stood outside Martin Gallagher's caravan, called him

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outside for a fight, and both men started shouting.

"The relatives of both men crowded around."

The court was then shown clips of the fight that broke out, before Mr Griffin continued: "There were many calls to 999, which led to an armed response unit attending and arrests were made."

Joyce, 28, had previously pleaded guilty to affray and possessing a baseball bat; Stokes, 25, had admitted affray; and Patrick Gallagher, 59, also admitted affray, unlawful wounding, and possessing a bladed article in a public place.

The court was told that the blade had made contact with someone's

hand during the incident.

Judge Simon Mills said: "This was a mass brawl in which objects were thrown and there were some people with weapons."

The hearing was disrupted for a short time after a disturbance from the public gallery, in which Judge Mills warned them not to talk or use mobile phones or risk being in contempt of court.

Judge Mills said: "This was a disgraceful episode of public disorder. It was a brawl, obviously, there was some prior reason for it, although I suspect the explosion of violence ultimately stemmed from Mr Joyce turning up for a fight he wanted to have with Martin Gallagher, who was acquitted.

"It was a mass brawl with items being thrown. Some people, but not everybody, were clearly frightened by what they saw and this all too easily could have got more out of hand than

it did."

Judge Mills sentenced Joyce, of Portishead Drive, Milton Keynes, to 18 months for affray and four months for having a weapon to run concurrently. He will also have to complete 15 rehabilitation days and 180 hours of unpaid work. He was also made the subject of a community behaviour order meaning he cannot go to Leighton Arches for two years.

Stokes, of Leighton Arches, was sentenced to 58 weeks for affray and will also have to complete 15 rehabilitation days and 150 hours of unpaid work.

And Gallagher, of Leighton Arches, was sentenced to 22 months for the affray and 19 months for having a bladed article, to run concurrently. He will also complete 15 rehabilitation days.

All three prison sentences were suspended for 18 months, and victim surcharges will apply.

Emergency services are stretched enough without having to cover two separate sites.

Initials:

6B.1 Are there enough armed police to cover two separate sites if needed?

6B.2 Police services would have to make special visits to new sites whereas at the moment they are passing and a regular visitor to the existing site.

6C.1 It is a fact that there is a high level of crime relating to Leighton Arches (as per press reports, data from Dyfed Powys Police and crime index) including violent and organised crime. There's a high number of older people residing around the sites in Forden, as well as vulnerable people and young children. This would have an unacceptable impact on local residents' quality of life due to fear of crime - for example, a fear of taking daily walks (especially due to the quiet nature of the village, and lack of police presence)

Please also see attached document relating to the current police visits to the village from 2018 to date showing there is a low level of police presence/requirement in the village compared to the higher number of police presence at the current gypsy traveller site in Welshpool.

OFFICIAL



FOI Reference: 949/25

Request:

This is in relation to the Leighton Arches site in Welshpool, the group of housing located at SY21 8FJ

1. Can you provide the number of times that police have visited this site in the last 10 years (say since 23/9/2015) in response to a call, to investigate any disturbance or anti-social behaviour or to investigate any alleged crime.
2. Can you provide the same evidence for a more rural location, say the housing in Forden, covered by the postcode area of SY21 8NQ

Response 1:

I can confirm that Dyfed-Powys Police does hold the information requested, as outlined below.

Year	Number of Police Visits
2018	28
2019	18
2020	24
2021	12
2022	13

Initials:

2023	40
2024	33
2025 (Up to September)	17

Please note: Call recordings would be subject to review and Deletion after 7 years depending on the seriousness of the matter and deletion for any calls subject to any Criminal material would be deleted under Management of Police Information (MOPI) Guidelines. Therefore, data is only available from 2018 onwards.

Response 2:

I can confirm that Dyfed-Powys Police does hold the information requested, as outlined below.

Year	Number of Police Visits
2018	0
2019	4
2020	0
2021	2
2022	0
2023	1
2024	7
2025 (Up to September)	2

Please note: Call recordings would be subject to review and Deletion after 7 years depending on the seriousness of the matter and deletion for any calls subject to any Criminal material would be deleted under Management of Police Information (MOPI) Guidelines. Therefore, data is only available from 2018 onwards.

It should be noted that as a result of the systems adopted by Dyfed-Powys Police in relation to the recording of such information that the information released may or may not be accurate. Furthermore, it should also be noted that Police forces in the United Kingdom are routinely required to provide crime statistics to government bodies and the recording criteria is set nationally. However, the systems used for recording these figures are not generic, nor are the procedures used locally in capturing the crime data. It should be noted that for these reasons this force's response to your questions should not be used for comparison purposes with any other response you may receive.

(This is a response under the Freedom of Information Act 2000 and disclosed on 13/10/25)

1. ,Building in open countryside/farming land.

- a. Forden sites are all grade A farming land.
- b. Such development will therefore adversely affect the rural economy (heritage, agricultural and leisure), culminating in a negative effect on the socio-economic amenity. to the area, in direct conflict with adopted planning policies. The proposed locations must therefore be considered

Initials:

inappropriate development due to unsustainable locations resulting in severe detrimental effect on the surrounding area of open countryside and remote from area centres / towns which have appropriate emergency facilities.

- c. Development on such sites would go against Powys' own planning policy and the allocation of any of these sites would therefore risk legal challenge:
 - "Best and most versatile agricultural land is found across Powys" and "development should be directed away" from this land to safeguard it for food production (Powys Replacement Local Development Plan 2022-2027).
 - The proposed site options are outside the current Local Development Boundaries which Powys Council states expressly should be protected from inappropriate development.

END OF EVIDENCE