

GWYNEDD AND ANGLESEY JOINT LOCAL DEVELOPMENT PLAN (2011 – 2026)

PUBLIC EXAMINATION:

Hearing Session 4 – Affordable Housing



CYNGOR SIR
YNYNYS MÔN
ISLE OF ANGLESEY
COUNTY COUNCIL

THE COUNCIL'S RESPONSE TO ACTION POINT S3/PG4 HAS RESULTED IN THE DEFINITION OF 'WINDFALL SITES' BEING AMENDED. THIS PAPER THEREFORE SUPERSEDES THE PREVIOUSLY PUBLISHED PAPER RELATING TO ACTION POINT S4/PG2.

1. Action Point 2 (S4/PG2) - General

Edit the wording and explanation of policies to ensure consistency of the terminology used: windfall sites, commitments, affordable housing, local need affordable housing, local market housing, market housing.

2. The Councils' Response

- 2.1 Before editing the relevant parts of the Plan, it is proposed to amend the Plan's glossary of terms in order to ensure that there is clarity and consistency in relation to the terms used in association with the housing field.
- 2.2 The table below reconciles the terms to be used and offers a description of what is meant by them.
- 2.3 The contents of the Plan in its entirety will be reconciled in order to refer to the relevant terms noted below.
- 2.4 In addition to the terms included in the table below, the following points are also noted:
 - To avoid confusion, the reference to the 'Community's Need for Housing ' in Policy TAI 17 will be removed as the Policy will promote Open Market Housing unless the proposed development reaches the relevant threshold for affordable housing. It is noted that Policy TAI 1 is relevant in terms of providing the 'Appropriate Mix of Housing'. The response to Action Point S2/PG7 that relates to the wording of Policy TAI 17 will present an amended wording for the Policy.
 - Reconcile the terms 'Local Need Affordable Housing' (Policy TAI 17) and 'Local Community Need for affordable housing' (Policy TAI 18) in order to refer to 'Local Need Affordable Housing' only. It is noted that a description of the term 'affordable housing' can be seen in the table below. In terms of defining 'Local Need', this will be highlighted in the explanation to policy TAI 9 which is the subject of Action Point S4/PG7.

2.5 In addition to Focussed Change NF111, in light of the above, the Councils wish to offer the following changes to the Glossary of Terms as Matters Arising Changes to the Plan (changes shown in **Red** or with a **strike-through**):

| TERMS | ACRONYM (if relevant) | Description |
|--|-----------------------|---|
| <u>Completed housing units</u> | | <u>Total of all completed residential units since the Plan's base date (1/4/11). These units contribute to the housing need noted in the Joint Local Development Plan; however, planning permission was granted for them based on previous development plans.</u> |
| <u>Commitments</u> | | <u>All land with current planning permission for development (particularly residential development).</u> |
| <u>Commitments (Land Bank)</u> (Housing) | | The amount of units with <u>current</u> planning consent for housing (<u>units in the process of being built or units that have not been started</u>). <u>This figure does not include units that are unlikely to be completed.</u> |
| Windfall Sites | | A site not specifically allocated for development in the Plan development plan , but which <u>unexpectedly</u> becomes available for development during the lifetime of <u>the a Plan</u> . Most "windfalls" are referred to in a housing context |

| | | |
|--|--|--|
| <p>Affordable housing <u>(In accordance with the definition of TAN 2)</u></p> | | <p>Housing, whether for rent, shared ownership or outright purchase, provided at a cost considered affordable in relation to the price of general market housing.</p> <p>Housing provided to those whose needs are not met by the open market.</p> <p>Affordable housing should:</p> <ul style="list-style-type: none"> • meet the needs of eligible households, including availability at low enough cost for them to afford, determined with regard to local incomes and local house prices; and • include provision for the home to remain affordable for future eligible households. <p>This term breaks down into two sub-categories:</p> <ul style="list-style-type: none"> • social rented housing - provided by local authorities and registered social landlords where rent levels have regard to the Welsh Government’s guideline rents and benchmark rents; and • intermediate housing - where prices or rents are above those of social rented housing but below market housing prices or rents. <p><u>A planning mechanism e.g. a Section 106 agreement, is used to control the price and occupancy of the houses.</u></p> |
| <p>Open Market Housing <u>(in accordance with the definition of TAN2)</u></p> | | <p>Housing for rent or sale where the price is set by the open market. Such units will meet the housing needs of those within the Plan area who are not eligible to live in affordable housing.</p> <p><u>A planning mechanism is not used to control the occupancy of the houses.</u></p> |
| <p>Local Market Housing <u>(in accordance with paragraph 9.2.4 Planning Policy Wales)</u></p> | | <p>Housing units <u>either to rent or that are for sale</u> within <u>the</u> defined settlements <u>listed in Policy TAI 5. where evidence shows that severe problems exist within the housing market.</u> <u>A planning mechanism e.g. a planning condition, is used to control the occupancy of a house to households that have a specific local connection but a planning mechanism is not used to control the price of the house. that are only eligible to be inhabited by people who demonstrate a particular local connection. Further information can be seen in paragraph 7.4.40 in the explanation to Policy TAI5.</u></p> |