

APPENDIX B – CHAPTER 7.4

Chapter 7.4 – Managing Growth and Development – Supply and Quality of Housing

Supply and Type of Housing

Ref	Section	Rep. ID	Proposed Focussed Changes	Justification
NF 58	7.4.2	959, 960, 972, 973, 985	<p>The Plan is expected to deliver one of the Government’s key housing goals that aim 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, <u>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.</u></p>	To maintain internal consistency
NF 59	7.4.3	130, 1062, 1063	<p>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 its partners are exploring and/or implementing local initiatives. <u>Using the best available information Topic Paper X seeks to provide a housing trajectory incorporating the likely phasing/delivery of housing schemes and indicating the housing land supply position throughout the plan period. In undertaking the exercise it is demonstrated as far as is possible that the requirement to maintain a 5 year land supply will be achieved throughout the Plan period. Planning mechanisms, such as short term consents, will be used where appropriate to seek to ensure that sites with planning consent will deliver the required homes.</u></p>	For clarity

Ref	Section	Rep. ID	Proposed Focussed Changes	Justification
NF 60	7.4.4	86, 130, 1062, 1063	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. <u>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.</u>	
NF 61	PS 13	86	<p>STRATEGIC POLICY PS13: HOUSING PROVISION</p> <p>Based on the level of anticipated housing need, balanced against deliverability, environmental constraints and landscape and community capacity, 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.</p> <p>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 in accordance with the following housing targets:</p> <ol style="list-style-type: none"> 1. a baseline requirement, which equates to 2,604 housing units between 2011 and 2018 2. provision for growth, which equates to 5,298 housing units between 2018 and 2026 <p>This level of growth will be distributed in accordance with Strategic Policy PS15 and policies TAI14 to TAI18 and will be monitored on an annual basis <u>via the annual Joint Housing Land Availability Studies and the Annual Monitoring Reports.</u></p>	For clarity

Ref	Section	Rep. ID	Proposed Focussed Changes	Justification
NF 62	New policy	1062, 959, 960, 972, 973, 215, 985	<p><u>New Policy TAI X</u></p> <p><u>In order to ensure that different communities are able to accommodate residential development, the Councils will, where appropriate, seek a phased release of housing in relation to allocated sites or in relation to windfall sites.</u></p> <p><u>In order to improve delivery of homes as set out in Policy PS13 and Policies TAI 14 to TAI 18:</u></p> <ol style="list-style-type: none"> <u>1. Short planning permissions will be issued at the discretion of the Councils; or</u> <u>2. Housing development may be conditioned with completion dates; or</u> <u>3. Outline, reserve matters and full consents will not be renewed except with strong justification.</u> <p><u>Explanation:</u></p> <p><u>Planning Policy Wales states that development may need to be phased, where appropriate in consultation with the relevant utilities/ infrastructure providers, to allow time to ensure that the provision of utilities/ infrastructure can be managed in a way consistent with general policies for sustainable development. Development may also need to take the ability of different communities to accommodate the development without eroding their character, including their linguistic character.</u></p> <p><u>The first part of the Policy sets out that allocated sites and significant windfall sites may be granted permission in a number of stages. This staged approach will allow some control in ensuring that infrastructure and communities are able to absorb development. The number of stages appropriate for each allocated site or windfall site will be determined at the pre-application stage in discussion with the applicant taking into account current commitments and delivery within the settlement along with any specific requirements in relation to the delivery of the allocated site in question. The Councils recognise that there will be sites where</u></p>	For clarity and maintain internal consistency

Ref	Section	Rep. ID	Proposed Focussed Changes	Justification
			<p><u>phased release will not be necessary, appropriate or relevant and that early discussion with the Councils prior to submitting any application will help establish whether phased release is to be applied. This phased approach does not preclude the need, where appropriate, for a clear masterplan to be submitted by the applicant upfront regarding the overall layout of the whole site. Policy TAI X is intended to improve delivery of completed housing rather than of planning consents. There has been a tendency to secure planning consents in settlements in the past without the clear intent to implement or deliver the units in the foreseeable future. This has often resulted from a pressure to secure a planning permission before the ‘build quota’ for a village is used up. Some planning consents have also been preserved as being extant by virtue of ‘technical starts’ which support the motivations, in some instances, for obtaining planning consent rather than secure a commercial intention to build. All these factors are tending to hamper genuine housing delivery and responsiveness to immediate needs.</u></p> <p><u>The policy will aid the Councils in securing a genuine five year land supply as required by the Joint Housing Land Assessments published by the Councils in response to national planning policy.</u></p>	
NF 63	7.4.13	1177	<p>7.4.13 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. Self-contained flats or houses in multiple-occupation can help to address the needs of those wanting to purchase or rent small units of accommodation, as well as providing a relatively affordable housing option for those wishing to purchase their first property. <u>In addition vacant / under used buildings could be one of the options to contribute</u></p>	To ensure internal consistency

Ref	Section	Rep. ID	Proposed Focussed Changes	Justification
			<p><u>towards meeting part of the need for temporary construction workers' accommodation.</u></p> <p>Proposals for new build Flats /HMOs will be dealt with under policies TAI 3 and TAI 14 to TAI 18 [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 1.</p>	
NF 64	TAI 3	1178, Council	<p>Amendments to wording and re-arrangement of criteria</p> <p>POLICY TAI3: NEW BUILD PURPOSE BUILT ACCOMMODATION, HOUSING IN MULTIPLE OCCUPATION AND OTHER HOUSING WITH SHARED FACILITIES FOR TRANSIENT <u>TEMPORARY CONSTRUCTION WORKERS</u></p> <p>Proposals for new build purpose built accommodation, houses in multiple occupation and other housing with shared facilities for transient <u>accommodation for temporary</u> construction workers will be permitted provided that <u>it forms part of the overall solution to providing temporary construction worker accommodation and</u> the following criteria are satisfied:</p> <ol style="list-style-type: none"> 1. The site is located within or adjacent to development boundaries of Centres or Service Villages identified within the Plan's Settlement Hierarchy, <u>and</u> 2. It is proportionate in scale to the Centre or Service Village; <u>and</u> or 3. It will not prejudice the Councils' ability to sustain a continuous minimum 5 years supply of land for <u>permanent</u> self-contained homes; <u>or</u> 4. In exceptional circumstances, <u>the site is located elsewhere in Anglesey</u> in other locations provided: <ol style="list-style-type: none"> 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 existing accommodation or the re-use of an existing building ii. the accommodation is provided to meet the temporary accommodation needs of workers; 	For clarity and ensure internal consistency of the Plan

Ref	Section	Rep. ID	Proposed Focussed Changes	Justification
			<ul style="list-style-type: none"> iii. the site is accessible to public transport routes, workplaces, and key social infrastructure; iv. a satisfactory standard of accommodation and adequate communal leisure and recreational facilities are provided on site to meet the amenity needs of occupiers; <p>5. The accommodations is designed for permanent legacy use, unless, in exceptional circumstances, the Council is satisfied that a legacy use is not feasible or appropriate;</p> <p>6. That it accords with Policy PCYFF1 and policies relating to the alternative future use</p> <p>7. It does not involve the loss of sites or parts of sites considered suitable for affordable housing or housing for older people or other persons with specific needs during the Plan period, including sites allocated for housing;</p> <p>8. If provision of permanent self-contained homes is the intended legacy use of the accommodation building(s), the proposal should make a positive contribution to the long term affordable housing objectives of the Council in accordance with conforms to the requirements of Policy TA19 and Policy TA10;</p> <p>9. Where the proposal would result in impacts or additional demands on existing community facilities, in accordance with Policy ISA1, either additional facilities or appropriate contributions for the development or improvement of existing facilities within Centres or Service Villages will be provided, unless it can be demonstrated that temporary facilities should be provided elsewhere;</p> <p>10. The accommodation, and the agreed legacy use, contribute to creating a mixed, inclusive and sustainable community, and does not cause an over-concentration of such a use in the local area or harm to the residential amenity or the surrounding area;</p> <p>11. If an alternative use is not feasible the Council shall require that temporary buildings are removed and</p> <ul style="list-style-type: none"> i. the serviced land is left in a neat and tidy condition following the removal of the structures, 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 to the satisfaction of the Local Planning Authority. 	

Ref	Section	Rep. ID	Proposed Focussed Changes	Justification
			<p>Planning permission will always only be granted subject to a time-limited period in order to enable the Council to review the overall trend the construction project's associated accommodation needs. Appropriate planning mechanisms will be applied to secure the agreed legacy use.</p> <p>Operators will be required to keep a register of all workers living in the accommodation and to make this register immediately available, on request, to the Council.</p>	
NF 65	Policy TAI5	611, Council	<p>POLICY TAI5: LOCAL MARKET HOUSING</p> <p>New residential development within the development boundaries of the specific settlements noted below will be permitted provided that:</p> <ol style="list-style-type: none"> 1. The occupancy of the property is restricted to: <ol style="list-style-type: none"> i. Local market housing; and/or ii. Affordable housing (in accordance with Strategic Policy PS14 and Policy TAI9) 2. The size of the units comply with the defined maximum for the particular type of unit proposed; 3. There are adequate arrangements available to restrict the occupancy of any local market house or affordable house in the first place and in perpetuity to those who conform to the relevant occupancy definition. <p>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.</p>	To ensure accuracy.

Ref	Section	Rep. ID	Proposed Focussed Changes	Justification				
			<p><u>The relevant settlements:</u></p> <p>(i) Local Service Centres</p> <table data-bbox="851 475 1411 598"> <tr> <td data-bbox="851 475 1164 598"> <u>Anglesey</u> <ul style="list-style-type: none"> • Beaumaris • Rhosneigr </td> <td data-bbox="1164 475 1411 598"> <u>Gwynedd</u> <ul style="list-style-type: none"> • Abersoch </td> </tr> </table> <p>(ii) Villages</p> <table data-bbox="851 730 1496 1157"> <tr> <td data-bbox="851 730 1164 901"> <u>Anglesey</u> <ul style="list-style-type: none"> • Moelfre • Trearddur • Pont Rhyd y Bont </td> <td data-bbox="1164 730 1496 1157"> <u>Gwynedd</u> <ul style="list-style-type: none"> • Aberdaron • Mynytho • Llanbedrog • Sarn Bach • Tudweiliog • <u>Llangian</u> • <u>Rhoshirwaun</u> • <u>Borth-y-Gest</u> • <u>Morfa Bychan</u> </td> </tr> </table>	<u>Anglesey</u> <ul style="list-style-type: none"> • Beaumaris • Rhosneigr 	<u>Gwynedd</u> <ul style="list-style-type: none"> • Abersoch 	<u>Anglesey</u> <ul style="list-style-type: none"> • Moelfre • Trearddur • Pont Rhyd y Bont 	<u>Gwynedd</u> <ul style="list-style-type: none"> • Aberdaron • Mynytho • Llanbedrog • Sarn Bach • Tudweiliog • <u>Llangian</u> • <u>Rhoshirwaun</u> • <u>Borth-y-Gest</u> • <u>Morfa Bychan</u> 	
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NF 66	Policy TAI5: Explanation	1031; 611; Council	<p>Explanation:</p> <p>(All other wording to the explanation to the policy to remain the same as noted in the deposit plan).</p> <p>7.4.37 Proposals to provide new residential units within the development boundaries of Abersoch, Beaumaris, Rhosneigr, Aberdaron, <u>Borth-y-Gest</u>, Moelfre, <u>Morfa Bychan</u>, Mynytho, Llanbedrog, <u>Llangian, Rhoshirwaun</u>, Sarn Bach, Trearddur, Tudweiliog and Four Mile Bridge must comply with Policy TAI5 in combination with Policy TAI9. 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. Whilst the affordable housing element corresponds with what is facilitated in policies TAI9, open market housing will not be permitted in the settlements that are named in this policy.</p> <p>7.4.38 Evidence set out in Topic Paper 17 Local Market Housing clearly demonstrates that intensive problems exist within the housing markets of the settlements that are named in this policy, which has a social and economic effect on these communities. By promoting only local market housing and affordable housing (Policy TAI9) within these settlements, the objective of this policy is to contribute to tackle the imbalance within the local housing markets and sustain and strengthen fragile communities. The policy responds to recognised factors that influence the relevant housing markets. It expands opportunities in the defined housing markets and secures a provision of units that meet the community's needs. <u>This Policy therefore does not aim to provide affordable housing to those in the local community that are in need of such dwellings (as this is the objective of the Affordable Housing policies), but rather ensures the sustainability</u></p>	To ensure accuracy and to ensure that the policy can be easily interpreted.

Ref	Section	Rep. ID	Proposed Focussed Changes	Justification
			<p><u>of vulnerable communities, where intensive problems exist within the housing market.</u> Application of this Policy may also help achieve wider social policy goals, such as maintaining and strengthening Welsh speaking communities. Supplementary Planning Guidance will be published to provide advice on the matter.</p> <p>7.4.39 The occupancy of local market housing will be restricted to those who are eligible, through a Section 106 legal agreement. The legal agreement will not restrict the value of the property as in the case of affordable housing. Rather, thisThis policy will seek to 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.</p>	

Affordable Housing

Ref	Section	Rep. ID	Proposed Focussed Changes	Justification				
NF 67	Policy PS14	1033, 1034	<p><u>7.4.65A Not all new affordable units identified in the LHMA's will be newly built and managed within the joint LDP policies. The JLDP is just one tool to ensure that the demand for affordable housing is met. It's important however that the Plan contributes sufficiently to meeting a proportion of this need.</u></p> <p><u>7.4.65B The minimum new affordable housing target figure identified in the Plan is based on the following information:</u></p> <table border="1" style="width: 100%; margin-top: 10px;"> <thead> <tr> <th style="width: 50%;"><u>Category</u></th> <th style="width: 50%;"><u>Total</u></th> </tr> </thead> <tbody> <tr> <td style="height: 20px;"> </td> <td> </td> </tr> </tbody> </table>	<u>Category</u>	<u>Total</u>			To ensure clarity to the Plan
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Ref	Section	Rep. ID	Proposed Focussed Changes		Justification
			<u>Completed units¹</u>	<u>206</u>	
			<u>Affordable units in the landbank²</u>	<u>471</u>	
			<u>New allocations³</u>	<u>404</u>	
			<u>Windfall in Service Centres</u>	<u>60</u>	
			<u>Windfall in Villages</u>	<u>30</u>	
			<u>Clusters</u>	<u>224</u>	
			<u>Subdivide rural buildings</u>	<u>10</u>	
			<u>Open countryside</u>	<u>10</u>	
			<u>TOTAL</u>	<u>1,415</u>	
			<p>¹ <u>Since the JLDP base date</u></p> <p>² <u>Affordable housing landbank figure based on an assessment of which sites are likely to be built.</u></p> <p>³ <u>On the basis of 25% or 15% affordable housing provision (based on House Price Area noted in Policy TAI9).</u></p>		

Ref	Section	Rep. ID	Proposed Focussed Changes	Justification								
NF 68	Policy TAI9	288; Council	<p>POLICY TAI9: AFFORDABLE HOUSING THRESHOLD & DISTRIBUTION</p> <p>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 PS14.</p> <p><u>1 Threshold</u></p> <p>Housing development, both new build and conversions, in settlements identified within the settlement hierarchy as shown in Strategic Policy PS15 will be expected to make an affordable housing contribution in line with the threshold figures introduced in the table below:</p> <table border="1"> <thead> <tr> <th>CATEGORY OF SETTLEMENT</th> <th>THRESHOLD</th> </tr> </thead> <tbody> <tr> <td>Sub-regional</td> <td rowspan="3">5 or more housing units</td> </tr> <tr> <td>Urban Service Centres</td> </tr> <tr> <td>Local Service Centres</td> </tr> <tr> <td>Service Villages</td> <td>3 or more housing units</td> </tr> </tbody> </table>	CATEGORY OF SETTLEMENT	THRESHOLD	Sub-regional	5 or more housing units	Urban Service Centres	Local Service Centres	Service Villages	3 or more housing units	To ensure clarity and to ensure that the policy can be easily interpreted.
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			<p><u>2 Percentage of Affordable Housing</u></p> <p>The following percentage of affordable housing provision is expected within the Housing Price Area presented in the table below:</p> <table border="1"> <thead> <tr> <th>Percentage of Affordable Housing</th> <th>Housing Price Areas</th> </tr> </thead> <tbody> <tr> <td>At least 25%</td> <td>Gwynedd High Value Coastal, Rhosneigr, Beaumaris, Rural North West, Bridgehead, Trearddur & Rhoscolyn, South West, North East Rural, Larger Coastal Settlements, Rural Centres, Mid Rural, Northern Coast and South Arfon, Rural West,</td> </tr> <tr> <td>At least 15%</td> <td>Llangefni, Llyn, Western Coastal & Rural Arfon, Holyhead, Amlwch & Hinterland, The Mountains, Eastern Gwynedd & National Park, Blaenau Ffestiniog.</td> </tr> </tbody> </table>		Percentage of Affordable Housing	Housing Price Areas	At least 25%	Gwynedd High Value Coastal, Rhosneigr, Beaumaris, Rural North West, Bridgehead, Trearddur & Rhoscolyn, South West, North East Rural, Larger Coastal Settlements, Rural Centres, Mid Rural, Northern Coast and South Arfon, Rural West,	At least 15%	Llangefni, Llyn, Western Coastal & Rural Arfon, Holyhead, Amlwch & Hinterland, The Mountains, Eastern Gwynedd & National Park, Blaenau Ffestiniog.		
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			<p>See table in the explanation below in relation to which settlements fall within these areas.</p> <p>Where the affordable housing requirement of a particular scheme falls below a single dwelling on the site, then <u>providing an affordable unit within that development should remain the priority. However if it is deemed that this is not possible,</u> a pro-rata payment would be expected rather than no affordable provision on the site.</p> <p><u>3 Other Matters</u></p> <ul style="list-style-type: none"> i. All developments will be required to achieve an appropriate mix in terms of housing types and house sizes of local need affordable housing within a development, 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. <u>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 applicants expense. The number of affordable housing provided will reflect the conclusions of this assessment.</u> 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 such eligible occupiers for rural enterprise dwellings then the housing will be occupied by those eligible for consideration for 	

Ref	Section	Rep. ID	Proposed Focussed Changes	Justification						
			<p>affordable housing.</p> <p>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. Any extension or alteration should comply with the detailed policy on design.</p>							
NF 69	Policy TAI9: Explanation	728, 273, 68, Council	<p>Explanation:</p> <p>7.4.68 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 from a proposal. Whilst on-site provision is the preference when a site triggers the threshold requirement but the scale of the scheme is below the level of a single affordable unit e.g. 6 units in a housing price area of 10% would equate to 0.6 of a dwelling, then a pro-rata contribution for the percentage of a new house could will be sought i.e. 60% in this example.</p> <p>7.4.69 Different House pricing areas have been identified in the Viability study. The Table below identifies into 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:</p> <p style="text-align: center;">Table 16: House price area</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th>HOUSING PRICE AREA</th> <th>MAIN SETTLEMENTS</th> </tr> </thead> <tbody> <tr> <td colspan="2" style="text-align: center;">AT LEAST 25%</td> </tr> <tr> <td>Gwynedd High Value Coastal</td> <td>Abersoch</td> </tr> </tbody> </table>	HOUSING PRICE AREA	MAIN SETTLEMENTS	AT LEAST 25%		Gwynedd High Value Coastal	Abersoch	To ensure clarity and to ensure that the policy can be easily interpreted.
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Gwynedd High Value Coastal	Abersoch									

Ref	Section	Rep. ID	Proposed Focussed Changes		Justification
			Rhosneigr	Rhosneigr	
			Beaumaris	Beaumaris	
			Rural North West	Cemaes	
			Bridgehead	Llanfairpwll, Menai Bridge	
			Trearddur & Rhoscolyn	No service centre in this area.	
			South West.	Newborough	
			North East Rural	Benllech, Pentraeth	
			Larger Coastal Settlements	Bethel, Bontnewydd, Caernarfon, Criccieth, Pwllheli, Porthmadog, Tremadog	
			Rural Centres	Area within the Park	
			Mid Rural	Gaerwen, Llannerch-y-medd	
			Northern Coast & South Arfon	Bangor, Penygroes	
			Rural West	Bodedern, Gwalchmai, Valley	
			AT LEAST 15%		
			Llangefni	Llangefni	
			Llyn	Botwnnog, Chwilog, Nefyn, Y Ffor	
			Western Coastal & Rural Arfon	Abermaw, Deiniolen, Penrhyndeudraeth, Tywyn	
			Holyhead	Holyhead	
			Amlwch & Hinterland	Amlwch	
			The Mountains	Bethesda, Llanberis, Llanrug, Rachub	
			Eastern Gwynedd & National Park	Area within the Park	
			Blaenau Ffestiniog	Blaenau Ffestiniog	
			7.4.70 Planning Policy Wales refers to affordable housing exception sites as small housing		

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			<p>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 the plan), solely for affordable housing and on land within or adjoining existing rural settlements which would not otherwise be released for market housing.</p> <p>7.4.71 Due to the rural nature of the area exception sites will be considered for all the settlements identified in the Plan however they should be of a scale compatible to the role of the centre. The only exception should be 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.</p> <p>7.4.72 In line with National 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 usage as affordable housing when it can be demonstrated that there are no eligible occupiers for a rural enterprise.</p>	

Gypsy and Traveller Accommodation

Ref	Section	Rep. ID	Proposed Focussed Changes	Justification
NF 70	7.4.89 –	1028	7.4.89 <u>Housing (Wales) Act 2014 places a duty on local authorities to provide sites for</u> Gypsies	To

	7.4.90		<p>and Travellers <u>where a need has been identified</u>. In accordance with the Housing Act 2004, the North West Wales and Flintshire Gypsy and Traveller Accommodation Needs Assessment (GTANA) (2011) was undertaken for all the North Wales Local Planning Authorities apart from Wrexham (who had undertaken a separate study). <u>A Gypsy and Traveller Accommodation Needs Assessment was undertaken in 2015 in accordance with Welsh Government guidelines to identify unmet need over a 5 year period.</u></p> <p>7.4.90 The findings of the GTANA 2015 indicate that there is a requirement for 11 <u>4 permanent</u> residential pitches to replace the existing tolerated site near Pentraeth <u>Road, Anglesey</u> and a requirement for an additional 10 <u>11 permanent residential</u> pitches in Gwynedd over the next 5 years. <u>The GTANA 2015 also recommended allocating 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 to cater for Gypsies and Travellers who have regularly made unauthorised encampments in the area.</u> There are currently no authorised transit sites in North Wales. ‘Transit’ pitches can either be on formal sites that are similar to permanent residential sites but the occupier can only stay up to 3 months. A <u>Alternatively they can be temporary stopping places where occupiers can stay for shorter periods</u> Conwy County Borough Council and Denbighshire County Council are currently working together to identify <u>develop a permanent residential Gypsy and Traveller site near Conwy</u> as well as and to provide a <u>formal transit site.</u></p> <p>7.4.91 Under the new Housing (Wales) Act 2014 another GTANA will need to be undertaken in 2015 <u>2020</u> to comply with Welsh Government requirements. The completion of the new assessment, <u>annual monitoring and the proposed review of the Plan</u> may result in changes in the number of additional pitches required over the Plan period.</p>	demonstrate that the Plan has full regard to emerging data and evidence and latest legislation
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NF 71	Policy TAI11	1076	<p>POLICY TAI11: SAFEGUARDING EXISTING GYPSY & TRAVELLER SITES</p> <p>The existing Gypsy site at Llandygai, Bangor as shown on the Proposals Map, is safeguarded as a permanent residential site to be solely used by <u>for use solely</u> by Gypsies.</p> <p>Any new Gypsy & Traveller sites granted planning permission and operated shall also be safeguarded <u>solely</u> for Gypsies & Travellers use.</p> <p>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 latest Gypsy and Traveller Accommodation Needs Assessment or the best available evidence.</p>	To reflect emerging data and evidence and to provide greater clarity and consistency						
NF 72	Policy TAI12	1074	<p>POLICY TAI12: GYPSY AND TRAVELLER SITE ALLOCATIONS</p> <p>To contribute to fulfilling the identified need for Gypsy and Traveller pitches as shown in the Gypsy and Traveller Accommodation Needs Assessment the following locations <u>sites</u>, as shown on the Proposals Map, have been identified for potential development <u>are allocated</u> for permanent residential Gypsy or <u>and</u> Traveller use, to be solely occupied by Gypsies or Travellers:</p> <p>Permanent Gypsy or <u>and</u> Traveller sites</p> <table border="1" data-bbox="741 1043 1789 1319"> <thead> <tr> <th data-bbox="741 1043 1225 1182">Location</th> <th data-bbox="1225 1043 1610 1182">Number of pitches</th> <th data-bbox="1610 1043 1789 1182">Occupants</th> </tr> </thead> <tbody> <tr> <td data-bbox="741 1182 1225 1319">Extension to existing site at Llandygai, Bangor</td> <td data-bbox="1225 1182 1610 1319">5 <u>11</u></td> <td data-bbox="1610 1182 1789 1319">Gypsies</td> </tr> </tbody> </table>	Location	Number of pitches	Occupants	Extension to existing site at Llandygai, Bangor	5 <u>11</u>	Gypsies	To reflect emerging data and evidence and to provide greater clarity and consistency. All these allocated sites will be shown on the Proposals Maps.
Location	Number of pitches	Occupants								
Extension to existing site at Llandygai, Bangor	5 <u>11</u>	Gypsies								

			<p>The Councils are applying a Gypsies and Travellers Sites Assessment Methodology to identify sites for an additional 164 permanent residential pitches as well as a series of temporary stopping pitches for Gypsies and Travellers in accordance with the Accommodation Needs Assessment Study.</p> <p><u>To contribute to fulfilling the identified need for transit/temporary stopping for Gypsy and Traveller as shown in the Gypsy and Traveller Accommodation Needs Assessment the following sites, as shown on the Proposals Map, are allocated for temporary occupation by Gypsies and Travellers whilst visiting or travelling through the area:</u></p> <p><u>Temporary Gypsy and Traveller Stopping sites</u></p> <table border="1" data-bbox="741 715 1789 965"> <thead> <tr> <th><u>Location</u></th> <th><u>Site Area</u></th> <th><u>Occupants</u></th> </tr> </thead> <tbody> <tr> <td><u>Land to west of Mona Industrial Estate, Mona</u></td> <td><u>7.9 hectares</u></td> <td><u>Gypsies and Travellers</u></td> </tr> </tbody> </table> <p><u>The Councils are applying a Gypsies and Travellers Sites Assessment Methodology to identify sites for the additional temporary stopping pitches for Gypsies and Travellers in accordance with the Accommodation Needs Assessment Study.</u></p>	<u>Location</u>	<u>Site Area</u>	<u>Occupants</u>	<u>Land to west of Mona Industrial Estate, Mona</u>	<u>7.9 hectares</u>	<u>Gypsies and Travellers</u>	
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NF 73	7.4.94 – 7.4.99	1075	<p>7.4.94 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 a genuine connection to the Plan Area accommodation need and have no alternative place to live (this assessment is carried out</p>	To reflect emerging data and evidence and to						

			<p>by Housing Services). Occupants will be provided with pitches on a year round basis paying rent and council taxes to the Local Authority.</p> <p>7.4.95 In order to ensure that sufficient land is available to meet accommodation needs in the Plan area, the Councils conducted ‘a call for sites’ in 2014, inviting landowners to submit details of land for consideration as a Gypsy and Traveller site. Two sites located within Snowdonia National Park (which is outside this Plan’s area) were submitted and were discounted by the Snowdonia National Park Planning Authority after applying the site assessment methodology. <u>Further information about the assessment methodology used to select the allocated sites is set out in the revised Topic Paper 18.</u></p> <p>7.4.96 A potential expansion to the existing permanent site at Llandygai, Bangor is being explored. It is anticipated that 5 permanent residential pitches could be accommodated on this extension to the existing site. This means that at this stage there is a shortfall of 5 permanent residential pitches in Gwynedd and 11 pitches in Anglesey. The Councils will consult on options to satisfy the shortfall during 2015.</p> <p><u>The above allocation would meet part of the pitch requirements for permanent residential sites and temporary stopping sites identified in the GTANA 2015 until 2020. It is acknowledged that further sites for Gypsies and Travellers will be required to meet the current (2015) identified need. Planning and Housing Services’ Officers are continuing to assess various options and will report on the matter during the Examination. Additional pitches may be required thereafter depending on the annual monitoring of the Plan and following the completion of the next GTANA. If the monitoring report and next GTANA together with the necessary review of the Plan demonstrate a shortage in provision and/or an unmet need for further pitches then further sites will need to be allocated in the Review of the Plan.</u></p>	<p>provide greater clarity and consistency.</p>
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		<p>Permanent Residential Pitches</p> <p>7.4.97_ Local planning authorities are required to ensure that sites are sustainable economically, socially and environmentally. In order to identify the most appropriate sites, each potential site will be subject to an assessment process, which is in five stages:<u>sites have been assessed in accordance with the methodology set out in Revised Topic Paper 18 (2016). The main steps of the methodology are set out below</u></p> <ol style="list-style-type: none"> 1. Identify data sources; 2. Establish search areas, which includes consideration of the preferences of the Gypsy and Traveller communities as indicated in the GTANA; 3. Initial filter of sites, which involves consideration of its size and major constraints, e.g. national or international nature conservation designations; 4. Detailed site assessment, which looks at environmental issues, accessibility, site context and character and an assessment against the Sustainability Assessment and the Habitat Regulation Assessment objectives; 5. Final schedule of <u>selection of suitable sites to allocate for Gypsy and Traveller use</u> <p>7.4.98 The ideal size of a residential site should generally be no more than 12 pitches (Good Practice Designing Gypsy Traveller Sites 2014 2009; the Welsh Government has recently been consulting on a revised version of this guidance note).</p> <p>Temporary Stopping Sites</p> <p>7.4.99 <u>The GTANA 2015 and</u> Council records indicate that there have been occurrences of up to 15 caravans stopping at any one time on the same site in the Plan area for relatively short periods.</p>	
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			<p>However, most of the unauthorised encampments have involved much smaller numbers of caravans. <u>A temporary stopping site to accommodate 15 caravans on the same site would require 8 pitches (2 touring caravans per pitch)</u> Providing one transit/stopping site that could accommodate up to 15 caravans and the provision of a number of temporary stopping places along routes through the Plan area commonly used by Gypsies and Travellers that could accommodate up to a maximum of 6 units is being explored. The advantage of the latter approach is that number of units on one site would be limited by the size of the site and that there will be a series of sites located along commonly used routes. Whatever the results of the search work the sites will provide for the intermittent needs for site accommodation, for which a charge may be levied as determined by the Councils. The stopping site(s) would not be occupied all year around and they wouldn't be able to be occupied by Gypsies or Travellers for more than 5 days. The following section sets out the main criteria that will be has been applied to help select the development of identify the 3 temporary stopping places for Gypsies and Travellers allocated in the Plan. <u>Please note that the precise location of the site within the allocation is to be determined.</u></p>	
NF 74	Policy TAI13	1077	<p>POLICY TAI13: SITES FOR GYPSIES AND TRAVELLER PITCHES!</p> <p>Proposals for new permanent residential Gypsy or Traveller sites 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:</p> <ol style="list-style-type: none"> 1. A genuine local <u>accommodation</u> need is identified; 2. That necessary transport and social infrastructure are accessible or can be readily provided; 	To demonstrate that appropriate regard is made to National Policy and Guidance

			<p>3. Cannot be accommodated on an existing authorised site;</p> <p>4. That environmental factors including high risk of flooding, ground stability, contaminated land, and proximity to hazardous locations do not make the site inappropriate for residential development <u>unless mitigation is possible and proportionate</u>;</p> <p>5. It is capable of being serviced with water, electricity, and waste management;</p> <p>6. The <u>standards and design</u> of the development demonstrates that due regard has been taken to <u>of the Mobile Homes (Wales) Act 2013 and Welsh Government Good Practice Guide in Designing Gypsy Traveller Sites</u>;</p> <p>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;</p> <p>8. There are no adverse effects on areas designated as being of international or national importance for biodiversity and landscape;</p> <p>9. That satisfactory arrangements are in place to restrict the occupancy of the pitches to Gypsies or and Travellers.</p>	
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<p>NF 75</p>	<p>7.4.102 – 7.4.105</p>	<p>1079, 1078</p>	<p>7.4.102 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 or 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 affordable accommodation for Gypsies and Travellers in rural areas to meet local need</p> <p>7.3.103 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 <u>for Gypsy and traveller accommodation.</u></p> <p>7.4.104 Evidence is expected to support a planning application in order to show that there is a genuine local need for this type of accommodation. Gypsy and Traveller families will need to demonstrate a genuine local connection and genuine need to locate in the area. The Plan's general planning Policies will also be relevant in terms of this.</p> <p>7.4.105 The Local Planning Authority will require a legal obligation through a Section 106 Agreement restricting the occupancy of pitches to local Gypsy or Traveller households who live in the area or with family or work connections in need of affordable pitches</p>	<p>To demonstrate that appropriate regard is made to National Policy</p>
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Location of Housing

Ref	Section	Rep. ID	Proposed NF (see maps)	Justification
NF 76	PS15	868	<p>Amend the following sections in Policy PS15</p> <p>Main Centres – Up to 55% of the Plan’s Growth located within:</p> <p>Local Service Centres – At least 20% of the Plan’s Growth located within:</p> <p>Villages and Clusters – No more than 25% of the Plan’s Growth located within:</p>	For clarity
NF 77	TAI14	104, 672, 1084, Council	<p>POLICY TAI 14: HOUSING IN SUB-REGIONAL CENTRE & URBAN SERVICE CENTRES</p> <p>In the Sub-Regional Centre of Bangor and the following Urban Service Centres</p> <p><u>Anglesey</u></p> <p>Amlwch, Holyhead, Llangefni</p> <p><u>Gwynedd</u></p> <p>Blaenau Ffestiniog, Caernarfon, Porthmadog, Pwllheli</p> <p>Housing to meet the Plan’s strategy will be delivered through:</p> <p>(i) Allocations</p> <p>The following sites are identified as Housing Allocations:</p> <p>Sub-Regional Centre</p>	To demonstrate that the Plan has full regard to emerging data and evidence.

Ref	Section	Rep. ID	Proposed NF (see maps)					Justification
			Centre	Site Reference Number	Site Name	Indicative Growth Level	Permission (Apr 2014)	
			Bangor	T1	Goetra Uchaf	245 261	Yes	
				T2	Former Friars School Playing Field	43	No	
				T3	Former Jewsons Site	17	No	
				T4	Former Crossville Site	16	No	
				T5	Land opposite the Crematorium	72	No	
			[No change to remainder of Policy TAI 14]					

Ref	Section	Rep. ID	Proposed NF (see maps)	Justification										
NF 78	TAI 16	1004, 369, 1230, 1254, 1256	<p>POLICY TAI16: HOUSING IN SERVICE VILLAGES</p> <p>In the following Service Villages:</p> <p><u>Anglesey</u></p> <p>Gwalchmai, Newbrough, Llanerchymedd</p> <p><u>Gwynedd</u></p> <p>Bethel, Bontnewydd, Botwnnog, Chwilog, Deiniolen, Rachub, Tremadog, Y Ffor</p> <p>Housing to meet the Plan’s strategy will be delivered through:</p> <p>(i) Allocations</p> <p>The following sites are identified as Housing Allocations:</p> <table border="1" data-bbox="869 979 1680 1308"> <thead> <tr> <th>Centre</th> <th>Site Reference Number</th> <th>Site Name</th> <th>Indicative Growth Level</th> <th>Permission (Apr 2014)</th> </tr> </thead> <tbody> <tr> <td>Gwalchmai</td> <td>T55</td> <td>Land near the A5</td> <td>28</td> <td>No</td> </tr> </tbody> </table>	Centre	Site Reference Number	Site Name	Indicative Growth Level	Permission (Apr 2014)	Gwalchmai	T55	Land near the A5	28	No	To demonstrate that the Plan has full regard to emerging data and evidence.
Centre	Site Reference Number	Site Name	Indicative Growth Level	Permission (Apr 2014)										
Gwalchmai	T55	Land near the A5	28	No										

Ref	Section	Rep. ID	Proposed NF (see maps)					Justification	
				Niwbwrch	T56	Tyn Cae Estate	12	Yes	
				Llanerchymedd	T57	Land near Tyn y Fynnon	17	No	
				Bethel	T58	Land near Saron	41	No	
				<u>Bethel</u>	<u>T70</u>	<u>Land opposite Cremlyn Estate</u>	<u>28</u>	No	
				<u>Bethel</u>	<u>T71</u>	<u>Land opposite Rhoslan Estate</u>	<u>12</u>	No	
			[No change to remainder of Policy TAI 16]						
NF 79	TAI 17	Council	POLICY TAI17: HOUSING IN LOCAL, RURAL & COASTAL VILLAGES Proposals for housing in the following Local, Rural and Coastal Villages will be granted provided they conform to all the following criteria:					To ensure consistency	

Ref	Section	Rep. ID	Proposed NF (see maps)	Justification
			<ol style="list-style-type: none"> 1. The proposal would satisfy the community need for housing or local need affordable housing; 2. The proposal would help to secure the viability of the local community, and strengthen the community and linguistic character; 3. The growth level is based on the indicative level included in table 20 and is consistent with Strategic Policy PS15; 4. The site is within the settlement's development boundary. <p>[No change to the list of settlements within the Policy, however change to the list of those settlements whereby policy TAI 5 is applicable, these are shown below]</p> <p>Proposals in Aberdaron, Moelfre, Mynytho, Llanbedrog, Sarn Bach, Trearddur, Tudweiliog <u>Llangian</u>, <u>Rhoshirwaun</u>, <u>Morfa Bychan</u>, <u>Borth-y- Gest</u> and Four Mile Bridge will have to comply with policy TAI5 Local Market Housing.</p>	