

**Pembrokeshire Coast National Park
Replacement Local Development Plan (2015-2031)
Public Examination**

**Supporting Document
Annex (05)**

before Inspector: Mrs Nicola Gulley MA MRTPI

**Representations by and on behalf of the
NEWPORT AREA ENVIRONMENT GROUP (NAEG)**

Secretary : Mrs. Sandra Bayes

Agent/Representative Mr. Robert L. MANSON

NEWPORT AREA ENVIRONMENT GROUP (NAEG)

**Extract from the Anglesey and Gwynedd
Joint Local Development Plan 2011-2026
Inspectors' Report**

for oral presentation

on 2nd July 2019

Extract from the Anglesey and Gwynedd Joint Local Development Plan 2011-2026 – Inspectors’ Report

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Pages 25-26

Local Market Housing

5.11. Policy TAI 5, as amended by NMC198, seeks to restrict new housing in specified settlements to local market housing and would operate alongside the affordable housing policies, TAI 9 and TAI 10. The policy is the Councils’ response to the particular housing pressures faced by the most popular tourist destinations, mainly coastal villages, where the effect of second and holiday home demand has had the greatest impact on local house prices. As a consequence a disproportionately high proportion of local residents cannot afford to compete in the open market and are forced to move out to find a suitable home, to the detriment of the social fabric of the community. The Councils have produced evidence to support the policy⁴⁸

5.12. The evidence includes consideration of examples of approaches undertaken elsewhere and a detailed assessment of a range of indicators of the local housing market and demographic characteristics, including empty school places. This work identified 3 Local Service Centres (Beaumaris, Rhosneigr and Abersoch) and 12 Villages where the pressures were greatest and thus they have been identified as falling within the scope of TAI 5. The evidence shows that in two Wards, Aberdaron and Abersoch the house price to income prices ratio was 12 to 1 compared to the Plan-wide figure of 6.1 to 1. Updated evidence on the percentages of households priced out of the housing market shows figures of 59.7% and 63.3% for Gwynedd and Anglesey respectively, whereas these figure rises to 88.5% in Aberdaron and 96.1% in Abersoch.

Whilst some objectors suggest that there may be a case for amending the list of identified settlements, we consider the Plan’s approach is soundly based in evidence.

5.13. The restriction on housing growth proposed by TAI 5 in these settlements is consistent with the Plan’s overall strategy, including in relation to the Welsh language and its approach to housing provision. The policy would provide opportunity for some local residents to find new housing in their communities, including existing home owners seeking larger homes for growing families, which in turn would assist in supporting services and facilities throughout the year and sustaining local communities. The policy would work alongside the affordable housing opportunities offered by the Plan for social rented and intermediate housing in the identified settlements. It would provide an opportunity for those local residents whose income means that they are not eligible for intermediate housing but who cannot compete within the locally inflated housing market. It may also present opportunities for new houses to meet local need without further open market housing that would otherwise be required to facilitate the provision of affordable housing.

5.14. In response to matters raised at the relevant hearing session the Councils have provided evidence which shows that some lenders would be willing to offer a mortgage for this type of restricted housing, and identifies matters that need to be considered to facilitate this.

5.15. The policy would not restrict the market for the existing housing stock in these settlements, which is calculated to be 5,104 units. The Councils have also demonstrated that it would not affect the vast majority of the identified housing growth within these settlements over the plan period given the extent to which this growth is comprised of completed units and those with extant planning permission which together was estimated in April 2015 to represent 275 of the overall indicative growth level of 38451

5.16. NMC351 proposes to elaborate on the definition of local market housing.

However, it appears that in drafting the change existing text has been inadvertently deleted from the first sentence which the Councils may wish to address in the final version of the Plan.

5.17. We consider that the policy is supported by evidence that justifies its approach and thus broadly aligns with the advice in paragraph 9.2.4 of PPW. However, whereas PPW states that normally there would be no occupancy condition, the policy seeks to restrict occupancy to qualifying persons. The particular housing market pressures in the subject settlements means that there would be a significant financial incentive for qualifying persons to sell a new house on the open market. In this circumstance the effectiveness of the policy would be seriously undermined without a control over occupancy. The imposition of a restriction would, over time, secure a pool of local market housing that would be available to qualifying persons. Such a restriction would serve to provide a degree of insulation from the effects of house prices inflated by influences outside the area. This, in combination with the intention to limit the floorspace of the new housing relative to the number of bedrooms, would mean that such housing would be more affordable to local residents than is currently the case.

5.18. We consider that the Councils have justified Policy TAI 5, subject to the changes proposed by NMC198 to the policy and by NMC199-NMC203 which are necessary to secure clarity and coherence. The Councils intend to provide SPG in support of this policy in Quarter 3 2017/18 (NMC343), which we consider important in ensuring an effective and consistent implementation of the policy, including matters relating to the control of future occupancy.

(Emphasis by highlighting added)

Appendix A – Schedule of Matters Arising Changes (NMC)

NMC 198 POLICY TAI 5: LOCAL MARKET HOUSING

Subject to the requirements of Policy TAI 9 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

New residential development within the development boundaries of the specific settlements noted below will be permitted provided that:

1. The occupancy of the property is restricted to:
 - 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.

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.

NMC 199Amend to improve clarity:

This Policy is relevant for Pproposals to provide new residential units within the development boundaries of Abersoch,

Beaumaris, Rhosneigr, Aberdaron, Borth-y-Gest, Moelfre, MorfaBychan, Mynytho, Llanbedrog, Llangian, Rhoshirwaun, SarnBach, Trearddur, Tudweiliog and Four Mile Bridge must comply with Policy TAI5 in combination with Policy TAI9. 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 9. 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.