

## ANGLESEY & GWYNEDD JOINT LOCAL DEVELOPMENT PLAN (2011 – 2026)

### PUBLIC EXAMINATION:

### Hearing session 1 – The Plan’s Preparation, Vision, Objectives and Spatial Strategy.



#### 1. Action Point 1 (S1/PG1) – LHMA 2016 and Local Surveys

*Place a copy of reports prepared by the Rural Housing Enablers in the library.*

#### 2. Councils’ Response

Discussions were held with representatives of the Rural Housing Enabler Service for the North West Wales area, who owns the information, to establish whether it would be possible to include copies of the reports online in the Examination Library. The outcome of these discussions was that it isn’t appropriate to publish the housing needs reports publicly in the JLDP library. This is based on the fact that there is sensitive information in them and also because there is an intention to charge for the use of this information.

This paper therefore sets out the main issues that are identified in these reports and the main messages that derive from them.

The study reports that are relevant to the Plan area are as follows:

Gwynedd	Anglesey
Arthog Community Council (February 2008)	Llanfachraeth Community Council (July 2014)
Corris Community Council (March 2009)	Aberffraw Community Council (August 2010)
Llanbedrog Community Council (December 2007)	Beaumaris Town Council (April 2012)
Llandderfel Community Council (March 2006)	Llanfaelog Community Council (February 2013)
Llannor Community Council (May 2011)	Llangoed and Penmon Community Council (November 2009)
Nefyn Town Council (February 2008)	Llangristiolus and Cerrigceinwen Community Council (November 2010)
Pendraw Llŷn - Aberdaron, Tudweiliog and Botwnnog Community Councils and Pen Llŷn Communities First (September 2008)	Llannerchymedd Community Council (April 2010)
Llanystumdwy Community Council (December 2014)	Pentraeth Community Council (May 2016)

Llanfrothen Community Council (September 2015)	Llanfaethlu and Llanfwrog Community Council (July 2016)
Mawddwy Community Council (September 2005)	

Summary of the main issues that are that are identified in the report

- **Households/groups that want to move** – Whilst certain trends are evident in terms of certain groups that want to move house within specific areas, it is noted that on the whole there is a cross-section of single people, couples and families who want to move from their current home.
- **Main reasons for moving** - Information from the surveys clearly indicate that the main reason for wanting to move is the 'Need to live independently'. This is the main reason identified in all but two of the reports.

The other reasons that were most frequently identified for wanting to move was that the 'Current accommodation is too small ', 'Current accommodation is too large', 'Want to live closer to family ' and 'Need to move because current accommodation is unsuitable due to physical needs'.

- **The demand for housing (type and tenure) -**

Type – The surveys indicated that houses with 2 or 3 bedrooms were most prominent in terms of the type of houses people need.

Tenure – 'Buying on the open market ' and 'Renting from the local authority/housing association' were identified most frequently in the surveys in terms of the type of tenure people want. 'Private Renting' is also very prominent on the basis of the surveys.

- **Ability to obtain a mortgage** – The surveys highlight the fact that a significant number of respondents who indicated that they wanted to move, cannot secure a sufficient mortgage to buy a house on the open market within the area of the relevant surveys. Whereas differences exist between different areas in terms of house prices, it is noted that a significant number of respondents in each survey cannot get a mortgage of more than a £100,000, with some of the respondents unable to get a mortgage of more than £40,000.
- **Ability to rent** - Consistent with the information in terms of the ability to secure a mortgage, it is noted that the level of rent that can be afforded by several of the respondents who indicated an intention to move is unlikely to be sufficient to enable them to rent privately. A significant number of respondents indicated that the level of rent that they can afford is less than £50 a week, with a significant number also noting a sum of £51-70 per week.

### The main messages identified

- Important to ensure an adequate and appropriate supply of housing that meet the needs of the area's residents.
- Ensure that the type of units that are facilitated by the JLDP meet the requirements of the area's residents in terms of aspects such as the type/mix of tenure, number of bedrooms etc.
- It is also important that the Plan provides opportunities in order to ensure that the housing market operates effectively e.g. facilitate opportunities for people in need of smaller houses, which in turn would free up their homes to households who are in need of such units.
- On the basis that a number of those who responded to the surveys cannot afford to buy on the open market or rent privately, promoting and providing an adequate supply of social rented housing is a necessity.
- The importance of the local surveys for developers to gain an understanding of the local housing market and their importance to the housing and planning services in terms of influencing on or negotiating with applicants for planning permission.

### **Contact details for the Rural Housing Enabler Service for the North West Wales area**

Although the content of the reports are too sensitive for publication on the website without any control over them and because of the requirement to pay for the information, applicants for planning permission or other interested parties can contact the Rural Housing Enabler Service for the North West Wales area to discuss these reports and to obtain relevant information from them:

Phone number: 01286 889292

E mails:

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