

## 6.4 SUPPLY AND QUALITY OF HOUSING

### SCALE OF HOUSING

#### 6.4.1 Context

- A key aim of national planning policy is to create sustainable mixed communities for current and future residents.
- Local planning authorities must ensure that sufficient land is genuinely available or will become available to provide a 5-year supply of land for housing.
- Local planning authorities, in partnership with the community, including the private sector, must develop policies to meet the challenges and particular circumstances evident within specific locations in their areas.
- The purpose of the Single Integrated Plan and each Council's Strategic/ Corporate Plan is to promote economic, social and environmental wellbeing in Anglesey and Gwynedd.
- Through their Strategic/ Corporate Plans and their Housing Strategies, each Council seeks to facilitate the provision of an adequate amount of housing to satisfy the needs of local communities in terms of type and affordability.

#### Introduction

- 6.4.2 The Plan is expected to deliver one of the Government's key housing goals that aims to ensure that more housing of the right type be provided and that more choice should be provided. The creation of a healthy and balanced housing market is also a key objective of both Councils, and together with other strategies and programmes being undertaken by the Councils and other organisations, the Plan should ensure the use of land supports the delivery of sustainable communities which in turn helps to sustain or strengthen the well-being of the Welsh language. Failing to do this will undermine the Councils' economic strategies and restrict our ability through the planning system to secure affordable housing to meet the very acute needs of many communities.
- 6.4.3 Local authorities can identify the number of homes needed, but the number actually built each year will be heavily influenced by factors outside their control. The Plan period (2011 – 2026) includes a time of continued economic and financial uncertainty. Market conditions continue to be weak and this is likely to mean that house building in the short term will remain subdued. To help progress housing delivery in the short term each Council and their partners are exploring and/ or implementing local initiatives.
- 6.4.4 Nonetheless, parts of the Plan area are anticipated to experience significant employment opportunities during the latter part of the Plan period (post 2018) as a result of the proposed investment in Wylfa Newydd, decommissioning of Wylfa A and other major infrastructure projects. Wylfa Newydd can be expected to provide employment opportunities for existing residents in the Plan area, adjacent communities and beyond. The Plan gives consideration to the linkages between economic and residential development. Our target, which is 7,184 new homes during the Plan period, is based on an analysis of the best available demographic projections and factors that impact on the local housing markets. It is accepted that this is an issue that needs close monitoring and will be reviewed as necessary under the Local Development Plan (Wales) Regulations.

- 6.4.5 The following Strategic Policy aims to address issues around the number of housing units, affordable housing, type, mix of new homes and as well as ensuring that the needs and requirements of specific groups, such as the elderly, are met.

**STRATEGIC POLICY PS 16: HOUSING PROVISION**

**Based on the level of anticipated housing need, balanced against deliverability, environmental and landscape constraints, economic and demographic prospects, and potential demographic profile, the Councils will make provision for a requirement for 7,184 housing units between 2011 and 2026. This requirement will be met by identifying opportunities for around 7,902 housing units to enable a 10% slippage allowance.**

**A constant minimum 5 year supply of housing land will be maintained by allocating land and facilitating development on windfall sites and by using existing buildings.**

**This level of growth is distributed in accordance with Strategic Policy PS 17 and Policies TAI 1 to TAI 6 and will be monitored on an annual basis via the Joint Housing Land Availability Studies and the Annual Monitoring Reports.**

**LOCATION OF HOUSING**

**6.4.6 Context**

- National planning policy advises that local development plans should secure a sustainable settlement pattern which meets the needs of the economy, the environment and health, while respecting local diversity and protecting the character and cultural identity of communities.
- Local development plan policies should seek to reduce the need to travel and maximise the use of alternative forms of transport.
- There is a need to constrain non-essential development in the open countryside.
- Local development plan policies should aim to create sustainable mixed communities.
- A key aim of the Plan is to seek to ensure a reasonable geographical spread of housing and employment development, maximising access to jobs and key services and facilities.

**Introduction**

- 6.4.7 Strategic Policy PS 17 sets out the broad approach to the location and distribution of development within the Plan area. The Plan's spatial strategy as set out in the Chapter 5 is crucial in guiding growth in the Plan area over the Plan period. Strategic Policy PS 17 sets out the broad approach to the location and distribution of housing development within the Plan area. It defines the role of towns and villages and describes the type of housing that could be permitted in the countryside. Additionally, paragraphs 6.4.36 and 6.4.37 of the Plan set out the national planning policy context for dealing with proposals for new housing in the countryside.
- 6.4.8 Strategic Policy PS 17 also outlines the hierarchy for service provision and investment, the spatial distribution of housing and employment growth.

## 6.4 Managing Growth and Development Supply and Quality of Housing

- 6.4.9 The preferred option for the spatial strategy seeks to ensure that, where possible, the majority (53%) of residential development will be located within or adjacent to the existing Sub Regional Centre and the Urban Service Centres as they provide the best range of services, employment opportunities and access to public transport. This approach makes the best use of existing infrastructure, reduces the need to travel and ensures the ongoing sustainability of these Centres.
- 6.4.10 However, the preferred option recognises that smaller Centres (i.e. the Local Service Centres) and Villages, if they are to remain sustainable, should have the opportunity where appropriate to accommodate new development. Nonetheless not all Villages are alike. Service Villages are considered to provide a higher level of facilities and services than the remoter Villages and generally have greater sustainable access to and a functional link with higher order Centres. It is considered that some of these Service Villages can absorb some growth that would normally be directed to a higher order settlement. It is important that their existing role and level of facilities and services are protected wherever possible. In contrast, due to either location or comparatively lower level of key services, smaller schemes are considered more appropriate in the remoter Villages. Evidence suggests that communities in Coastal Villages face more challenges in terms of accessing the local housing market, - a challenge that is heightened by the Villages' popularity for second/ holiday home owners. Development in these Villages needs to be of an appropriate scale and type to address community need for housing and to safeguard the Welsh language and culture.
- 6.4.11 In order to address some of the local need for housing outside the Centres and Villages, named Clusters that can accommodate small-scale infill development only are also identified in the Settlement Strategy.
- 6.4.12 The principles underpinning how future growth will be distributed reflects the role of the Centres, Villages and Clusters and their relationship with each other, ensuring that the scale of development is appropriate to the size of the settlement and that environmental, linguistic and infrastructure capacity is accounted for.
- 6.4.13 The following tables provide a breakdown of the Plan's housing supply. Figures are based upon the housing requirement of 7,184 units with a slippage allowance of 10%, which equates to a housing supply of 7,902 units in total.

Table 14 - Distribution of Housing Supply within the Plan

Type of Settlements	Number of Settlements	Percentage of the Growth	Number of Units (including 10% slippage allowance)
Sub-regional Centre & Urban Service Centres	8	53%	4,195
Local Service Centres	20	22%	1,754
Villages	87	25%	1,479
Clusters	87		224
Open Countryside	-		250

## 6.4 Managing Growth and Development Supply and Quality of Housing

Table 15 – Component of Housing Supply

	Component of Housing Supply	Sub Regional Centre / Urban Service Centres	Local Service Centres	Villages	Clusters	Open Countryside <sup>1</sup>	Total
A	Total Completions (small and large) 01/04/11 - 31/3/15	488	308	339	76	138	1,349
B	Units with planning permission 01/04/15	1,270	639	606	54	179	2,748
C	New Housing Allocations	1,549	420	205	0	0	2,174
CH	Large windfall Sites (+5) 11 years remaining	232	94	0	0	0	326
D	Small windfall sites (-5) 11 years remaining	656	293	329	94	25	1,397
DD	Total Housing Provision	4,195	1,754	1,479	224	250 [342] <sup>2</sup>	7,902 [7,994] <sup>2</sup>

Within this table the following definitions are used:

Term	Definition
Row A - Total Completions (small and large)	The total number of units built in the first four years of the Plan period.

<sup>1</sup> The current land bank figure for the Open Countryside is far higher than the planned strategy for housing provision for this category. This is mainly due to the previous permissive policies on Anglesey for the conversion of buildings in the open countryside into open market residential use. The annual monitoring report will allow the Councils to identify the rate of development seen in these locations. Applications for renewals of such permissions would not be supported under the Plan's Policies.

<sup>2</sup> The numbers in the bracket show the total level possible with the implementation of the Open Countryside land bank, which would be above the Plan's strategy for this category. The annual monitoring of the Plan will allow the Councils to monitor the uptake in the Open Countryside and whether this would require any action to be taken.

## 6.4 Managing Growth and Development Supply and Quality of Housing

Row B – Units with planning permission	The number of units with planning permission at April 2015 that is anticipated to be built during the Plan period
Row C – New Housing Allocations	Number of units anticipated on allocated sites that did not have the benefit of planning permission at April 2015.
Row CH – Large Windfall Sites (+5)	These are sites of 5 or more units, not allocated, anticipated over the Plan period without the benefit of planning permission at April 2015.
Row D – Small Windfall Sites (-5)	These are sites below 5 units, not allocated, anticipated over the Plan period without the benefit of planning permission at April 2015.
Row DD – Total housing provision	This is the total figures for each separate sub-category.

6.4.14 These tables provide a context and basis for the number of additional units required within the different categories, which links with the schedule of allocated sites and windfall provision in the detailed policies below. Appendix 10 provides details of the anticipated housing trajectory.

### Snowdonia National Park Authority's Local Development Plan policy

6.4.15 A substantial part of southern Gwynedd is located within the Snowdonia National Park. Y Bala and Dolgellau are designated as Centres in the adopted Eryri Local Development Plan and as such provide opportunities to satisfy housing need in Community Council areas immediately outside or straddling the National Park's boundaries, as well as areas within the National Park. Similarly these Centres provide valuable employment opportunities and community facilities and services for communities outside the National Park's boundaries.

### STRATEGIC POLICY PS 17: SETTLEMENT STRATEGY

**Housing development is distributed in accordance with the following settlement strategy based on a settlement's level of service provision, function and size (population) and subject to its environmental, social and infrastructure capacity to accommodate development:**

Category	Type of Development
<b>Main Centres – 53% of the Plan's Growth located within:</b>	
(i) Sub-regional centre	A higher proportion of new development required will take place within the Sub-regional centre and Urban Service Centres. This will be through commitments and new allocations including allocating housing sites (open market housing with a proportion of affordable provision). In addition windfall sites within the development boundary can be permitted.
(ii) Urban Service Centres	
<b>Local Service Centres – 22% of the Plan's Growth located within:</b>	

## 6.4 Managing Growth and Development Supply and Quality of Housing

(iii) Local Service Centres	This will be through commitments and new allocations including allocating housing sites (open market housing with a proportion of affordable provision). In addition windfall sites within the development boundary can be permitted.
<b>Villages and Clusters – 25% of the Plan’s Growth located within:</b>	
(iv) Service Villages	Higher level of housing will occur within this category compared to other types of Villages. This will be delivered through commitments and new allocations (open market housing with a proportion of affordable provision). In addition windfall sites within the development boundary can be permitted.
(v) Local Villages	Development will be restricted to a scale and type to address community need for housing on windfall/ infill plots within development boundaries. No open market housing sites will be allocated in these Villages.
(vi) Coastal Villages	
(vii) Rural Villages	
(viii) Clusters	There is no allocation for development within the named Clusters. Local need affordable housing units will be permitted on infill or extension plots in acceptable and sustainable locations. There are no development boundaries for the Clusters and only sites adjacent to a coloured dwelling (on the inset maps) will be considered.
(ix) Open countryside	Only housing development that complies with Planning Policy Wales and TAN6 will be permitted in the Open Countryside.

### Explanation:

- 6.4.16 All of the sites allocated within the Plan have been subject to evaluation and consultation in line with the Candidate Site methodology. This should ensure that all of the allocations are suitable for housing with no obvious barriers to their development and that they are actually available.
- 6.4.17 An Urban Capacity Study has been undertaken in the Sub-Regional Centre and Urban and Local Service Centres to ensure that there are sufficient opportunities to meet the Plan’s housing target through windfall provision in the larger settlements.

### **POLICY TAI 1: HOUSING IN SUB-REGIONAL CENTRE & URBAN SERVICE CENTRES**

**In the Sub-Regional Centre of Bangor and the following Urban Service Centres, housing to meet the Plan’s strategy will be delivered through housing allocations identified below and suitable windfall sites within the development boundary based upon the indicative provision in the tables below:**

#### **Anglesey**

**Amlwch, Holyhead, Llangefni**

#### **Gwynedd**

Blaenau Ffestiniog, Caernarfon, Porthmadog, Pwllheli

(i) Allocations

The following sites are identified as Housing Allocations:

Sub-Regional Centre

Centre	Site Reference Number	Site Name	Estimated number of units	Permission (Apr 2015)
Bangor	T1	Goetra Uchaf	261	Yes
	T2	Former Friars School Playing Field	43	No
	T3	Former Jewsons Site	17	No
	T4	Land opposite the Crematorium	72	No

Urban Service Centres

Centre	Site Reference Number	Site Name	Estimated number of units	Permission (Apr 2015)
Amlwch	T5	Land near Maes Mona	50	No
	T6	Land near Lôn Bach	73	No
	T7	Land at Madyn Farm	152	No
	T8	Land near Rheinwas Field	40	No
	T9	Land at Tan y Bryn	58	No
Holyhead	T10	Tyddyn Bach	123	Yes
	T11	Land near Cae Rhos	53	No
	T12	Land near Yr Ogof	72	No
	T13	Land near Tyddyn Bach Farm	49	No
	T14	Land near Waunfawr Estate	22	Yes
	T15	Glan y Dŵr	90	Yes
	T16	Cae Serri Road	21	Yes
Llangefni	T17	Land near Ty Hen	154	No
	T18	Former Ysgol y Bont	41	No
	T19	Ty'n Coed	144	No
	T20	Land near Ysgol y Graig	38	Yes
	T21	Land near Bro Tudur	59	No
	T22	Land near Coleg Menai	49	No

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Blaenau Ffestiniog	T23	Former Playing Fields	95	No
	T24	Land at Congl y Wal	60	No
Caernarfon	T25	Former Hendre School	42	No
	T26	To the rear of Maes Gwynedd	29	No
	T27	Cae Phillips Road	123	Yes
Porthmadog	NONE	-	-	-
Pwllheli	T28	Land near Lôn Caernarfon	150	No
	T29	Deiniol Field	14	No
	T30	Former Hockey Field	17	No

### (ii) Windfall sites

Settlement (Anglesey)	Indicative Provision <sup>3</sup>	Settlement (Gwynedd)	Indicative Provision <sup>3</sup>
1] Sub-Regional Centre			
		Bangor	479
2] Urban Service Centres			
Amlwch	142	Blaenau Ffestiniog	118
Holyhead	332	Caernarfon	190
Llangefni	136	Porthmadog	150
		Pwllheli	110

### Explanation:

- 6.4.18 Bangor benefits from a strong strategic rail and road corridor running through North Wales connecting the key hubs as recognised in the Wales Spatial Plan. It is a strategic sub-regional retail centre and performs as cross boundary Centre providing for opportunities for small, medium and large scale employment opportunities on established and new sites; higher and further education and education facilities; and leisure and health facilities/ services. It has excellent public transport links with lower order settlements within and outside the Plan area.
- 6.4.19 Over the Plan period a higher proportion of new development required in the Plan area will take place within, and on the edge of Bangor through completions, commitments, windfall and new allocations. Development boundaries have been amended to reflect the proposed development. The Centre will provide for a combination of market and affordable housing.
- 6.4.20 The Strategy recognises the major role of the Urban Service Centres. They offer the good range of employment, facilities and services that serve their own population as well as their wider catchment areas. They are recognized in the Wales Spatial Plan as Primary Key Settlements either within the

<sup>3</sup> This figure includes units that could be provided on windfall sites and commitments (land bank) (housing), but excludes completed housing units up to April 2015 – see Appendix 5 and Glossary of Terms



identified hubs, or, as in the case of Blaenau Ffestiniog, perform a key cross boundary role between two national spatial plan areas. These Centres, particularly Holyhead, have a high degree of accessibility by public transport and other sustainable modes.

- 6.4.21 Over the Plan period a higher proportion of development required in the Plan area will be directed to these Centres. Most new development will take place within, and on the fringe of the Urban Service Centres and development will be delivered through completions, commitments, windfall and new allocations. Settlement boundaries will be amended to reflect the proposed development. The Centres will provide for a combination of market and affordable housing.

**POLICY TAI 2: HOUSING IN LOCAL SERVICE CENTRES**

**In the following Local Service Centres, housing to meet the Plan’s strategy will be delivered through housing allocations identified below and suitable windfall sites within the development boundary, based upon the indicative provision in the tables below:**

**Anglesey**

**Benllech, Bodedern, Cemaes, Gaerwen, Llanfair Pwllgwyngyll, Menai Bridge, Pentraeth, Valley**

**Gwynedd**

**Abermaw, Bethesda, Criccieth, Llanberis, Llanrug, Nefyn, Penrhyndeudraeth, Penygroes, Tywyn**

**(i) Allocations**

The following sites are identified as Housing Allocations:

Centre	Site Reference Number	Site Name	Estimated number of units	Permission (Apr 2015)
Benllech	T32	Adjoining Wendon Cafe	12	No
Bodedern	T33	Land near Llwyn Angharad	48	No
Cemaes	T34	Land to rear of Holyhead Road	60	No
Gaerwen	NONE	-	-	-
Llanfair Pwllgwyngyll	T35	Land near Bryn Eira	30	No
	T36	Land near Penmynydd Road	10	Yes
Menai Bridge	T37	Ty Mawr	20	Yes
	T38	Tyddyn Mostyn	40	Yes

## 6.4 Managing Growth and Development Supply and Quality of Housing

Centre	Site Reference Number	Site Name	Estimated number of units	Permission (Apr 2015)
	T39	Land near Lôn Gamfa	14	No
Pentraeth	NONE	-	-	-
Valley	T40	Former Cattle Market Site	40	No
Abermaw	NONE	-	-	-
Bethesda	NONE	-	-	-
Criccieth	T41	Land near North Terrace	34	No
Llanberis	T42	Land near Victoria Hotel	16	No
	T43	Land near Tŷ Du Road	11	Yes
Llanrug	T44	Church Field	10	Yes
	T45	Land near Rhythallt Road	6	Yes
Nefyn	T46	Land near Helyg	19	No
	T47	Former Allotments	10	Yes
Penrhyn-deudraeth	T48	Canol Cae	31	No
	T49	Land near Former Bron Garth Hospital	46	No
	T50	Land near Canol Cae	31	No
Penygroes	T51	Land near Maes Dulyn	39	No
Tywyn	T52	Sŵn y Tonnau	21	Yes
	T53	Garreglwyd	14	Yes

### (ii) Windfall Sites

Settlement (Anglesey)	Indicative Provision <sup>4</sup>	Settlement (Gwynedd)	Indicative Provision <sup>4</sup>
Benllech	38	Abermaw	81
Bodedern	9	Bethesda	82
Cemaes	18	Criccieth	124

<sup>4</sup> This figure includes units that could be provided on windfall sites and commitments (land bank) (housing), but excludes completed housing units up to April 2015 – see Appendix 5 and Glossary of Terms

## 6.4 Managing Growth and Development Supply and Quality of Housing

Settlement (Anglesey)	Indicative Provision <sup>4</sup>	Settlement (Gwynedd)	Indicative Provision <sup>4</sup>
Gaerwen	40	Llanberis	37
Llanfair Pwllgwyngyll	35	Llanrug	31
Menai Bridge	20	Nefyn	37
Pentraeth	35	Penrhyndeudraeth	42
Valley	32	Penygroes	40
		Tywyn	55

### Explanation:

6.4.22 The Strategy recognises the complementary role of the Local Service Centres, providing the essential service needs of their own population and immediate rural catchment areas as well as some employment and retail opportunities. They have a good degree of accessibility by public transport to the higher order Centres. Over the Plan period housing growth will be directed to land within or on the fringe of these Local Service Centres. Development will be delivered through completions, commitments, windfall and, where appropriate, new allocations. Settlement boundaries will be amended to reflect the proposed development. The Centres will provide for a combination of market and affordable housing, including local need.

### POLICY TAI 3: HOUSING IN SERVICE VILLAGES

In the following Service Villages housing to meet the Plan's strategy will be delivered through housing allocations identified below and suitable windfall sites within the development boundary based upon the indicative provision in the tables below:

#### Anglesey

Gwalchmai, Newborough, Llannerch-y-medd

#### Gwynedd

Bethel, Bontnewydd, Botwnnog, Chwilog, Deiniolen, Rachub, Tremadog, Y Ffôr

#### (i) Allocations

The following sites are identified as Housing Allocations:

Centre	Site Reference Number	Site Name	Estimated number of units	Permission (Apr 2015)
Gwalchmai	T54	Land near the A5	28	No
Newborough	T55	Tyn Cae Estate	12	Yes
Llannerch-y-medd	T56	Land near Tyn y Ffynnon	17	No
Bethel	T57	Land opposite Cremlyn Estate	28	No

## 6.4 Managing Growth and Development Supply and Quality of Housing

	T58	Land opposite Rhoslan Estate	12	No
Bontnewydd	T59	Land near Glanrafon Estate	26	Yes
	T60	Land near Pont Glan Beuno	10	No
Botwnnog	T61	Land near Cefn Capel	21	No
	T62	Land near Pentre	11	No
Chwilog	T63	Land to rear of Madryn Arms	18	Yes
	T64	Land near Cae Capel	20	No
Deiniolen	T65	Land near Pentre Helen	30	Yes
Rachub	T66	Land near Maes Bleddyn	30	No
Tremadog	NONE	-	-	-
Y Ffôr	T67	Land near Tyn Lôn	18	No
	T68	Land near the School	10	No
	T69	Land near Bro Gwystil	9	Yes

### (ii) Windfall sites

Settlement (Anglesey)	Indicative Provision <sup>5</sup>	Settlement (Gwynedd)	Indicative Provision <sup>5</sup>
Gwalchmai	11	Bethel	4
Newborough	28	Bontnewydd	3
Llannerch-y-medd	22	Botwnnog	8
		Chwilog	1
		Deiniolen	7
		Rachub	7
		Tremadog	10
		Y Ffôr	0

#### Explanation:

6.4.23 The scale of proposed future development will reflect the Villages' needs in terms of their size and function and their physical and functional relationships with the higher tier Centres. It will also reflect their social character and status of the housing market. Over the Plan period a higher level of housing growth will be accommodated within the Service Villages. In Service Villages development

<sup>5</sup> This figure includes units that could be provided on windfall sites and commitments (land bank) (housing), but excludes completed housing units up to April 2015 – see Appendix 5 and Glossary of Terms

will be delivered through completions, commitments, windfall and, where appropriate, new allocations for a combination of market value and local need affordable housing.

**POLICY TAI 4: HOUSING IN LOCAL, RURAL & COASTAL VILLAGES**

Subject to the requirements of Policy TAI 15 regarding the provision of affordable housing (as defined in the Glossary of Terms), proposals for open market housing in the following Local, Rural and Coastal Villages will be granted provided they conform to all the following criteria:

- i. That the size, scale, type and design of the development corresponds with the settlement's character,
- ii. The site is within the settlement's development boundary.

**Local Villages**

**Anglesey**

Bethel, Bodffordd, Bryngwran, Brynsiencyn, Cargeiliog, Dwyran, Llandegfan, Llanddaniel-fab, Llanfachraeth, Llanfaethlu, Llanfechell, Llanfihangel-yn-Nhywyn, Llangaffo, Llangristiolus, Llanrhuddlad, Pencarnisiog, Pen-y-Sarn, Rhos-y-bol, Talwrn, Tregle

**Gwynedd**

Abererch, Brynrefail, Caeathro, Carmel, Cwm y Glo, Dinas (Llanwnda), Dinas Dinlle, Dolydd a Maen Coch, Efailnewydd, Garndolbenmaen, Garreg-Llanfrothen, Groeslon, Llandwrog, Llandygai, Llanybi, Llanllyfni, Llanystumdwy, Nantlle, Penisarwaun, Pentref Uchaf, Rhiwlas, Rhosgadfan, Rhostryfan, Sarn Mellteyrn, Talysarn, Tregarth, Trefor, Waunfawr, Y Fron

**Coastal/ Rural Villages**

**Anglesey**

Aberffraw, Carreg-lefn, Llanbedr-goch, Llanddona, Llanfaelog, Llangoed, Malltraeth,

**Gwynedd**

Clynnog Fawr, Corris, Edern, Fairbourne, Llanaelhaearn, Llithfaen, Morfa Nefyn, Y Felinheli

**Explanation:**

- 6.4.24 To reflect the role of Local and Coastal/ Rural Villages, housing development on a small scale, including infill, adapting buildings or changing the use of sites that become available, will be promoted. Comparatively less development is promoted to these Villages in order to protect their character and to support community need for housing or for local need affordable housing. No open market housing sites have been allocated in these types of Villages. The detailed criteria based policy promotes development of the right scale. The proposals should reflect the character of the individual settlements and be compatible with the Plan's provisions for the Local, Rural and Coastal villages tier as seen in Policy PS 17. Consideration will be given to providing affordable units in accordance with Policy TAI 15.

6.4.25 The following table gives an indicative impression of how individual settlements could contribute towards the supply given in Policy PS 17.

Table 16 – Indicative Provision in Villages

Settlement (Anglesey)	Indicative Provision <sup>6</sup>	Settlement (Gwynedd)	Indicative Provision <sup>6</sup>
<b>1] Local Villages</b>			
Bethel	16	Abererch	9
Bodffordd	22	Brynrefail	7
Bryngwran	25	Caeathro	7
Brynsiencyn	29	Carmel	12
Caergeiliog	20	Cwm y Glo	13
Dwyran	26	Dinas (Llanwnda)	8
Llandegfan	27	Dinas Dinlle	5
Llanddaniel-fab	23	Dolydd a Maen Coch	4
Llanfachraeth	27	Efailnewydd	8
Llanfaethlu	12	Garndolbenmaen	12
Llanfechell	24	Garreg-Llanfrothen	10
Llanfihangel-yn-Nhywyn	22	Groeslon	13
Llangaffo	19	Llandwrog	7
Llangristiolus	15	Llandygai	8
Llanrhuddlad	7	Llangybi	4
Pencarnisiog	11	Llanllyfni	9
Pen-y-Sarn	28	Llanystumdwy	10
Rhos-y-bol	24	Nantlle	6
Talwrn	20	Penisarwaun	8
Tregele	10	Pentref Uchaf	4
		Rhiwlas	9
		Rhosgadfan	9
		Rhostryfan	10
		Sarn Mellteyrn	11
		Talysarn	13
		Tregarth	13
		Trefor	13
		Waunfawr	13
		Y Fron	6
<b>2] Coastal / Rural Villages</b>			
Aberffraw	20	Clynnog Fawr	10
Carreg-lefn	11	Corris	14
Llanbedr-goch	11	Edern	12
Llanddona	20	Fairbourne	0
Llanfaelog	20	Llanaelhaearn	15

<sup>6</sup> This figure includes units that could be provided on windfall sites and commitments (land bank) (housing) and completed housing units – see Appendix 5 and Glossary of Terms.

Settlement (Anglesey)	Indicative Provision <sup>6</sup>	Settlement (Gwynedd)	Indicative Provision <sup>6</sup>
Llangoed	27	Llithfaen	9
Malltraeth	16	Morfa Nefyn	15
		Y Felinheli	19

#### POLICY TAI 5: LOCAL MARKET HOUSING

Subject to the requirements of Policy TAI 15 regarding the provision of affordable housing, local market housing (as defined in the Glossary of Terms) will be permitted within the development boundaries of the settlements named below on the condition that the proposal complies with the following criteria:

1. The size of the units comply with the defined maximum for the particular type of unit proposed;
2. There are adequate arrangements available to restrict the occupancy of any local market house in the first place and in perpetuity to those who conform to the relevant occupancy definition.

When a development is permitted, a planning condition will be used to manage Permitted Development Rights to ensure that an extension or alterations would not increase the size of the property beyond the defined accepted maximum size.

#### The relevant settlements:

##### (i) Local Service Centres

###### Anglesey

- Beaumaris
- Rhosneigr

###### Gwynedd

- Abersoch

##### (ii) Local, Rural / Coastal Villages

###### Anglesey

- Four Mile Bridge
- Moelfre
- Trearddur Bay

###### Gwynedd

- Aberdaron
- Borth-y-Gest
- Llanbedrog
- Llangian
- Morfa Bychan
- Mynytho
- Rhoshirwaun
- Sarn Bach
- Tudweiliog

The following site has been identified as a Housing Allocation:

Centre	Site Reference Number	Site Name	Indicative Growth Level	Permission (April 2014)
Beaumaris	T31	Casita	35	Yes

**Explanation:**

6.4.26 This Policy is relevant for proposals to provide new residential units within the development boundaries of Abersoch, Beaumaris, Rhosneigr, Aberdaron, Borth-y-Gest, Moelfre, Morfa Bychan, Mynytho, Llanbedrog, Llangian, Rhoshirwaun, Sarn Bach, Trearddur, Tudweiliog and Four Mile Bridge. Topic Paper 17A provides the evidence behind the choice of settlements. This Policy is relevant to all types of developments that create a new residential unit or units and it is relevant to any scale of development. Consideration will be given to providing affordable units in accordance with Policy TAI 15. Open market housing will not be permitted in the settlements that are named in this Policy.

6.4.27 The following table gives an indicative impression of how individual settlements could contribute towards the supply given in Policy PS 17.

Table 17: Indicative provision for settlements related to Policy TAI5

Settlement (Anglesey)	Indicative Provision	Settlement (Gwynedd)	Indicative Provision
<b>1] Local Service Centre<sup>7</sup></b>			
Beaumaris	55	Abersoch	65
Rhosneigr	54		
<b>2] Local, Rural / Coastal Village<sup>8</sup></b>			
Four Mile Bridge	17	Aberdaron	13
Moelfre	32	Borth-y-Gest	10
Trearddur Bay	32	Llanbedrog	16
		Llangian	4
		Morfa Bychan	10
		Mynytho	13
		Rhoshirwaun	6
		Sarn Bach	4
		Tudweiliog	12

6.4.28 Application of this Policy may also help to achieve wider social policy goals, such as maintaining and strengthening Welsh speaking communities. Supplementary Planning Guidance provides advice on the planning mechanism that could be used and so forth.

6.4.29 This policy will control the value of local market units by managing the size of the properties. By managing the maximum size of local market units, the value of these units will be more compatible with the policy objective of sustaining the defined communities.

Table 18: Maximum sizes of residential units in relation to Policy TAI 5 (Where there is no connection with a Registered Social Landlord or where the development is not subject to a Social Housing Grant from the Welsh Government)

<sup>7</sup> This figure includes units that could be provided on windfall sites and commitments (land bank) (housing), but excludes completed housing units up to April 2015 – see Appendix 5 and Glossary of Terms.

<sup>8</sup> This figure includes units that could be provided on windfall sites and commitments (land bank) (housing) and completed housing units – see Appendix 5 and Glossary of Terms



Type of residential unit	Local Market Housing
Single storey, 2 bedroom house	90m <sup>2</sup>
Single storey, 3 bedroom house	100m <sup>2</sup>
Single storey, 4 bedroom house	120m <sup>2</sup>
Two storey or more, 2 bedroom house	100m <sup>2</sup>
Two storey or more, 3 bedroom house	110m <sup>2</sup>
Two storey or more, 4 bedroom house	130m <sup>2</sup>
Two storey or more, 5 bedroom house	145m <sup>2</sup>
Garage	Additional 20m <sup>2</sup>

6.4.30 For the purposes of the ‘Local Market Housing’ clause, ‘local’ is defined as follows:

**Local Service Centres** – Connection with the ward where the settlement is located or any ward directly adjoining it.

**Local, Rural/ Coastal Villages** – Connection with the ward where the settlement is located only.

‘Connection with the ward’ is defined as follows:

- i. An individual who currently lives within the relevant ward and who has lived there continuously for 5 years or longer; or
- ii. People who are not currently living in the relevant ward but who have a long and established connection with the local community, including having lived in the area for a period of 5 years or longer in the past; or
- iii. People who have an essential need to move to live close to relatives who are currently living in the relevant ward and who have lived there for at least the past 5 years or longer and who need support because of age or infirmity reasons; or
- iv. People who need support because of reasons relating to age or infirmity and who need to move to live close to relatives who are currently living in the relevant ward and who have lived there for the past 5 years or longer.

#### **POLICY TAI 6: HOUSING IN CLUSTERS**

**In Clusters named in table 19, proposals for new housing units must conform to all the following criteria:**

- 1. The need for an affordable house for local need (in accordance with the Glossary of Terms) has been proven;**
- 2. The site is an infill site between buildings coloured on the relevant Inset Map, or is a site directly adjacent to the curtilage of a coloured building;**
- 3. The development is of a scale that is consistent with the character of the settlement;**
- 4. The proposal will not create an intrusive feature in the countryside, and will not introduce a fragmented development pattern, nor create a ribbon development contrary to the general development pattern of the settlement;**

5. The size of the property reflects the specific need for an affordable dwelling in terms of the size of the house in general and the number of bedrooms;
6. Because of the more sensitive rural location, the development must utilize the natural features of the site in the best way and retain any natural features present at the peripheries of the site or on its boundary that are worth retaining;
7. That mechanisms restrict the occupancy of the dwelling both on first occupation and in perpetuity to those who have a need for an affordable dwelling.

Development will be limited to the growth level noted in the table below for sub-areas within the Plan area (see table 19 in the Explanation to identify which Clusters are located within these sub-areas):

Sub-area	Indicative Provision <sup>9</sup>
Anglesey	105
Gwynedd – Arfon	60
Gwynedd – Dwyfor	40
Gwynedd – Meirionnydd	19

**Explanation:**

- 6.4.31 Clusters are characterised by an extremely sensitive social character and environment as well as a limited level of services and facilities. In accordance with the intention of the Plan to maintain and strengthen local indigenous communities, this policy only permits affordable houses for local need (as defined in the Glossary of Terms) and only on suitable sites. By restricting the number of sites where planning permission could be granted the number of houses to be built is limited to ensure that the rate of construction will not detrimentally affect the sensitive character (environmental and social) of the Cluster.
- 6.4.32 Over the Plan period there will be no allocation for development within the named Clusters. Local need affordable housing units will be permitted on infill or extension plots in acceptable and sustainable locations.
- 6.4.33 In some circumstances, where terraced housing or semi-detached dwellings are common, two applicants could develop semi-detached houses jointly in order to save construction and services costs.
- 6.4.34 The following table names the Clusters identified under this policy:

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<sup>9</sup> This figure includes commitments (land bank) (housing) and completed housing units – see Appendix 5 and Glossary of Terms

Table 19 – List of Clusters

<p><u>Anglesey</u> Bodorgan, Bro Iarddur (Trearddur Bay), Bryn Du, Brynminceg (Old Llandegfan), Brynrefail, Brynteg, Bryn y Mor (Valley), Bwlch Gwyn, Capel Coch, Capel Mawr, Carmel, Cerrig-mân, Cichle, Glan-yr-afon (Llangoed), Glyn Garth, Gaerwen Station, Haulfre (Llangoed), Hebron, Hendre Hywel (Pentraeth), Hermon, Llan-faes, Llangadwaladr, Llansadwrn, Llanynghenedl, Llynfaes, Marian-glas, Nebo, Pen y Marian, Penlon, Penmon, Pentre Berw, Pentre Canol (Holyhead), Bull Bay, Rhoscefnhir, Rhos-meirch, Rhostrehwfa, Rhyd-wyn, Star, Red Wharf Bay, Trefor, Tyn Lôn (Glan yr Afon), Tyn-y-gongl</p> <p><u>Gwynedd - Arfon</u> Aberpwll, Bethesda Bach, Penrhos (Caeathro), Caerhun/Waen Wen, Capel y Graig, Crawia, Dinorwig, Gallt y Foel, Glasinfryn, Groeslon Waunfawr, Llanllechid, Llanwnda, Minffordd (Bangor), Mynydd Llandygai, Nebo, Pentir, Saron (Llanwnda), Talybont, Tan y Coed, Treborth, Ty'n-lôn, Ty'n y Lôn, Waun (Pensarwaun).</p> <p><u>Gwynedd – Dwyfor</u> Aberdesach, Bryncir, Bryncroes, Llanengan, Llannor, Llwyn Hudol, Pantglas, Penmorfa, Penrhos, Pentrefelin, Pistyll, Pontllyfni, Rhoslan, Swan, Tai'n Lôn.</p> <p><u>Gwynedd – Meirionnydd</u> Aberllefenni, Corris Uchaf, Llanaber, Llandderfel, Llanfor, Minffordd, Talwaenydd.</p>
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- 6.4.35 Inset plans are provided to identify the cohesive nature of each cluster with relevant buildings coloured to allow the assessment against the second criteria within the policy.

### New housing in the countryside

- 6.4.36 Development in the open countryside will have to satisfy national policy and TAN6 in relation to new rural enterprise dwelling or one planet development. In line with policy TAI 15, in the future should there be no eligible occupier for a rural enterprise dwelling then it would be considered for occupation by those eligible for an affordable dwelling.

### National development management policies

- 6.4.37 Existing and national planning policy and guidance set out clear statements of national development management policy which should be referred to in formulating proposals and will be applied locally within the Plan area. These are therefore not repeated in the Plan as separate policies. In the interest of clarity these are:

Table 20: National policy for housing

National Development Management Policies	
The following paragraphs contain statements of national development management policy which should not need to be repeated as local policy in Local Development Plans:	
Paragraph	Policy Issue

9.2.13	Tandem Development
9.2.22, 9.3.6	Housing in open countryside
9.3.2	Housing in vicinity of industrial uses
9.3.6-9.3.10	Rural enterprise dwellings
9.3.11-9.3.12	One planet development

**POLICY TAI 7: CONVERSION OF TRADITIONAL BUILDINGS IN THE OPEN COUNTRYSIDE TO RESIDENTIAL USE**

**In the open countryside the conversion of traditional buildings for residential use will be permitted when all the following criteria are met:**

- 1. There is evidence that employment use of the building is not viable;**
- 2. The development provides an affordable unit for the community's local need for an affordable dwelling or the residential use is a subordinate element associated with a wider scheme for business re-use;**
- 3. The structure is structurally sound;**
- 4. No extensive alterations are required to enable the development;**
- 5. Any architectural characteristics of merit and traditional materials are retained and that the proposal does not lead to the loss of the original structure's character.**

**Explanation:**

- 6.4.38 The priority for traditional buildings in the open countryside is for employment use in line with Policy CYF 6. In circumstances where justification is provided that the marketing undertaken for employment has been for a sufficient period of time then its conversion for an affordable dwelling to meet the local community's need could be supported.
- 6.4.39 Support is given for residential use when it is part of a scheme for the re-use of a building or complex of buildings for employment purposes. For such proposals the employment element should be completed prior to any residential element. The authority may also impose a condition to tie occupation of the dwelling to the operation of the enterprise, in order to prevent it being sold separately without further application to the authority.
- 6.4.40 The building needs to be structurally sound and evidence would be required to confirm this with a planning application and that the building is of sufficient size to accommodate the scheme without the need for extensive extensions. Supplementary Planning Guidance will be published to provide advice on the matter.
- 6.4.41 Any proposals should ensure that any architectural characteristics of merit are retained and ensure that the development does not change its character e.g. through introducing a number of new door and window openings.

**TYPE OF HOUSING**

**Introduction**

- 6.4.42 A range of sizes and types of new housing is as important as the overall amount. A variety of housing types and tenures within individual Housing Market Areas, and on each housing site where that is possible, creates sustainable mixed communities and helps avoid concentrations of types of housing. High quality design and construction is vital to create visually attractive and sustainable new housing which will remain a desirable place to live well into the future.
- 6.4.43 Given current and future circumstances, (e.g. possible effects of the so called bedroom tax, larger than expected household size, high affordability ratio) more concealed households are anticipated and for the foreseeable future at least, home ownership is only likely to be an option for those with high incomes and those with equity from other sources such as other family members or inheritance. So it is vital to maximise the supply of new affordable housing and Strategic Policy PS18 sets out the Councils' approach.
- 6.4.44 A high proportion of the forecasted increase in households in the Plan area will be people aged over 65. Many of these will want to remain in their existing homes, but some are likely to want to move to a property designed especially for older people. Enabling older households to 'down-size' can release larger properties for occupation by families. This points to a growing requirement for older peoples' housing, delivered by a diverse range of providers in a variety of formats, recognising that the housing needs and desires of older people are as varied as those of the working population. Some of that housing may encompass varying levels of care provision including extra care.
- 6.4.45 The provision of new student accommodation, if required, in appropriate locations in Bangor will release private housing which will thus become available to meet general housing needs.
- 6.4.46 At this stage it is recognised that some of the new housing will only be possible if new/ upgraded infrastructure is provided. The Councils will work with infrastructure providers to remedy any shortfall in a timely manner.

**POLICY TAI 8: APPROPRIATE HOUSING MIX**

**The Councils will work with partners to promote sustainable mixed communities by ensuring that all new residential development contributes to improving the balance of housing and meets the identified needs of the whole community. Proposals should contribute to creating sustainable mixed communities by:**

- 1. Maximising the delivery of affordable housing (including for local need) across the Plan area in accordance with Strategic Policy PS 18;**
- 2. Contributing to redress an identified imbalance in a local housing market;**
- 3. Ensuring the sustainable use of housing land, ensuring an efficient density of development compatible with local amenity in line with Policy PCYFF 3;**
- 4. Ensuring the correct mix of housing unit types and tenures to meet the needs of the Plan area's current and future communities;**
- 5. Making provision, as appropriate, for specific housing needs such as student accommodation, homes for the elderly, Gypsy & Travellers, supported accommodation, nursing, residential and extra care homes, needs of people with disabilities;**
- 6. Improving the quality and suitability of the existing housing stock;**
- 7. Ensuring high standards of design that create sustainable and inclusive communities in line with Policy PCYFF 3.**

**Explanation:**

- 6.4.47 New housing development should include an appropriate balance and mix of house types and sizes, including where applicable affordable houses and for those who wish to self build, to reflect identified demographic needs of the settlement or, in the case of Service Centres, the area they serve as well. It is also important to address any under provision which exists in the current range of housing stock in the settlement or area. Facilitating more balanced communities, comprising of a range of ages, household types and incomes may also help achieve wider social policy goals, such as maintaining and strengthening Welsh speaking communities. A Supplementary Planning Guidance will be published to provide further advice on the matter.
- 6.4.48 The Councils will consider information from a variety of sources, which include Local Housing Market Assessment, Housing Needs Studies, Common Housing Register, Tai Teg Register, Elderly Persons' Accommodation Strategy, 2011 Census and the 2011 Household Projections (this list isn't exhaustive) to assess the suitability of the mix of housing in terms of both type and tenure proposed on development sites.

**POLICY TAI 9: SUBDIVISION OF EXISTING PROPERTIES TO SELF-CONTAINED FLATS & HOUSES IN MULTIPLE OCCUPATION (HMOs)**

**The sub-division of existing properties to self-contained flats and HMOs that require planning permission will be granted provided they conform to the following criteria:**

- A: For property within a development boundary or a coloured building within an identified Cluster**
- 1. The property is suitable for conversion to the number and type of units proposed without the need for significant extensions and external adaptations;**
  - 2. The proportion of licensed houses in multiple occupation will not exceed 25% of all residential properties in the electoral wards of Menai (Bangor) and Deiniol, and 10% in the remaining wards in the Plan Area;**
  - 3. It will not have detrimental impact on residential amenity. In this regard, each proposal must demonstrate the adequacy of car parking and refuse storage space;**
  - 4. Where dedicated car parking cannot be provided the proposal must not exacerbate existing parking problems in the local area.**
- B: For Property in the Open Countryside**
- 5. Consideration has been given to commercial / tourism / care accommodation in the first instance;**
  - 6. Property is of a size suitable for conversion and it is not viable to retain it as an individual dwelling;**
  - 7. The proposal does not have a detrimental impact on residential amenity;**
  - 8. Dependent upon viability evidence an affordable housing provision is given on an increase above one extra unit;**
  - 9. The site is located in a sustainable location.**

**Explanation:**

- 6.4.49 Planning permission is required to convert a house, flat or other properties into separate flats or bedsits or to build new properties of this kind, unless the proposal involves the provision of one flat above a shop. Where no more than 6 people are sharing the facilities (i.e. bathroom and kitchen) and the management of the household (i.e. paying rent and eating together), then this is deemed to be a 'shared house' and will not normally require planning permission. This may in some cases include households, where some care is provided or where a number of students live together. The Use Classes Amendment Order 2016 amends class C3 (residential houses) and introduces a new class - C4 (houses in multiple occupation). This change will increase the number of housing in multiple occupation that could require planning permission. The change to the General Permitted Development Order means that planning permission is not required to change a house in multiple occupation (C4) to a residential house (C3).
- 6.4.50 Self-contained flats or houses in multiple-occupation can help to address the needs of those wanting to purchase or rent small accommodation units, as well as providing a relatively affordable housing option for those wishing to purchase their first property. In addition, vacant / under used buildings could be one of the options to contribute towards meeting part of the need for temporary construction workers' accommodation. Proposals for new build flats /HMOs are dealt with under policies TAI 1 to TAI 6 [allocations and windfall policies] with consideration given to the potential impact upon the character and amenity of the locality including cumulative impact under Policy PCYFF 2.
- 6.4.51 The provision of self-contained flats or HMOs can affect the residential amenity of adjoining properties. The accumulative effect or overprovision of these types of properties can affect the social character of an area and lower its environmental quality, thus detrimentally affecting the standard of living of other inhabitants. The situation can further worsen as families move out in order to seek a better living environment. The Council does not wish to see this happen (or continue in some areas). The conversion of properties will be refused unless proposals conform in full to the policy.
- 6.4.52 The pressure for this type of development, as well as its consequences, can be clearly seen in Bangor and pressure also exists in other parts of Gwynedd and Ynys Môn where there are large houses e.g. Pwllheli, Abermaw, Caernarfon and Menai Bridge. The situation is manifest in Bangor, since this type of accommodation is ideal as student accommodation and consequently whole streets of houses are used in this way. Very often these buildings suffer from lack of maintenance and they do not contribute positively to the appearance of the street or area. This presents a significant challenge not only to the Planning Service but also to developers, landlords, students, local residents, the academic institutions and the various agencies that provide services in the area. This Plan will not, in itself, resolve all these issues. Continuing joint working with other parties will be imperative if the issues are to be fully addressed.
- 6.4.53 HMOs in Bangor have traditionally been more concentrated in the Deiniol, Hirael and Menai wards. In order to create more balanced communities within Bangor, it is important to control the change of use of residential properties into HMOs.
- 6.4.54 The cumulative impacts of HMOs can have adverse environmental and social impacts such as the accumulation of residual waste and increased traffic congestion due to high levels of on-road parking. Therefore, the cumulative impacts of clusters of HMOs can be considered to be a

material consideration in the decision-making process.

6.4.55 Criterion 3 refers to the effect on a residential area. The following datasets will be used to determine the proportion of properties used as housing in multiple occupation as a percentage of all households. Data is included in the 'Conversion of buildings to self-contained flats or houses of multiple occupancy' Supplementary Planning Guidance. The data will be updated on an annual basis to ensure that changes over time are captured and that the latest data can be used in determining planning applications. Applicants will need to take account of the current data on the date of their application. The Councils consider that non shared residential accommodation should not exceed 25% of residential properties in the electoral wards of Menai (Bangor) and Deiniol and 10% in the remaining wards in the Plan area. For the purposes of calculating the percentage of housing in multiple occupation within the Ward, bespoke student accommodation flats will not count towards these figures.

- i. Licensed HMOs – records from the Council's Licensing Team;
- ii. The number of extant planning permissions for HMOs
- iii. Council Tax exempt student properties ("shared homes")

6.4.56 In circumstances where an applicant disagrees with the Council's assessment of the number of HMOs in a given area, then the applicant will be afforded an opportunity to provide evidence and demonstrate otherwise.

6.4.57 Where a dwelling is located in an open countryside location evidence will be required to show that consideration has been given towards commercial usage prior to subdivision for residential use. The building should be of a sufficient size to be subdivided e.g. an old mansion, and that it is not viable to be retained as a single unit. Consideration will be given towards the impact on the residential amenity of other residential properties in the vicinity of the development. Supplementary Planning Guidance will be published to provide advice on the matter.

6.4.58 If the proposal would create more than a single additional unit to the number of units on the site at the base date of the Plan then the development would be expected to contribute towards providing Affordable Housing in line with Policy TAI 15.

6.4.59 For development in the open countryside the site should be located in a sustainable location being close to a service centre or on a public transport route.

#### **POLICY TAI 10: CAMPUS STYLE ACCOMMODATION FOR CONSTRUCTION WORKERS**

**Proposals for campus style accommodation for construction workers will be permitted provided that they form part of the overall solution to providing temporary construction worker accommodation and the following criteria are satisfied:**

- 1. The site is located within or adjacent to development boundaries of Centres or Service Villages identified within the Plan's Settlement Hierarchy, and**
- 2. It is proportionate in scale to the Centre or Service Village; and**
- 3. It will not prejudice the Councils' ability to sustain a continuous minimum 5 years supply of land for permanent homes; or**



4. In exceptional circumstances, the site is located elsewhere provided:
  - i. the developer can demonstrate that there is an essential and proven need for the amount and type of accommodation that cannot be met within or adjacent to development boundaries of Centres or Service Villages in the locality through either an existing site or accommodation or the re-use of an existing building;
  - ii. the accommodation is provided to meet the temporary accommodation needs of workers;
  - iii. the site is accessible to public transport routes, workplaces, and key social infrastructure, promoting sustainable travel options as appropriate;
  - iv. a satisfactory standard of accommodation and adequate communal leisure and recreational facilities are provided on site to meet the amenity needs of occupiers;
5. Proposals within or adjacent to development boundaries should be informed by a consideration of legacy uses, so that investment in elements such as infrastructure, buildings, ecological and landscape works brings long term benefits unless, in exceptional circumstances, the Council is satisfied that a legacy use is not feasible or appropriate;
6. The proposal will be assessed in accordance with this Policy, Policy PCYFF 2 and Policy ISA 1, but will not be required to comply with policies relating to the development of permanent residential accommodation and retailing in the countryside;
7. Where the proposal would result in impacts or additional demands on existing community facilities (including healthcare facilities), in accordance with Policy ISA 1, either additional facilities or appropriate contributions for the development or improvement of existing facilities off site within Centres or Service Villages will be provided, unless it can be demonstrated that temporary ancillary facilities should be provided on site;
8. That appropriate improvements to the transport network are provided to mitigate adverse impacts on local communities and tourism;
9. The proposal does not cause an over-concentration of such a use in the local area or harm to residential amenity or the surrounding area;
10. If a future legacy use is not feasible the Council shall require that temporary buildings are removed from the site and
  - i. the serviced land is left in a suitable condition following the removal of the structures in accordance with a scheme of work submitted to and approved by the Local Planning Authority, or
  - ii. all waste disposal facilities, roads, parking areas and drainage facilities are permanently removed from the site and the land is reverted to its original state in accordance with a scheme of work submitted to and approved by the Local Planning Authority.
11. A Construction Workers Accommodation Strategy is submitted to the Council as part of the planning application.

Operators will be required to maintain occupancy information to facilitate the monitoring of the impacts of the development, including the number of construction workers accommodated, the duration of occupancy and keep a record of anonymised data of workers accommodated (having regard to the requirements of data protection legislation) and to make this information immediately available, on request, to the Council.

**Explanation:**

- 6.4.60 This Policy applies to temporary accommodation provided for construction workers required in connection with large scale construction projects (other than the Wylfa Newydd Project) or any

other work that requires a large number of temporary/ transient resident workforce. Policy PS 9 and Policy PS 10 will apply to proposals for campus style temporary construction worker accommodation required in connection with the Wylfa Newydd Project. The accommodation will be required for 6 months or more. The duration will be restricted to a maximum period agreed to by the Council and will be conditioned for refurbishment of the building/ structure or reinstatement of the site at the end of the period. The Council encourages accommodation designed to allow transition to an alternative legacy use.

- 6.4.61 These would be specially provided, campus-style developments including modular single worker en-suite accommodation units, arranged in blocks that share communal facilities, such as a kitchen, dining space and lounge. The modular build would allow flexibility to meet changes in demand over time.
- 6.4.62 The Council favours sites located within or adjacent to the identified Centres or Service Villages in order to promote sustainable development (including access to public transport linkages), integration with communities (unless the scale of the development would not be proportionate to the Centre or Service Village), and to facilitate beneficial long-term legacy uses. This could enable efficiency in terms of accessibility to welfare, leisure and recreation facilities in the nearest settlements. Where required and appropriate, the solution to ensure that the occupiers' requirements are addressed could involve investment to upgrade facilities in the nearest settlements. Alternatively, these sites could be more self-contained, providing on site welfare, sports, leisure and recreation facilities as well as bus pick up and drop off points for the occupiers. Other services, e.g. canteen, administrative services, would also form part of the development covered by this Policy.
- 6.4.63 While Policy TAI 10 (and PCYFF 2 and Policy ISA 1) would be the relevant policies for this style of temporary accommodation provided for construction workers, this Policy would not apply to a proposal for permanent housing, for example houses that would initially be sub-divided to allow use by construction workers, then adapted to become homes for families or other members of local communities. Policies TAI 1 to TAI 4 would apply to this type of provision, depending on the site's location, as well as other relevant Policies, e.g. Policy TAI 15 – 'Affordable housing threshold and distribution' (for use following use by construction workers); Policy ISA 5 – 'Provision of open spaces in new housing development'; Policy ISA 1 – 'Infrastructure provision'. Policy TAI 10 would not apply to any form of purpose built accommodation that has been designated as student housing or designated for use by older people or would be suitable for young adults with a limited income. Policy TAI 12 provides part of the framework to deal with proposals for new purpose built student accommodation.
- 6.4.64 This type of accommodation has the potential to mitigate pressure on the stock of private rented homes or open market housing or visitor accommodation in communities.
- 6.4.65 The aim of this Policy is to contribute to achieving the appropriate balance of solutions to address the need to accommodate a large number of construction workers, thus protecting the supply of housing suitable for local communities during the Plan period.
- 6.4.66 This scale of accommodation creates a concentration of relatively short-term residents, and can be unwelcome in an established community. Specific concerns can include pressure on services and facilities that meet the needs of longer term residents, particularly key services and facilities such as doctors' surgery, dentist, leisure centres, libraries and schools. The Councils are committed to

supporting residential communities in the Plan area. Each application for temporary accommodation for construction workers shall be accompanied by Construction Workers Accommodation Strategy, which should provide:

- i. a detailed explanation of the need for the facility;
- ii. details of the extent to which the proposal places demands on physical and community infrastructure;
- iii. the extent to which the local community will benefit from the proposal; and
- iv. a demonstrable solution for the end of the life of the structure or building, unless it can be clearly demonstrated that a legacy use isn't feasible.

- 6.4.67 Where proposals for temporary accommodation for construction workers are likely to impact adversely on the balance of the community because of their scale or because of an existing concentration, the Councils may seek mitigating measures in accordance with Policy ISA 1. In cases where the solution to addressing the requirements of the occupiers involve providing on site facilities, Policies that address the relevant land use would apply (e.g. Policy MAN 6 'Retailing in the countryside'; Policy ISA 2 'Community facilities'), unless the ancillary facilities are temporary buildings designed at the outset to be removed from the site.
- 6.4.68 Where mitigation measures cannot be secured, the Councils will refuse proposals that would disrupt the balance of the community or prevent the local community's requirements from being met.
- 6.4.69 The Councils will expect that the developer will ensure that purpose built accommodation and any facilities associated with the accommodation (e.g. recreational facilities) are developed on a sustainable basis, and that proposals identify the legacy opportunities / proposed after use for consideration from the outset. Where an alternative policy compliant legacy use is not feasible, but the proposal is otherwise acceptable, the planning permission for the accommodation will be granted for a limited period and a mechanism, e.g. planning conditions or planning obligations/ Section 106 agreements, will ensure that all temporary buildings, works, uses of land or other development, are removed or discontinued and the land is reinstated in accordance with a scheme previously approved, or serviced plots are retained and the land is landscaped in accordance with an approved landscaping scheme. The Council may require that a bond is provided to ensure that the landscaping is maintained.

### **POLICY TAI 11: RESIDENTIAL CARE HOMES, EXTRA CARE HOUSING OR SPECIALIST CARE ACCOMMODATION FOR THE ELDERLY**

**Proposals for residential care homes, extra care homes or specialist care accommodation will be permitted where:**

- 1. Residential care homes, extra care homes or specialist care accommodation are located within the development boundaries of either a Sub-regional Centre or Urban or Local Service Centre; or**
- 2. Specialist care accommodation, in exceptional circumstances, involves the re-use of suitable brownfield sites or buildings close to development boundaries and clear justification for its location is provided, taking account of the nature of the care required, transport impact, and it can be demonstrated that alternative sites are unsuitable and/ or unavailable; and**

- 3. In the case of residential care homes and extra care housing, the site must be within reasonable walking distance to services and facilities within the Centre or a high frequency public transport route to the services and facilities; and**
- 4. The proposal will not result in an over provision of care accommodation compared to the needs of the locality.**

**Explanation:**

- 6.4.70 Both authorities are reviewing their provision of care homes and how this may be provided in the future. Due to changes in funding for care homes provision, extra care facilities have become more popular throughout the country. Extra care housing is similar to sheltered housing, offering independent living but with the benefit of on-site care provision.
- 6.4.71 The provision of good quality self-contained housing in an extra care housing setting may encourage older people to move from under-occupied family housing. Proposals for such schemes should outline how they will target residents from the local catchment to ensure local under-occupied housing is released rather than attracting people to relocate into the area.
- 6.4.72 Where existing provision is sufficient to meet the reasonable needs of the locality, further development will be resisted. This will avoid pressure being placed on local Social Services providers and the loss of land for which may be required for other purposes.
- 6.4.73 Working with key partners, including care and specialist accommodation providers, the Councils will proactively encourage providers to take the Plan's spatial strategy into account when developing their own strategies and plans. This will ensure that specialist accommodation is delivered in the most appropriate locations to serve the identified needs of the local community and specific groups. From a sustainable development perspective, the Councils consider that the larger scale settlements identified as either the Sub-Regional Centre, Urban or Local Service Centres are the most appropriate locations for care accommodation for the elderly as sites will be accessible to facilities such as shops, medical services, places of worship, public open space and other community facilities. Regard should be given towards the Plan's general policies in relation to the design of a proposal and its potential impact on the amenity of the locality.
- 6.4.74 Residential care homes consisting of only a bedroom (and possibly a bathroom) but with everything else communal, including meals, are considered a C2 use. Other developments based on self-contained accommodation with simply a warden and no direct provision of care is considered a C3 use. For an extra care facility to be considered as C2 use there should be extensive communal facilities within the scheme. C3 developments will be assessed against Policies TAI 1 – TAI 4 and all other relevant policies in the Plan.
- 6.4.75 Proposals which are considered as C2 use will not be expected to contribute towards affordable housing provision. They will contribute to achieving the overall target for housing growth.
- 6.4.76 Due to the lack of mobility of residents within Nursing Homes or Elderly Mentally Infirm establishments, there is greater flexibility in terms of the accessibility of these specialist care accommodation on foot to services and facilities in centres. However regard must be given towards sustainable travel of the staff and visitors, therefore potential brownfield sites or buildings outside the development boundary should be located on a high frequency sustainable transport route.

**POLICY TAI 12: PURPOSE BUILT STUDENT ACCOMMODATION**

Proposals for new affordable purpose built student accommodation by higher education institutions or private sector providers in suitable locations at a level agreed with the Council will be granted, provided they conform to all the following criteria:

1. The proposal must be accompanied by an assessment of the number of additional full-time undergraduate and postgraduate students requiring accommodation, and should be supported by a higher education institution;
2. The proposal is deliverable;
3. The site isn't within a primarily residential area;
4. The site should be located within a 15 minutes walking and reasonable cycling distance to the higher education institution campus, or alternatively, near to a high frequency bus route to the education campus;
5. Proposals must not lead to an unacceptable increase in on-street parking in the surrounding area;
6. Appropriate management is in place to minimise potential negative impacts from occupants or the development on surrounding properties and neighbourhoods, and to create a positive and safe living environment for students.

The Council will seek appropriate controls to ensure that approved schemes are occupied solely as student accommodation and are managed effectively.

Management controls will be secured through the imposition of planning conditions or an appropriate legal agreement.

Purpose built student accommodation will not be permitted on sites with either an extant planning permission or allocated for residential development. A Preferred Search Zone is identified on the Proposals Map.

**Explanation:**

- 6.4.77 Purpose built student accommodation provide an alternative to shared private rented housing or housing in multiple occupation, which left unmanaged can have serious social and environment impacts on residential amenity. Current purpose build accommodation is located on the University's campus and on or near to the High Street, Bangor. Topic Paper 16 'Student Accommodation' provides details of the existing provision and sets out the issues relating to the matter and how purpose built accommodation can assist in creating a more balanced housing market area, which in turn creates healthy and inclusive communities.
- 6.4.78 The potential positive knock-on effects of the provision of appropriately located purpose built student accommodation are a greater balance between shared housing, HMOs and open market residential housing; more local people being able to purchase affordable open market residential housing; a reduction in on-street parking issues as there are likely to be fewer cars per property and a reduction in student related anti-social behaviour in residential areas.
- 6.4.79 To avoid a potential oversupply of student bed spaces in purpose built accommodation, developers must undertake detailed appraisals on the level of need for additional student accommodation prior to formulating proposals, in order to gauge the appropriate levels of required bed space provision.

Such appraisals should include, but not be limited to, waiting lists for existing places (both University and privately owned stock) and an appraisal of schemes in the planning pipeline (under construction, with planning permission and current applications). Priority will be given to schemes that are part of the institution's plans or which are being progressed in partnership with the institutions.

- 6.4.80 Assessing proposals for new purpose built accommodation against the criteria above will help ensure that proposals are developed in appropriate locations and help ensure that students reside in managed accommodation as opposed to HMOs. For purpose built accommodation in Bangor the Inset Map identifies a preferred search zone which includes part of the High Street towards Holyhead Road (subject to retaining commercial usage on the ground floor), Holyhead Road area and areas around the Ffriddoedd Road campus site.

### **POLICY TAI 13: REPLACEMENT DWELLINGS**

**Proposals for the replacement of a dwelling that meet the following criteria, where appropriate, will be granted:**

1. **Outside development boundaries or identified clusters, the present dwelling has a lawful residential use;**
2. **The building is not listed;**
3. **The existing dwelling is of no particular architectural and/ or historic and/ or visual merit, for which it should be conserved;**
4. **Outside development boundaries the existing dwelling is not capable of retention through renovation and extension and/ or it is demonstrated that the repair of the existing building is not economically feasible;**
5. **Outside development boundaries, the proposed dwelling is not a replacement for a caravan or holiday chalet that has a legal residential use;**
6. **Outside a Coastal Change Management Area, the siting of a replacement dwelling should be within the same footprint as the existing building unless it can be demonstrated that relocation within the curtilage lessen its visual and amenity impact in the locality;**
7. **Outside development boundaries, the siting and design of the total new development should be of a similar scale and size and should not create a visual impact significantly greater than the existing dwelling in order that it can be satisfactorily absorbed or integrated into the landscape. In exceptional circumstances a larger well designed dwelling that does not lead to significant greater visual impact could be supported;**
8. **In areas at risk from flooding and outside a Coastal Change Management Area:**
  - i. **A flood consequence assessment has been undertaken for the development and satisfactory risk mitigation has been identified;**
  - ii. **The dwelling will incorporate flood mitigation and resiliency measures in accordance with Community and Local Government (CLG) publication 'Improving the flood performance of new buildings: flood resilient construction';**
  - iii. **The building must be appropriately designed to withstand and be resilient to hydrostatic pressure resulting from a breach/ overtopping of the tidal defences;**
  - iv. **A flood warning and evacuation plan has been prepared for the property and is to be displayed on site.**

9. Exceptionally, when a recently inhabited or habitable dwelling is destroyed by accident, planning permission may be granted for a new dwelling, in situ. Evidence about the status and previous condition of the building and the cause and extent of the damage must be provided.

Planning permission for a replacement dwelling may be subject to a condition to ensure:

10. The demolition of the original dwelling and where appropriate the demolition of outbuildings on the completion of the new dwelling, and/ or  
11. That permitted development rights are removed.

**Explanation:**

- 6.4.81 For sites unrelated to the settlement hierarchy, and thereby identified as open countryside, stricter control is required over replacement dwellings in relation to its existing use right, replacement of a temporary structure and its visual impact.
- 6.4.82 In open countryside locations, the existing dwelling must have an established use as a residential unit otherwise it would be considered to create a new dwelling in the open countryside contrary to National Policy. Preference will be given towards the renovation of buildings with new build only being permitted when it is unviable to undertake such renovation work.
- 6.4.83 This Policy will not permit the building of a house to replace a caravan or chalet that has a legal residential use (see definition of ‘caravan’ and ‘holiday chalet’ in Policy TWR 3).
- 6.4.84 The proposed new dwelling would be expected to incorporate the footprint of the existing building unless it can be demonstrated that its relocation within the curtilage lessens its visual impact and it would not lead to an impact upon the amenity of adjoining uses. For sites located within a Coastal Change Management Area, Policy ARNA 1 would carry greater weight than this policy.
- 6.4.85 In open countryside the proposed new build should reflect the size and scale of the existing building unless it can be demonstrated that the proposal would not lead to a significant greater visual impact and that the proposal would lead to a better designed dwelling.
- 6.4.86 New build is directed away from flood risk areas, however, proposals for replacement dwellings that incorporate flood mitigation and resilient measures can be permitted.

**POLICY TAI 14: RESIDENTIAL USE OF CARAVANS, MOBILE HOMES OR OTHER FORMS OF NON-PERMANENT ACCOMMODATION**

**New caravan or other forms of non-permanent accommodation sites for temporary residential use**

As an exception to Strategic Policy PS 17 and Policy TAI 15, a proposal for a new site involving the siting of caravans or other forms of non-permanent accommodation for the purpose of temporary residential use will be granted planning permission, provided it conforms to all the following criteria:

1. The siting is for a limited period of time, and is required to accommodate temporary workers during construction of a specific approved building project; or
2. There is a proven need for a single caravan or other form of non-permanent accommodation in connection with the establishment of a new rural based enterprise, in line with national planning policy and guidance.

In the case of scenario 1 above:

- i. the siting of temporary residential caravans or other forms of non-permanent accommodation will be subject to the same locational considerations as set out in Policy TWR 3; and
- ii. the site is located so as to minimise the need to travel and promotes the use of sustainable transport modes to the approved building project site or a park and ride facility provided by the building project promoter; and
- iii. it can be demonstrated that the accommodation facilitates the delivery of the building project's construction workers' accommodation strategy.

#### Existing holiday caravans or other forms of non-permanent holiday accommodation

A proposal involving occupation of existing holiday caravans or other forms of non-permanent accommodation outside the usual occupancy season or the extension of existing sites for the purpose of temporary residential use will be granted planning permission, provided they conform to all the following criteria:

3. There is a proven need for temporary residential accommodation in association with an approved building project; and
4. The site is located so as to minimise the need to travel and promotes the use of sustainable transport modes to the approved building project site or a park and ride facility provided by the building project promoter; and
5. It can be demonstrated that the construction worker accommodation facilitates the delivery of the building project's construction workers' accommodation strategy; and
6. It can be demonstrated that the proposal would not have a significant detrimental impact on the tourism industry;
7. The proposal is appropriate when considered against Policy TWR 3.

#### Mechanisms to manage the development

Where planning permission is granted a planning condition will be attached, or an obligation will be secured, to ensure that:

8. Occupancy of the caravans or other form of non-permanent accommodation is confined to persons able to demonstrate the essential need for the accommodation; and
9. The permission is for a time-limited period only and, after which time the need for the accommodation ceases, the caravan or other form of non-permanent accommodation shall be removed from the site and the land restored to its former condition within a specified period, or serviced plots are retained for a future policy conforming use.

In the case of temporary residential caravans approved in accordance with this Policy,



**applications to renew temporary permissions will be assessed against the above criteria.**

**Explanation:**

- 6.4.87 Caravans and other forms of non-permanent accommodation are generally considered to be unacceptable as permanent homes within the Plan area. However, they may have a part to play in providing short term low cost accommodation for specific households provided that there is an essential need and the high quality of the environment of the Plan area is safeguarded and there are no overriding safety objections.
- 6.4.88 Temporary permission for the residential use of a caravan or other forms of non-permanent accommodation may be given in association with and for the duration of building works, the establishment of a new agricultural enterprise or other similar site-based project. In accordance with the Plan's policies, permission would be subject to satisfactory arrangements for the provision of water supply, effluent disposal and other domestic services and the protection of the residential amenity of any neighbours. There may also be a requirement for caravans to be painted in an approved subdued colour or for appropriate screening to be introduced.
- 6.4.89 Proposals for new sites associated with an approved building project will also be assessed against the same policies that apply to permanent residential development proposals. Residents of the caravans, mobile homes or other forms of non-permanent accommodation require the same access to services and facilities such as health, education, employment and retail, therefore the same considerations need to be taken into account. Therefore the sites would need to be within or adjacent to development boundaries of identified settlements.
- 6.4.90 In certain circumstances, on agricultural holdings or other rural land based enterprises, there may be a special requirement for the use of a caravan or another form of non-permanent accommodation, for example, on a newly established farming enterprise, prior to permanent accommodation being justified.
- 6.4.91 In assessing proposals that involve the temporary use of existing caravans or other forms of non-permanent accommodation particular regard will be had to the potential for loss of existing holiday accommodation within such sites.
- 6.4.92 For major proposals there may be a short term requirement to use existing holiday caravan sites or non-permanent holiday accommodation. In such cases evidence is required over the need for the temporary residential use and how it would facilitate sustainable transport provision to and from the workplace.
- 6.4.93 Proposals which lead to the extension of an existing site should have regard to other policies within the Plan, in particular the suitability of such an extension in terms of visual impact.
- 6.4.94 Proposal which can demonstrate how the temporary usage will help to upgrade the facilities on such sites and provide a long term tourism legacy for the area will be permitted.
- 6.4.95 Such proposals will also have to show that it would not individually or cumulatively with other similar proposals within an area, lead to a detrimental impact upon the tourism industry.

## AFFORDABLE HOUSING

### 6.4.96 Context

- Improving affordability is a key objective of national policy
- National planning policy requires local development plans to set an informed target for affordable housing that can be delivered by the planning system and a likely development threshold size
- Local planning authorities should balance the need for affordable housing against site viability
- A key aim of national policy is to create sustainable mixed communities for current and future residents
- Affordability is an issue across the Plan area
- Evidence suggests that affordable need is greater in coastal villages particularly within the AONBs and along the Meirionnydd coast

### Introduction

- 6.4.97 The provision of affordable homes is an objective of the Plan. Providing affordable homes is also a priority of the Single Integrated Plan and is a key priority for both Councils. The majority of affordable housing that is built in the Plan area has been delivered as part of new development. Therefore, planning policies have a central role in helping to deliver low cost homes through quotas of affordable dwellings being negotiated and delivered on open market housing sites. Applying these policies can also contribute to achieving wider social policy goals such as maintaining and strengthening Welsh speaking communities. The following Strategic Policy and detailed policies set out the circumstances for securing affordable housing, which is supported by the 'Affordable Housing' Supplementary Planning Guidance.
- 6.4.98 Affordable Housing is defined in national policy as social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Social and affordable rented housing is normally rented from a Housing Association or the Isle of Anglesey County Council. Intermediate Housing refers to housing which is available to buy or to part buy/part rent at below the market price. Planning mechanisms, such as Section 106 Agreements are used to control occupancy and prices.
- 6.4.99 In 2015 median house price in Anglesey and Gwynedd stood at approximately £156,000 and £144,000, respectively. While this is not considered high by national standards, when compared to average household income they are considered unaffordable. At entry level the problem is more pronounced and many local people, especially younger people, often find themselves priced out of the market. Despite the recent economic downturn the issue of housing affordability remains a key concern across the Plan area. Additionally over the last few decades 'Right to Buy' sales and the proliferation of second/ holiday homes have significantly reduced the supply of both social sector and market properties, available to meet local housing needs.
- 6.4.100 A key theme of national policy is that local planning authorities can seek the provision of affordable housing through the planning system where there is strong evidence of need. In order to demonstrate the need for affordable housing within the Plan area, the Councils carried out Local Housing Market Assessments (LHMA), Housing Needs Study and an Affordable Housing Viability Assessment.

## 6.4 Managing Growth and Development Supply and Quality of Housing

6.4.101 The Anglesey LHMA 2016 and the Gwynedd LHMA 2013 provide a snapshot of the scale of affordable housing likely to be required in Anglesey and Gwynedd, i.e. approximately 889 housing units per annum for 5 years to meet backlog and emerging needs, with an overall need of 8,174 for the whole Plan period (these figures are based upon Welsh Government methodology which calculates 25% of household income on housing costs). 'Tai Teg', an affordable housing register, is the main information source for intermediate/ shared equity schemes in the Plan area.

6.4.102 It is not expected that the planning system alone will, or should, provide for this shortfall. The Plan is just one tool to ensure that the demand for affordable housing is met. The importance of the Plan's role in contributing to meeting affordable housing need is therefore recognised.

6.4.103 The affordable housing target figure identified in the Plan is based on the following information:

Table 21: Affordable Housing Provision Target

	Component of Affordable Housing Supply	Sub Regional Centre / Urban Service Centres	Local Service Centres	Villages	Clusters	Open Countryside	Total
A	Total Completions (small and large) 01/04/11 - 31/3/15	172	60	68	4	2	306
B	Units with planning permission 01-04-15	327	62	106	29	2	526
C	New Housing Allocations	216	85	35	-	-	336
CH	Large windfall Sites (+5) 11 years remaining	75	25	20	12	-	132
D	Small windfall sites (-5) 11 years remaining	80	38	39	94	21	272
DD	Total Housing Provision	870	270	268	139	25	1,572

6.4.105 As the private sector is by far the largest house builder, it is recognised that the provision of affordable housing can affect the profitability and the viability of housing development. The Affordable Housing Viability Assessment has been produced to demonstrate the levels at which housing development is capable of being delivered profitably while at the same time providing an appropriate level of affordable housing and tenure mix.

6.4.106 The results of the Affordable Housing Viability Assessment indicate that in lower market areas the land values and house prices make the delivery of affordable housing challenging. While, elsewhere in medium and high market areas, land values and house prices suggest that development is capable

of delivering higher levels of affordable housing without adversely affecting the profitability of sites. Furthermore, as market conditions improve, sites across the Plan area should be able to accommodate increased levels of affordable housing without impacting on profitability.

**STRATEGIC POLICY PS 18: AFFORDABLE HOUSING**

Development opportunities have been identified to provide a minimum target of 1,572 new affordable homes.

**POLICY TAI 15: AFFORDABLE HOUSING THRESHOLD & DISTRIBUTION**

The Councils will seek to secure an appropriate level of affordable housing across the Plan area by working in partnership with Registered Providers, developers and local communities to meet the minimum target presented in Strategic Policy PS 18.

**1. Threshold**

Housing development, both new build and conversions, in settlements identified within the settlement hierarchy as shown in Strategic Policy PS 17 will be expected to make an affordable housing contribution in line with the threshold figures introduced in the table below:

CATEGORY OF SETTLEMENT	THRESHOLD
Sub-regional Centre	<b>2 or more housing units</b>
Urban Service Centres	
Local Service Centres	
Service Villages	
Rural / Coastal Villages	
Local Villages	
Clusters	<b>Only sites of 100% affordable housing will be supported within clusters.</b>
Subdivision of Rural Dwellings	<b>2 or more additional units</b>

<b>Conversion of Traditional Buildings in Open Countryside</b>	<b>100% affordable housing (unless the residential use is a subordinate element associated with a wider scheme for business re-use)</b>
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**2. Percentage of Affordable Housing**

The following percentage of affordable housing provision (based on social rent tenure) is expected within the Housing Price Area presented in the table below:

Percentage of Affordable Housing	Housing Price Areas
30%	Gwynedd High Value Coastal, Rhosneigr, Beaumaris, Rural North West, Bridgehead, Trearddur & Rhoscolyn, South West, North East Rural, Larger Coastal Settlements
20%	Rural Centres, Mid Rural, Northern Coast and South Arfon, Rural West
10%	Llangefni, Llŷn, Western Coastal & Rural Arfon, Holyhead, Amlwch & Hinterland, The Mountains, Eastern Gwynedd & National Park, Blaenau Ffestiniog.

See table in the explanation below in relation to which settlements fall within these areas.

A proposal including an alternative affordable tenure mix should yield a higher percentage of affordable provision subject to consideration of criteria 3i – 3ix of this Policy.

Where the affordable housing requirement of a particular scheme falls below a single dwelling on the site, providing an affordable unit within that development will remain the priority. However if it is deemed that this is not possible, a pro-rata payment will be expected rather than no affordable provision on the site.

**3. Other Matters**

- i. All developments will be required to achieve an appropriate mix in terms of tenure, types and sizes of local need affordable housing, determined by the local housing market assessment or any alternative Council or partner assessment.
- ii. Affordable units should be fully integrated within a development and indistinguishable from non-affordable housing.
- iii. Where the viability of individual schemes fall short of the policy requirements specified, the onus will be on the applicant/ developer / landowner to clearly demonstrate on a viability assessment pro-forma the circumstances justifying a lower affordable housing contribution or tenure mix.
- iv. Where, following the submission of a viability pro-forma, disagreement remains between the applicant / developer / landowner and the Local Planning Authority as to the affordable housing provision within a scheme, an independent external assessment of the scheme (e.g. by the District Valuers Service) will be undertaken at the applicant's expense. The number of affordable housing provided will reflect the conclusions of this assessment.

- v. That there are suitable mechanisms in place to manage the occupation of the affordable housing unit(s) upon initial occupation, and in perpetuity, to those who can prove a need for an affordable dwelling.
- vi. If it can be demonstrated that there are no eligible occupiers for rural enterprise dwellings then the housing will be occupied by those eligible for consideration for affordable housing.
- vii. Extensions and adaptations to affordable housing will be permitted provided that the alterations or adaptations allow the house to remain as an affordable dwelling.
- viii. Dwellings are of a size, scale and design compatible with an affordable dwelling.
- ix. Within Local, Rural and Coastal Villages the affordable housing provision should only be for affordable housing for local need (as defined in the Glossary of Terms).

**Explanation:**

6.4.106 The viability study together with an analysis of historic applications has identified the relevant threshold levels where an element of affordable provision will be sought by the Councils from a proposal. Whilst on-site provision is the preference when a site triggers the threshold requirement, if the scale of the scheme is below the level of a single affordable unit e.g. 6 units in a house price area of 10% would equate to 0.6 of a dwelling, then a pro-rata contribution for the percentage of a new house will be required i.e. 60% in this example.

6.4.107 Different house price areas have been identified in the viability study. The Table below identifies which House Price areas different settlements belong (Clusters not included since all development in Clusters will be for affordable housing). Plan monitoring work will re-assess the average house prices noted in the Viability Study. This could impact upon the percentage of affordable houses sought in the different house price areas:

Table 22: House price areas

House Price Area	Sub-Regional Centre, Urban & Local Service Centres & Service Villages	Local, Rural, Coastal Villages
Percentage of Affordable Housing Sought: 30%		
Gwynedd High Value Coastal	Abersoch	Llanbedrog, Llangian, Mynytho, Sarn Bach
Rhosneigr	Rhosneigr	
Beaumaris	Beaumaris	Llandona, Llangoed
Rural North West	Cemaes	Carreg-lefn, Llanfechell, Tregelle
Bridgehead	Llanfair Pwllgwyngyll, Menai Bridge	Llandegfan
Trearddur & Rhoscolyn	No service centre in this area.	Four Mile Bridge (part), Trearddur Bay
South West	Newborough	Brynsiencyn, Dwyran
North East Rural	Benllech, Pentraeth	Llanbedr-goch, Moelfre

## 6.4 Managing Growth and Development Supply and Quality of Housing

House Price Area	Sub-Regional Centre, Urban & Local Service Centres & Service Villages	Local, Rural, Coastal Villages
Larger Coastal Settlements	Bethel (Gwynedd), Bontnewydd, Caernarfon, Criccieth, Pwllheli, Porthmadog, Tremadog	Borth-y-Gest, Caeathro, Efailnewydd, Llanystumdwy, Morfa Bychan
Percentage of Affordable Housing Sought: 20%		
Rural Centres	Area within the Park	Corris
Mid Rural	Gaerwen, Llannerch-y-medd	Llanddaniel-fab, Llangaffo
Northern Coast & South Arfon	Bangor, Penygroes	Llandygai, Llanllyfni, Nantlle, Rhiwlas, Talysarn, Tregarth, Y Felinheli
Rural West	Bodedern, Gwalchmai, Valley	Aberffraw, Bethel (Anglesey), Bryngwran, Caergeiliog, Four Mile Bridge (part), Llanfachraeth, Llanfaelog, Llanfaethlu, Llanfihangel-yn-Nhywyn, Llangristiolus, Llanrhuddlad, Malltraeth, Pencaernisiog,
Percentage of Affordable Housing Sought: 10%		
Llangefni	Llangefni	Bodffordd, Talwrn
Llŷn	Botwnnog, Chwilog, Nefyn, Y Ffôr	Aberdaron, Abererch, Clynnog Fawr, Dinas (Llanwnda) (part), Dinas Dinlle, Eder, Garndolbenmaen, Llanaelhaearn, Llandwrog, Llangybi, Llithfaen, Morfa Nefyn, Pentref Uchaf, Rhoshirwaun, Sarn Mellteyrn, Trefor, Tudweiliog,
Western Coastal & Rural Arfon	Abermaw, Deiniolen, Penrhyndeudraeth, Tywyn	Brynrefail, Carmel, Dinas (Llanwnda) (part), Dolydd & Maen Coch, Fairbourne, Groeslon, Garreg-Llanfrothen, Penisarwaun, Rhosgadfan, Rhostryfan, Y Fron
Holyhead	Holyhead	
Amlwch & Hinterland	Amlwch	Pen-y-Sarn, Rhos-y-bol
The Mountains	Bethesda, Llanberis, Llanrug, Rachub	Cwm y Glo, Waunfawr

## 6.4 Managing Growth and Development Supply and Quality of Housing

House Price Area	Sub-Regional Centre, Urban & Local Service Centres & Service Villages	Local, Rural, Coastal Villages
Eastern Gwynedd & National Park	Area within the Park	
Blaenau Ffestiniog	Blaenau Ffestiniog	

6.4.108 The tenure mix of affordable housing required with a particular scheme should reflect the findings of the latest LHMA or alternative Council or partner assessment, unless the applicant can satisfy the Local Authority that their proposed mix better satisfies an identified need.

6.4.109 In line with national planning policy which seeks to restrict the amount of residential development in the open countryside, approvals for Rural Enterprise Dwellings will include a condition that supports their use as affordable housing when it can be demonstrated that there are no eligible occupiers for a rural enterprise dwelling.

### **POLICY TAI 16: EXCEPTION SITES**

**Where it is demonstrated that there is a proven local need for affordable housing (as defined in the Glossary of Terms) that cannot reasonably be delivered within a reasonable timescale on a market site inside the development boundary that includes a requirement for affordable housing, as an exception, proposals for 100% affordable housing schemes on sites immediately adjacent to development boundaries that form a reasonable extension to the settlement will be granted. Proposals must be for a small scale development, which are proportionate to the size of the settlement, unless it can be clearly demonstrated that there is a demonstrable requirement for a larger site, with priority, where it is appropriate, given to suitable previously developed land.**

#### **Explanation:**

6.4.110 Planning Policy Wales refers to affordable housing exception sites as small housing sites within or adjoining existing settlements for the provision of affordable housing to meet local needs. This is further clarified in TAN2, which states rural exception sites should be small (as locally defined in a plan), solely for affordable housing and on land within or adjoining existing rural settlements which would not otherwise be released for market housing.

6.4.111 Due to the rural nature of the area, exception sites will be considered for all the settlements identified in the Plan. They should however be of a scale compatible to the role of the settlement. The only exception to this is if justification is provided to explain how a proposal serves a wider area than the settlement itself e.g. due to lack of opportunities in other settlements within the same area. Sites adjacent to the boundary should not form an unacceptable intrusion into the countryside or create a fragmented development pattern.



## GYPSY AND TRAVELLER ACCOMMODATION

### 6.4.112 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 occurrences of unauthorised encampments within the Plan area.
- Evidence suggests that there is a need for permanent and temporary Gypsy and Traveller sites in appropriate locations within the Plan area.

### Introduction

- 6.4.113 It is widely accepted that there is a national shortage of authorised sites for Gypsies and Travellers. This has led to an increasing incidence of unauthorised encampments and has sometimes created tensions between Gypsies and Travellers and the settled community. The supply of authorised sites, in appropriate locations, will help address the cycle of eviction that can be costly and will help Gypsies and Travellers to have a home or a place to stay.
- 6.4.114 National policy places a responsibility for Local Authorities to set out the strategy and the criteria to be used to guide the development of Gypsy and Traveller sites in the Plan area.
- 6.4.115 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. It is considered that this site is unsatisfactory and therefore should be improved to provide better living conditions or be relocated to a more appropriate site.
- 6.4.116 Local authorities are required to assess the accommodation needs of Gypsy and Traveller families under Section 101 of the Housing Wales Act 2014. Where there is an assessment of unmet need for Gypsy and Traveller accommodation in the area, authorities should identify sufficient sites in local development plans to ensure that the identified pitch requirement for residential and transit use can be met
- 6.4.117 The Housing (Wales) Act 2014 places a duty on local authorities to provide sites for Gypsies and Travellers where a need has been identified. A Gwynedd and Anglesey Gypsy and Traveller Accommodation Needs Assessment (GTANA) was undertaken in 2015 in accordance with Welsh Government guidelines to identify unmet need over the Plan period (to 2026).
- 6.4.118 The findings of the GTANA, which was published in 2016, indicate that there is a requirement for 4 permanent residential pitches to replace the existing tolerated site near Pentraeth Road, Anglesey and a requirement for an additional 10 permanent residential pitches in Gwynedd over the Plan period. Two sites for additional permanent residential pitches have been allocated in the Plan to meet the accommodation needs of Gypsies and Travellers identified in the GTANA.
- 6.4.119 The GTANA 2016 also recommended that two temporary stopping places along the A55 on

Anglesey (one in the Holyhead area and one in the centre of the Island), and one in Caernarfon are required to cater for Gypsies and Travellers who visit the area or wish to stop overnight whilst travelling to and from Ireland. The GTANA 2016 explains why the Councils have concluded that accommodation needs of visiting Gypsies and Travellers in the Plan area should be met by providing temporary stopping places rather than transit sites (where Gypsies and travellers can stay for up to 3 months). It is considered that the low number of recorded incidences of unauthorised encampments and the comparatively short duration of stays indicate that there is no need to provide transit sites with associated permanent facilities.

- 6.4.120 Both Councils are committed to meeting the accommodation needs of visiting Gypsies and Travellers identified in the GTANA 2016 in order to address their duties under the Housing (Wales) Act 2014. They have explored different options in consultation with the public and stakeholders to identify sites for temporary stopping places that address that need. The site selection process took account of guidance published by Welsh Government. Where planning consent is required to provide temporary stopping places, the planning application will be considered against the requirements of relevant policies in the Plan.
- 6.4.121 Until sufficient temporary stopping sites have been developed to meet the needs of travelling Gypsies and Travellers identified in the GTANA, both Councils will continue to apply their existing tolerated protocols for dealing with unauthorised Gypsy and Traveller encampments that may occur within the Plan Area.
- 6.4.122 Under the Housing (Wales) Act 2014 another GTANA will need to be undertaken in 2020 to comply with Welsh Government requirements. The completion of the new assessment, annual monitoring and the proposed review of the Plan may result in changes in the number of additional pitches and type of sites required over the remainder of the Plan period. Whilst there is no evidence of need for Transit Sites in the Study Area at the present time, the pattern and frequency of visits by Gypsies and Travellers could change to such an extent to demonstrate a need for Transit provision.
- 6.4.123 This process provides equality between Gypsies and Travellers and the settled community, because the same process for other types of housing need and homelessness is followed. By not providing for the identified need, Gypsies and Travellers may have to resort to unauthorised sites, which can cause tensions.

### **POLICY TAI 17: SAFEGUARDING EXISTING GYPSY AND TRAVELLER SITES**

**The existing Gypsy site at Llandygai, Bangor, as shown on the Proposals Map, is safeguarded as a permanent residential site for use solely by Gypsies.**

**Any new Gypsy and Traveller pitches granted planning permission and operated shall also be safeguarded solely for Gypsies and Travellers use.**

**Planning permission will be refused for an alternative use on a safeguarded site unless an alternative, replacement site has been identified and developed to provide facilities of an equivalent or improved standard (including its location) whilst there remains a need for such sites as evidenced by the Gypsy and Traveller Accommodation Needs Assessment or the best available evidence.**

#### **Explanation:**

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6.4.124 The policy proposes that sites that have planning permission for Gypsy and Traveller permanent residential use, or are granted such permission in the future, will be safeguarded. This will ensure that the permitted use as a Gypsy and Traveller site is not lost to an alternative use, unless material planning considerations indicate otherwise.

**POLICY TAI 18: GYPSY AND TRAVELLER SITE ALLOCATIONS**

**To meet the need for Gypsy and Traveller pitches identified in the Gypsy and Traveller Accommodation Needs Assessment the following sites, as shown on the Proposals Map, are allocated for permanent residential Gypsy and Traveller use, to be solely occupied by Gypsies and Travellers:**

**Permanent Gypsy and Traveller Sites Allocations**

Location	Number of pitches	Occupants
Extension to existing site at Llandygai, Bangor	10	Gypsies
Land at Penhesgyn, Penmynydd	4	Travellers

**Explanation:**

6.4.125 Some Gypsy and Traveller families, for various reasons, live in one place for longer periods of time. Permanent residential accommodation will be provided to those families and individuals that demonstrate that they have an accommodation need for a pitch and have no alternative place to live (this assessment is carried out by Housing Services). Occupants will be provided with pitches on a year round basis, paying rent and council taxes to the Local Authority.

6.4.126 The above allocations will meet pitch requirements for permanent residential sites identified in the current GTANA (2016) over the Plan period. If the annual monitoring report, the next GTANA or the review of the Plan demonstrates a shortage in provision and/or an unmet need for additional pitches, then more sites will need to be allocated in the Plan.

6.4.127 The Councils will undertake a GTANA every five years. The timing of the next GTANA will coincide with the review of the Plan.

**POLICY TAI 19: NEW PERMANENT OR TRANSIT PITCHES OR TEMPORARY STOPPING PLACES FOR GYPSIES AND TRAVELLERS**

**Proposals for new permanent residential or transit pitches, or temporary stopping places, for Gypsies and Travellers and extensions to existing authorised sites for Gypsies and Travellers will be granted on land that would not otherwise be released for residential development provided they conform to all the following criteria:**

- 1. An accommodation need for Gypsy and Traveller pitches is identified;**

2. **Where possible, the site will be in reasonable proximity to local services and facilities;**
3. **It cannot be accommodated on an existing authorised site;**
4. **That environmental factors, including ground stability, contaminated land, and proximity to hazardous locations, do not make the site inappropriate for residential development unless mitigation is possible and proportionate;**
5. **It is capable of being serviced with water, electricity, and waste management;**
6. **Where appropriate, the standards and design of the development demonstrate that due regard has been given to the Mobile Homes (Wales) Act 2013 and the Welsh Government Good Practice Guide in Designing Gypsy Traveller Sites in Wales;**
7. **There would be no unreasonable impact on the character and appearance of the surrounding areas including impact on residential amenity of neighbouring occupiers or the operating conditions of existing businesses;**
8. **There are no adverse effects on areas designated as being of international or national importance for biodiversity and landscape;**
9. **That satisfactory arrangements are in place to restrict the occupancy of the pitches to Gypsies and Travellers;**
10. **That a highly vulnerable development is not located in a C2 flood zone.**

**Explanation:**

- 6.4.128 In addition to the provision made to meet the identified need for Gypsies and Travellers pitches in Policy TAI 18, Policy TAI 19 provides a criteria based policy to assess any future applications for additional permanent or transit sites or temporary stopping places.
- 6.4.129 Many Gypsy and Traveller families have a cultural aversion to living in bricks and mortar accommodation. This aversion has been recognised in the law courts and means that every Local Authority in Wales must view Gypsy and Traveller accommodation as a form of affordable housing.
- 6.4.130 Planning Policy Wales allows for the release of sites for affordable housing, including Gypsy and Traveller accommodation, as an exception to normal housing policies. This policy has been framed to address the difficulties Gypsies and Travellers may face in securing an adequate supply of affordable land for their needs. The purpose of this policy is to enable the release of land outside development boundaries for affordable Gypsy and Traveller accommodation where residential accommodation would not normally be approved. Land values outside the development boundaries are generally substantially lower than land values within the development boundaries, thus reducing overall development costs in order to help provide affordable pitches. These sites could provide a small additional source of accommodation for Gypsies and Travellers in rural areas to meet local need.
- 6.4.131 This criteria based policy, as well as all other relevant policies in the Plan, will be applied to assess proposals submitted in order to meet future or unexpected demand for Gypsy and Traveller accommodation.
- 6.4.132 Evidence is expected to support a planning application in order to show that there is a need for this type of accommodation.