

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

PUBLIC EXAMINATION:

**Hearing session 2 – Housing Provision
and
Hearing session 3 – Spatial Distribution**



Action Point (S2/PG7) – Policy TAI 17 - Housing in Local, Rural and Coastal Villages

1A] Matter under Consideration:

Reconsider the wording of the Policy, giving consideration to the following:

- Clause 2 – ensure that the clause is more explicit / legal?
- Clause 3 - Revisit the clause due to the practical problems that could arise.

and

Action Point (S3/PG2) – Policy TAI 17 - Housing in Local, Rural and Coastal Villages

1B] Matter under Consideration:

Explain what is meant in criterion (i) in relation to satisfying the community need for housing. Introduce a Matters Arising Change to ensure that the wording of the Policy conveys its purpose clearly rather than depending on the explanation.

2] The Councils' Response:

- 2.1 At the hearing, the difference between policy TAI 17, which refers to "... (i) the proposal would satisfy the community need for housing or local need affordable housing; ..." and what policy TAI 5 is seeking to achieve, was questioned.
- 2.2 It was questioned whether or not clause 2 was clear enough / legal because under paragraph 4.13.5 of Planning Policy Wales it is not possible to differentiate based on an individual's linguistic ability "...Decisions on applications for planning permission must not introduce any element of discrimination and should not be made on the basis of any person(s)' linguistic ability...".

- 2.3 In regard to clause 3, reference was made to potential difficulties that can arise in interpreting it at the time of a planning application because of the need to comply with Policy PS 15 which refers to the general supply of housing units for the tiers in the Settlement Hierarchy and a table in the explanation to Policy TAI 17 which provides an indicative figure for individual settlements.
- 2.4 The Plan's Strategy supports a development distribution that is of an appropriate scale and nature not only for each individual tier in the Settlement Hierarchy but also for each settlement within the tier. It provides for change in a way that is consistent with the role of the settlements, bearing in mind that there are various settlements in each tier. The intention with these criteria, as explained in the Explanation, was to ensure that the scale and type of growth expected in these settlements address the Strategy. This role is on the basis of the various facilities that were in them and therefore the Policy did not want to attract growth from the higher tiers of the settlement hierarchy, namely the Service Centres.
- 2.5 Following the discussions at the Hearing about Policy TAI 17 and the discussion regarding Policy TAI 5, the Council proposes the following changes to the Policy:
- To amend the Policy to refer to open market housing
 - Criterion 1 - being amended by removing the reference to the community need for housing and add a reference to the development's scale, size and type. Move the reference to affordable housing for local need (see the Councils' response to Action Points S1/PG2 and S3/PG6 for a definition of 'Affordable Housing for local need').
 - Criterion 2 and 3 – Removed from the Policy.
 - That settlements identified under Policy TAI 5 'Local Market Housing' are removed from this Policy and rather only appear in Policy TAI 5.
 - Paragraph - 7.4.37:
 - Change the first sentence to reflect the amended criterion in the policy;
 - Change the final sentence to read as if no sites have been allocated rather than the existing wording that suggests that they will not be allocated.
 - Table 20:
 - Add the word 'indicative' to the second column;
 - Remove the Villages that appear within Policy TAI 5.
- 2.6 Based on the changes outlined in paragraph 2.5 above, it is suggested that matters arising change should be introduced to Policy TAI 17 as follows:

POLICY TAI17: HOUSING IN LOCAL, RURAL & COASTAL VILLAGES

Proposals for **open market** housing **and affordable housing for local need (as defined un the Glossary of Terms)** 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 settlements character. The proposal would satisfy the community need for housing or local need affordable housing;~~
- ii. ~~The proposal would help to secure the viability of the local community, and strengthen the community and linguistic character;~~
- iii. ~~The growth level is based on the indicative level included in table 20 and is consistent with Strategic Policy PS15.~~
- ii. The site is within the settlement's development boundary.

Local Villages

Anglesey

Bethel, Bodffordd, Bryngwran, Brynsiencyn, Caergeiliog, Dwyran, Llandegfan, Llanddaniel Fab, Llanfachraeth, Llanfaethlu, Llanfechell, Llanfihangel yn Nhowyn, Llangaffo, Llangristiolus, Llanrhuuddlad, Pencarneisiog, Penysarn, Rhosybol, Talwrn, Tregele

Gwynedd

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

Coastal/ Rural Villages

Anglesey

Aberffraw, Carreglefn, ~~Four Mile Bridge~~, Llanbedrgoch, Llanddona, Llanfaelog, Llangoed, Malltraeth, Moelfre, Trearddur

Gwynedd

~~Aberdaron, Borth-y-Gest, Clynog Fawr, Corris, Edern, Fairbourne, Llanaelhaearn, Llanbedrog, Llangian, Llithfaen, Morfa-Bychan, Morfa Nefyn, Mynytho, Rhoshirwaun, Sarn-Bach, Y Felinheli~~

~~Proposals in Aberdaron, Moelfre, Mynytho, Llanbedrog, Sarn-Bach, Trearddur, Tudweiliog, Llangian, Rhoshirwaun, Morfa-Bychan, Borth-y-Gest and Four Mile Bridge will have to comply with policy TA15 Local Market Housing.~~

Explanation:

7.4.124 To reflect the role character 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 ~~limited to a scale and type to address community need for housing.~~ Comparatively less development is promoted to ~~More limited development will take place in~~ 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 ~~will~~ have been allocated in these types of Villages. ~~The~~ detailed criteria based policy will promote 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 PS15.

7.4.125 The following table gives an indicative impression of how individual settlements could contribute towards the supply given in Policy PS15.

Table 20 – Indicative Growth Level in Villages

Settlement (Anglesey)	Indicative Windfall Provision ¹	Settlement (Gwynedd)	Indicative Windfall Provision ¹
1] Local Villages			
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 Nhowyn	22	Groeslon	13
Llangaffo	19	Llandwrog	7
Llangristiolus	15	Llandygai	8
Llanrhyddlad	7	Llangybi	4
Pencarnisiog	11	Llanllyfni	9
Penysarn	28	Llanystumdwy	10
Rhosybol	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

		Tudweiliog	12
		Waunfawr	13
		Y Fron	6
2] Coastal / Rural Villages			
Aberffraw	20	Aberdaron	13
Carreglefn	11	Borth-y-Gest	10
Pont Rhyd-y-Bont	17	Clynnog Fawr	10
Llanbedrgoch	11	Corris	14
Llanddona	20	Ederm	12
Llanfaelog	20	Fairbourne	0
Llangoed	27	Llanaelhaearn	15
Malltraeth	16	Llangian	4
Moelfre	32	Llanbedrog	16
Trearddur	32	Llithfaen	9
		Morfa-Bychan	10
		Morfa Nefyn	15
		Mynytho	13
		Rhoshirwaun	6
		Sarn-Bach	4
		Y Felinheli	19
<p>¹ Some units may benefit from existing planning permission in April 2015 2014 (see Appendix 5)</p>			

[Note that the Councils' response to Action Point S3/PG8 propose amended tables to be included within Appendix 5 of the Plan]