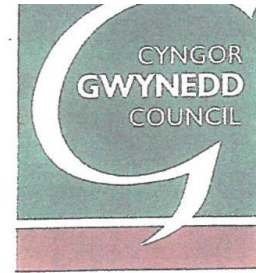


Y Cynghorydd / Councillor
R. Hywel Wyn Williams
Ward - Abersoch



Joint Local Development Plan, Inspectors Hywel Wyn Jones, Richard Duggan

Programme Officer Sharon Ellis

Statement regarding the Abersoch Ward, Llanengan Community 8/8/16

Abersoch which is a village with over 60% holiday homes/houses to let, where the policy only asks for 10%.

Tourism is the main industry and main source of employment, where employment is seasonal and salaries are low. In 1995, there were 920 on the Ward's Electoral List, by now in 2016, only 530 are listed, which provides a clear picture of the reduction in the local population, and the village is now known as the "Black Village" because in the winter, the lights seen coming from the houses are few and far between, and some streets are completely empty of people (see map).

Today, in the Abersoch ward, there are 37 houses and 4 affordable houses for sale, where the developer's greed asks for £245,000 each for these houses which are far from being affordable, and is very unacceptable, also there are other applications within the boundary which are awaiting permission or have just commenced – a total of 24 open market houses and 2 affordable and 2 affordable/rent houses which is an application from North Wales Housing. Therefore, there is already a high number, 61 open market housing = holiday homes and 8 affordable available. This is a clear statement of the situation whereby there is no need to extend the boundary in the Abersoch ward which is designated as an Area of Outstanding Natural Beauty.

Also, the Policy Unit's Language assessment report refers to the Welsh speaking population that was in the minority (43-5%) in 2011, and certainly, these has been a decline since those days, which is again a very clear indicator of the decline of the local Native Society; this balance is an unfair situation, and there is a need for the new Unitary Plan to rectify this imbalance. It is a very serious issue and the Plan needs to reinforce the Area's Welsh character.

The lack of contribution made by holiday homes is harmful to the interests of the Welsh language and the Houses are empty for long periods during the year, particularly over the winter months, and they do not contribute much to the Economy or Society, and there is clear evidence of the need for Affordable Housing for local need only in a Coastal Village such as Abersoch and within the AONB area, that will protect, promote and improve the use made of the Welsh language.

We plead on you as Inspectors to refuse the 4 Requests that will engulf the Abersoch Ward with so many holiday homes if the Ward's construction boundary is extended, and adhere to the existing

Cyfieithiad / *Translation*

Policy CH10 which states that proposals for new housing will be refused if it will lead to more second homes in a Community where they already constitute a high proportion of the housing stock, namely 60%.

The above policy is supported by the Officers and Llanengan Community Council and many other organisations.

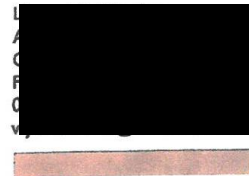
I thank you and look forward to discuss this further at the hearing, if necessary.

Yours truly,

R. H. Wyn Williams

Councillor Abersoch Ward

Gwynedd Council



Abersoch

As noted in the Joint Planning Policy Unit's assessment, a minority, namely 43.5% of the population of the Abersoch ward spoke Welsh in 2011.

Land for 67 houses was earmarked here during the Plan's lifespan. This is a substantial increase of approximately 15% in the current household numbers, although the ward's households do not account for almost half the total houses in the ward as so many of them are second homes or holiday homes. In light of the affordability problems in Abersoch, the fact that only affordable homes and local market housing will be approved here is welcomed. Similarly, the impact of such developments should be monitored and an assessment should be undertaken on whether or not the criteria are robust enough to ensure that a sufficient proportion of the houses are taken up by the native population.