



Land at Maes Merddyn, Brynsiencyn

Proposed Erection of 28. No. Dwellings and Associated Development

Housing Need & Affordable Housing Statement

Prepared for

Williams Homes (Bala) Ltd

**October 2024
5072-HNAHS01**



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1.0 INTRODUCTION

- 1.1.1 This Planning Statement has been prepared on behalf of Williams Homes (Bala) Limited in support of a full planning application for 28 dwellings and associated development on Land at Maes Merddyn, Brynsiencyn, Anglesey (hereafter referred to as the 'Site').
- 1.1.2 The planning application is submitted to Isle of Anglesey County Council ('IoACC').
- 1.1.3 The purpose of this statement is to examine the proposal against detail on housing need in the area in order to demonstrate that it is an appropriate response to data on need and the relevant policy concerning the same.
- 1.1.4 It will also provide detail on the approach to affordable housing within the scheme, and how the mix and tenure has been arrived at.
- 1.1.5 This assessment is provided to meet the requirements of policy TAI8 of the Anglesey & Gwynedd Joint Local Development Plan (JLDP) which seeks justification of the proposed housing mix on schemes.
- 1.1.6 It is noted that the site is located within the ward/electoral division of Bodowyr. In this case data from the Lower Super Output Area W01000027 has been used as this is a good fit for the locality (see maps at figures 1 and 2) and provides readily comparable data across different data sets, and so data has been drawn from that area (where possible).



Image 1 – Map of Bodowyr Ward/electoral division

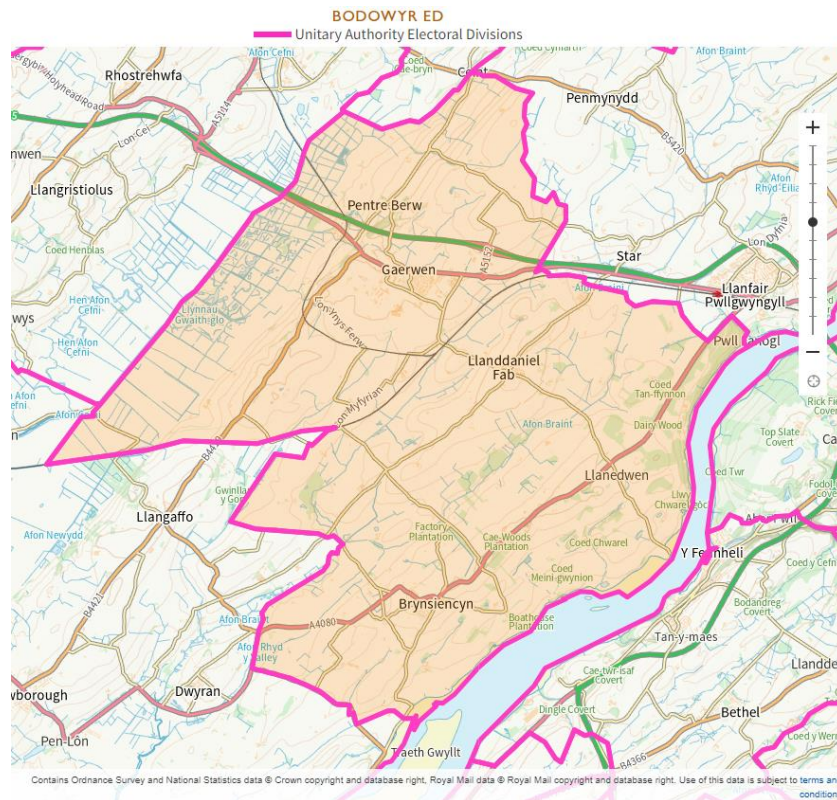
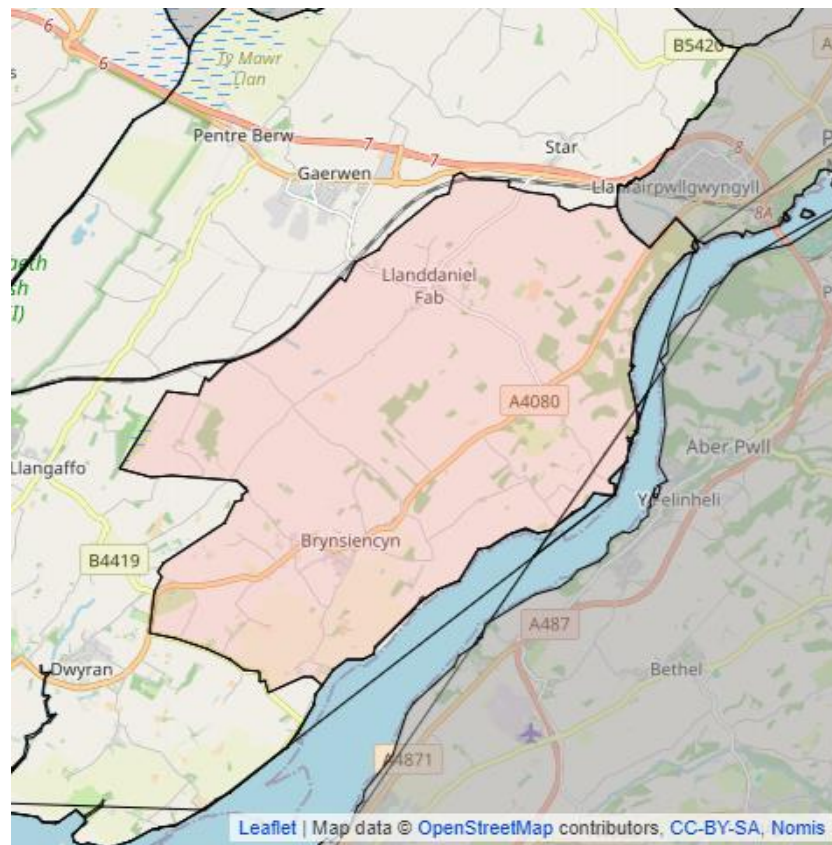


Image 2 – Map of Lower Super Output Area - W01000027 (shaded pink)



2.0 THE DEVELOPMENT

2.1.1 The proposal is a full application for the erection of 28 no. dwellings, comprising of houses of various sizes and apartments, together with associated works. This scheme is being developed in partnership with Clwyd Alyn, who (if the scheme is approved) would take on the housing scheme at the end of the development. The following mix is proposed:-

Table 1 – Proposed Mix Detail

Unit type	No.	Type of dwelling	Bedroom no. per unit	Tenure
1-bedroom 2-person apartment	1	Apartment	1	Tenure neutral
1-bedroom 2-person apartment – Open market	7	Apartment	1	Open market
2-bedroom 4-person house	11	Semi-detached two-storey house	2	Tenure neutral
2-bedroom 4-person house – Open market	2	Semi-detached two-storey house	2	Open market
3-bedroom 5-person house	5	Semi-detached two-storey house	3	Tenure neutral
4-bedroom 7-person house	2	Semi-detached two-storey house	4	Tenure neutral
Total no. dwellings	28	Total no. bed spaces	57	

2.1.2 In this case, the application is being presented as a tenure neutral scheme, meaning that the Applicant is happy to agree to the required 100% affordable housing provision for relevant part of the site, but that it is proposed that the precise tenure of the dwellings will be left open in order to allow tenures to change over the development's life as needs change over time. That being said, the scheme is being developed and is designed as an entirely affordable housing development to meet identified local need, and the intention of the ultimate owner - Clwyd Alyn - is that the scheme will be provided as entirely affordable housing with the majority being social rented homes, meeting the objectives of the WG set target of delivering 20,000 new low carbon homes for social rent during this five year Senedd term to 2026. There will be the opportunity to review a mix of tenures on the site (e.g. social rent, intermediate affordable rent, shared ownership, & intermediate affordable housing for sale) to meet need as it comes forward. This meets the aims and objectives of Isle of Anglesey County councils housing strategy to *“build homes in communities with our key Housing Partners, this includes working with rural communities to*

understand the real housing need within the communities. Housing Services and its key Housing Partners will build social rented properties, intermediate rent, self build and assistance to first time buyers as well as introduce a Shared Equity Policy.” This approach allows some flexibility to Clwyd Alyn that the scheme can change to meet differing needs (if consented) once built, rather than being fixed at a particular tenure mix now that may not meet the future needs of the community.

- 2.1.3 The mix of dwelling types proposed would meet a wide range of affordable housing need identified for the settlement, with a mix of property types and sizes provided to accommodate single people all the way up to large families.



3.0 POLICY ON HOUSING MIX

- 3.1.1 The Local Authority has various policies and documents that set out detail of how they wish housing mix to change in the area.
- 3.1.2 Within the development plan policy TAI 8 specifically addresses the question of housing mix and seeks to ensure that developments contribute to creating suitable mixed communities by “2. contributing to redress an identified imbalance in a local housing market”, and “3. ensuring the correct mix of housing unit types and tenures to meet the needs of the Plan area’s current and future communities”, and “5. making provision, as appropriate, for specific housing needs such as student accommodation, homes for the elderly, Gypsy & Travellers, supported accommodation, nursing, residential and extra care homes, needs of people with disabilities”.
- 3.1.3 Policy TAI 15 also sets out requirements for varying levels of affordable housing across different parts of the plan area, and in this area sets a target of 10% affordable housing provision from all schemes of 2 or more dwellings in this settlement. It also requires at section 3. i. that “All developments will be required to achieve an appropriate mix in terms of tenure, types and sizes of local need affordable housing, determined by the local housing market assessment or any alternative Council or partner assessment”, and at viii. that “dwellings are of a size, scale and design compatible with an affordable dwelling”.
- 3.1.4 However, in this case as the proposal is for an exception site (i.e. a site outside of the development boundary of the settlement) the scheme is expected to provide 100% affordable housing per policy TAI6, though in this case the 9 open market dwellings allowed under an extant permission have been carried through into the development (with adjustments to the type of dwellings provided to better meet local need).
- 3.1.5 The Supplementary Planning Guidance (SPG) on Housing Mix (2018) provides a great deal of information on housing need and demand across Anglesey & Gwynedd, as well as guidance on how to approach assessment of this issue. It also requires that a Housing Statement is provided for schemes of 5 or more dwellings, with this document meeting that requirement.

3.1.6 The objectives at section 6 are of most relevance here as they set out key goals for achieving a more balanced housing market, which are as follows:-

- a) Providing more smaller homes;
- b) Providing homes for older people;
- c) Providing Self-build plots;
- d) Improving tenure mix;
- e) Providing Sustainable homes.

3.1.7 The latest Isle of Anglesey Local Housing Market Assessment Update (2016) also sets out objectives for housing delivery across the County, as well as general data on the circumstances of local market and population. Key points from it are:-

- f) The Island's population increased by 4.4% between 2001 and 2011, and the household population by 7.7%
- g) Income was lower in 2015 than the national average;
- h) Housings stock has increased by 10.1% from 2001 to 2011, with the most common property type being detached houses, then terraced dwellings;
- i) In 2011 68.8% of households were owner-occupiers, 14.6% reside in social rented accommodation, and 14.1% rent privately. Private rental has grown by over 60% in that period, reflecting National trends;
- j) In 2015 the mean house price for the area was higher than that for Wales a whole;
- k) The cost of housing varies across the Island, but there is a large gap in affordability for social rent and market entry;
- l) Demographic projections indicate a significant increase in particular age cohorts, such as those aged 90 or over, with growth projected of 220 households per year up to 2033;
- m) To improve market balance by 2026 70% of new dwellings should be market homes, 3% shared ownership/help-to-buy, 17% intermediate rent and 10% social rented. The new housing required by 2033 should be 73% market, 3% shared ownership/help-to-buy, 17% intermediate rent and 7% social rented. New market accommodation should be principally 2, 3, and 4-bedroom houses, with a range of accommodation required for the affordable sector;



- n) Net need for affordable dwellings is estimated as 182 units per year. Help-to-buy, shared ownership, and intermediate rent set 80% and 70% of median market rates would contribute toward meeting housing need. A range of affordable dwelling sizes are required, but 4-beds are most acute;
- o) For more specific groups:-
- p) Older people – A considerable proportion of households are aged 65 or older, with a large proportion of these being single person households. Though such households are more likely than other groups to be in social rented housing they have a high level of owner-occupation, and are more likely than average to have multiple spare bedrooms in their homes. A growth in this population is projected. This is likely to result in an increased requirement for specialist housing, with stock insufficient to meet that future need;
- q) Those with specific needs – A slightly higher than average number of households than for the nation have long-term health needs or disabilities. Whilst such occupiers are more likely to be owner occupiers with no mortgage they are also more likely to be in the social rented sector. There is also a strong correlation between age and having specific needs. This will require a specific response to meet such needs through new dwellings, and adapting existing ones;
- r) Families with children – This cohort forms a lower percentage for the County than for the nation as a whole. Whilst those who own outright are lower than for those without children the level of those in the social rented and private rented sectors reflects that for groups without children, though lone parent households are more likely to be in social or private rented accommodation. Crowding levels are also higher. Thus, it is recommended that higher levels of 3 and 4 bedroom properties are provided for this cohort;
- s) Private rented sector – This has grown from 2001 to 2011, and during this period the types of households in this sector have diversified. At the time the private rented sector had stable rents. A higher-than-average level of those in the rented sector are in receipt of Local Housing Allowance than for the nation. Of this group lone parent households and pensioners are more common than for the non-benefit supported rented sector, with the

average age being higher as a result. Employment levels are also much lower than for the wider private rented sector, with income thus being substantially lower.

3.1.8 The current Housing Strategy for Anglesey (2022-2027) summarises the substantial challenge of affordability and other housing issues across the County, and sets out the following high level goals:-

- Theme 1 – Development of the right homes for Anglesey's future
- Theme 2 – Making best use of existing housing stock and improving homes and communities
- Theme 3 – Preventing housing crisis and increasing housing options
- Theme 4 – Support to promote housing independence
- Theme 5 – Homes for longer lives
- Theme 6 – Housing is a contributor to the local economy

3.1.9 Various strategies and objectives are then set out to achieve those goals.

3.1.10 From the above it can be concluded that there are various policy objectives and goals that seek to intervene in the mix of sizes, types, & tenures of dwellings proposed for development across the plan area.

4.0 EXISTING PROPERTY AND HOUSEHOLD MIX IN THE COMMUNITY

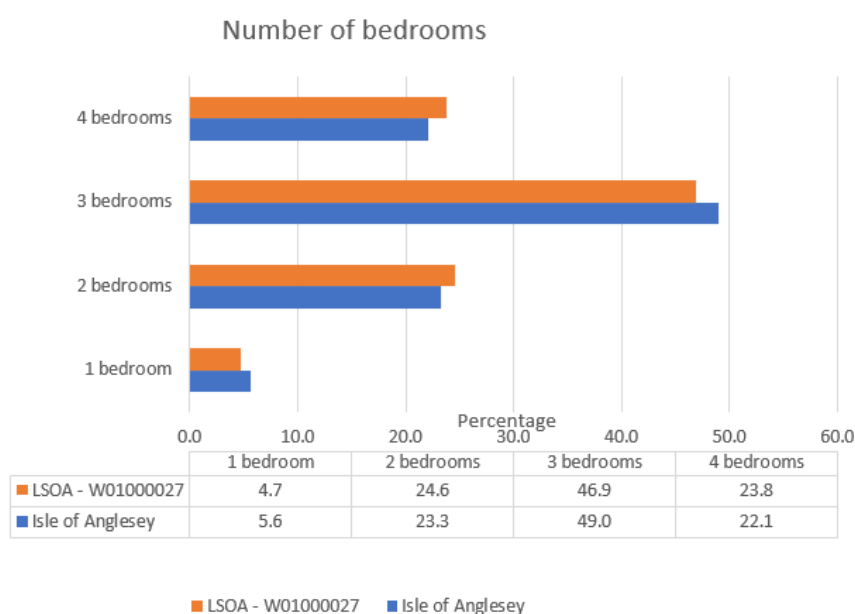
4.1 Introduction

4.1.1 There is a variety of data available from the 2021 census that sets out detail on housing mix and household sizes in the local community. Key data is examined below:-

4.2 Dwelling sizes

4.2.1 The following data is available on the size of properties within the local area and in the county.

Chart 1 – Number of bedrooms ¹



4.2.2 This shows that the local area has a higher proportion of 2 and 4-bedroom properties than the County level, and lower levels of 3 and 1-bedroom properties. 3-bedroom properties predominate as the most common dwelling type both locally and at the County level, with 2-bedroom properties the second most common type locally, again aligning with the picture for the County.

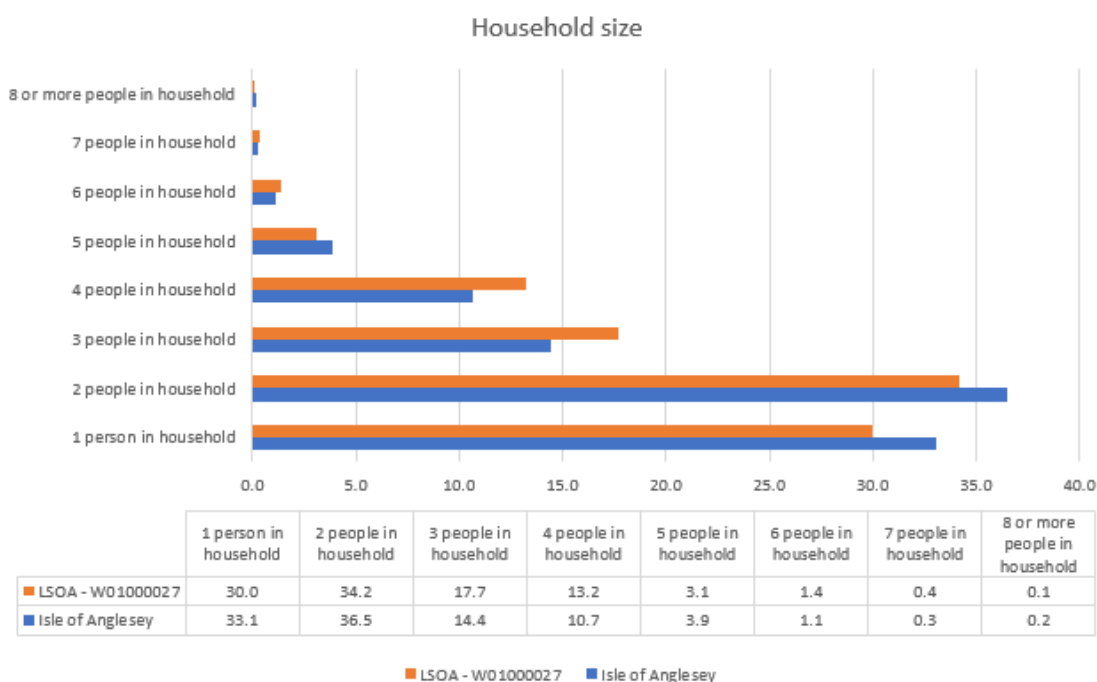
¹ Office for National Statistics (2024). TS050 - Number of bedrooms (2021 Census). Available at: <https://www.nomisweb.co.uk/query/advanced.aspx> [Last accessed: 26/09/2024]

4.2.3 Whilst not necessarily a problem in itself this must be compared to actual household sizes to determine if there is a mismatch.

4.3 Household sizes

4.3.1 The following data is available on the size of households within the local area and in the county.

Chart 2 – Household size ²



4.3.2 This shows that 1 and 2-person households form a smaller proportion of the population in the locality than in the County as a whole, with 3 and 4 person households forming a larger proportion than is seen in the rest of the county.

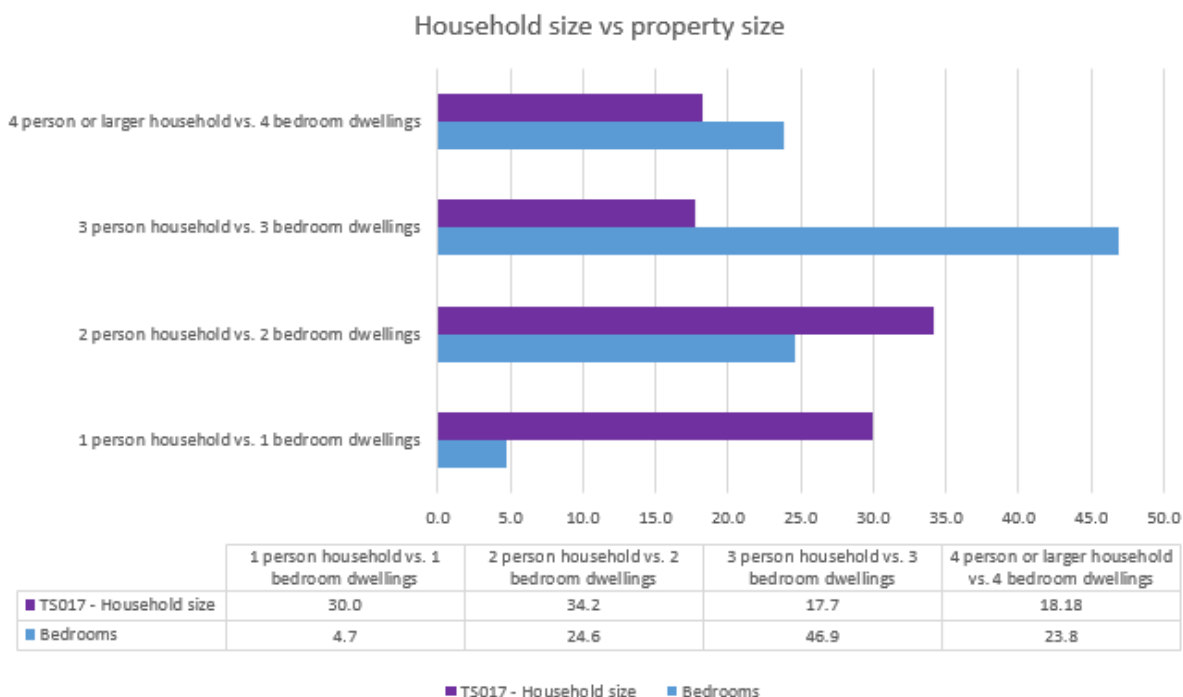
4.3.3 However, the most common household types at a county and local level are both 1 and 2-person households, with 2-person households being the most common in this locality, with 3 and 4 being the next most common type thereafter.

4.3.4 It is useful to compare household size to dwelling size to see if there is a potential mismatch between the size of households in the locality and the size of housing

² Office for National Statistics (2024). TS017 - Household size (2021 Census). Available at: <https://www.nomisweb.co.uk/query/advanced.aspx> [Last accessed: 26/09/2024]

available to meet their needs. Although this is only a crude comparison and there is never an exact match between the size of properties and the households in an area it is helpful in giving an idea of any mismatch between them.

Chart 3 – Household size vs property size ³



- 4.3.5 This shows that there is a considerable mismatch between the proportion of 1 person households and 1-bedroom properties, and also for 2 person households and 2-bedroom properties, with a higher percentage of households in those groups than housing stock. The inverse is true for 3-person household and 3-bedroom properties, and 4 person or larger households and 4-bedroom or larger dwellings.
- 4.3.6 The 1-person household mismatch is likely to represent situations where separate household are required to share, such as within HMO's and other forms of shared accommodation.
- 4.3.7 For the 2-person household segment of the population this is a known issue where housing for this segment is under provided regionally (per the relevant SPG and

³ Office for National Statistics (2024). TS050 - Number of bedrooms & TS017 - Household size (2021 Census). Available at: <https://www.nomisweb.co.uk/query/advanced.aspx> [Last accessed: 26/09/2024]

Housing Need Strategies), with such households requiring a mix of 1 and 2-bedroom properties to meet the needs of differing arrangements.

4.3.8 For the 3-bedroom dwelling type this will likely represent a mix of households under occupying properties, as many households seek larger accommodation to accommodate future need or to allow for visitors. In addition, 3-bedroom dwelling types will also serve many 4-person and some 5-person households.

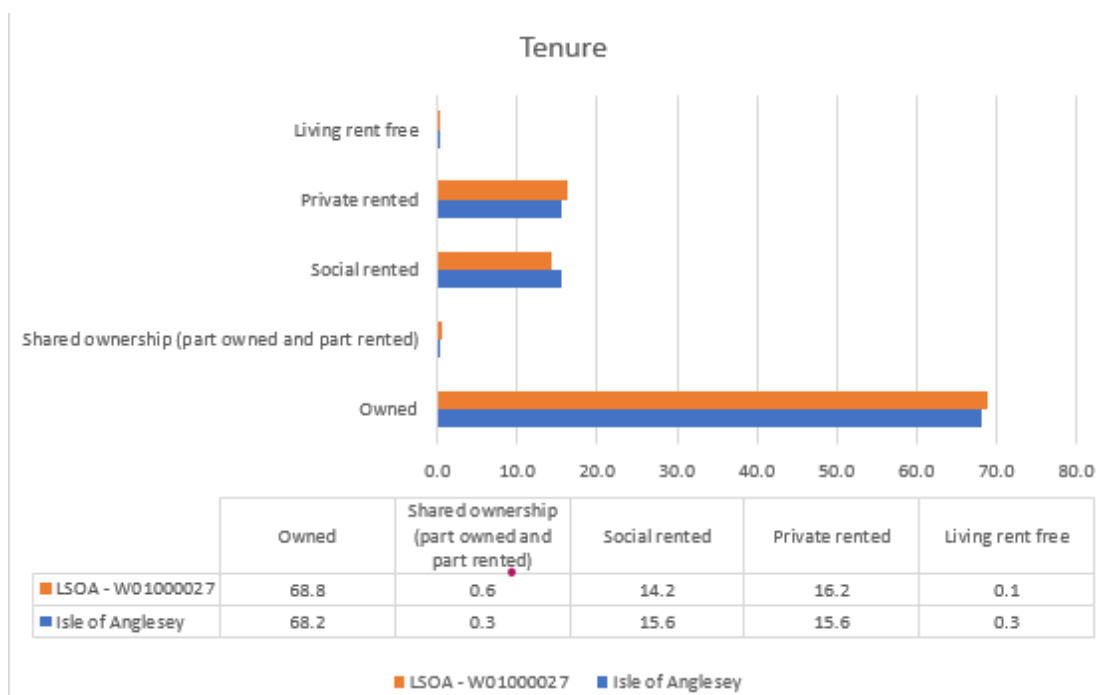
4.3.9 Overall, the comparison suggests that smaller households are under provided for with smaller accommodation (1 and 2 bedroom), and that there is an over representation of 3 & 4 bedroom and larger house stock as a house type - but this is likely mitigated by the fact that it meets the needs of 3-5 person households and there is a strong desire among many households to have a 3-bedroom or larger property to provide flexibility.

4.4 Housing tenures

4.4.1 The following considers the tenure of properties within the local area and in the county.



Chart 4 – Housing tenures⁴



4.4.2 This shows that there is a somewhat higher level of owned property as a tenure type within this locality compared to the County as a whole, and also that social rented properties make up a lower proportion of local housing stock than is seen at the County level. The difference appears to be made up by higher levels of private rented properties than is seen across the wider County. This suggests that there is likely to be a gap in provision of social rented housing stock in this part of the County.

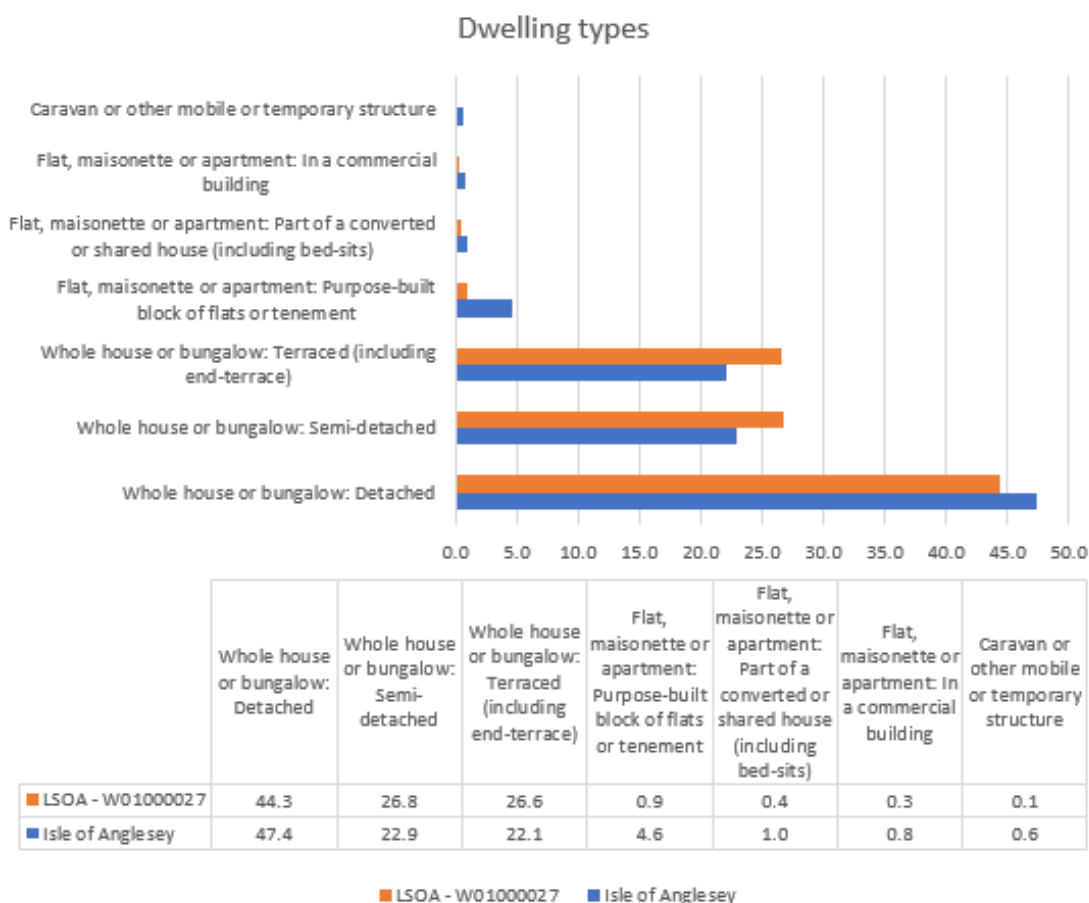
4.4.3 It is also clear that shared ownership accounts for a very small proportion of tenures both locally and in the county, though this area has a marginally higher proportion than for the County as a whole. The low proportion of this tenure locally (and County wide) also represents a gap in provision.

4.5 Dwelling types

4.5.1 The following data is available on dwelling types within the local area and in the county.

⁴ Office for National Statistics (2024). TS054 - Tenure (2021 Census). Available at: <https://www.nomisweb.co.uk/query/advanced.aspx> [Last accessed: 26/09/2024]

Chart 5 – Dwelling types ⁵



4.5.2 The data shows that detached properties form a lower proportion of overall house types in this locality than in the County as a whole, though they still form over 44% of housing stock. Terraced and semi-detached houses are a higher proportion than is typical in the county, with flats a much a lower proportion – this is perhaps not surprising bearing in mind the rural nature of the area. Other types of housing form a much smaller share of the housing mix, though caravans or other similar structures are higher than is typical for the county.

4.5.3 The still high proportion of detached properties as a house type does suggest that the local market is perhaps overly skewed to that form of housing, with the smaller

⁵ Office for National Statistics (2024). TS044 - Accommodation type (2021 Census). Available at: <https://www.nomisweb.co.uk/query/advanced.aspx> [Last accessed: 26/09/2024]

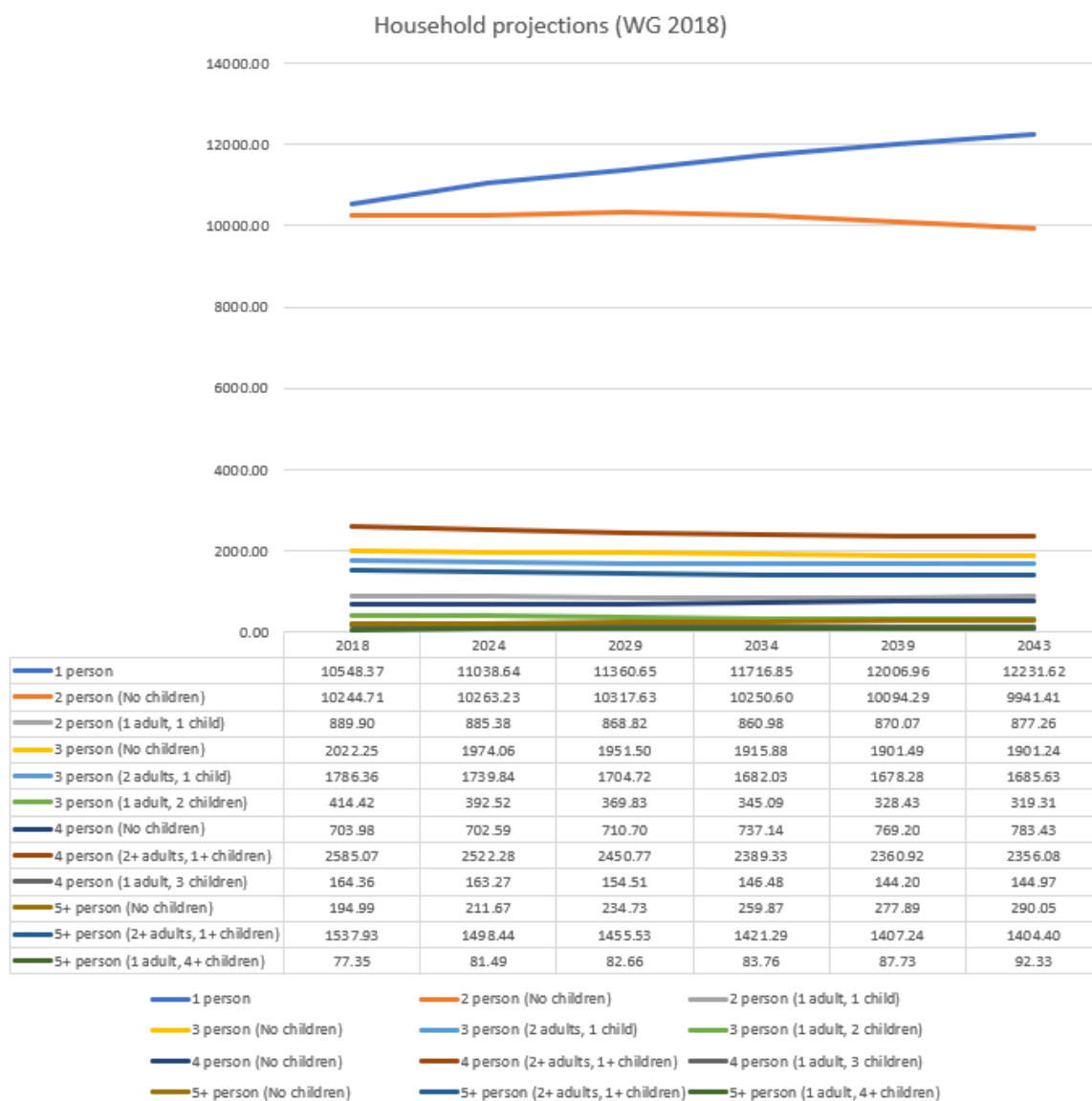
than typical level of flats also suggesting a possible gap in provision of this housing type.



5.0 PROJECTIONS OF HOUSEHOLD SIZE

5.1.1 The Welsh Government provides household projections at national & a county level. The most recent (2018) projections for Gwynedd are examined below:-

Chart 6 – Household projections (2018) ⁶



⁶ Welsh Government (2021). Household projections by local authority, household type and year. Available at: <https://stats.wales.gov.wales/Catalogue/Housing/Households/Projections/Local-Authority/2018-based/householdprojections-by-localauthority-householdtype-year> [Last accessed: 26/09/2024]

- 5.1.2 The projections show a substantial growth in the number and proportion of 1-person households within the County, along with a slight reduction in the number of 2-person (no children) households. These household types far outstrip the other household types as a proportion of the overall number.
- 5.1.3 Changes in other cohorts are much smaller with 4-person (no children), 5-person (no children) and 5-person (2+ adults 4+ children) households seeing modest growth. For other household types there is a slight decline.
- 5.1.4 The overall trend though is of smaller household sizes, which reflects the changing nature of how people live. This is seen in the average household size, which declines from 2.22 person in 2018 to 2.14 in 2043.



6.0 DWELLING PRICES, INCOMES, AND AFFORDABILITY

6.1.1 With regard to average dwelling prices versus income and resulting affordability, there are a variety of data sources to draw upon.

6.1.2 Reference to available data from the Land Registry allows for comparison of house prices in Gwynedd⁷ over the last 10 years⁸.

Table 2 – Dwelling prices in Gwynedd⁹

Date	All property types	Detached houses	Semi-detached houses	Terraced houses	Flats & maisonettes
Dec 2013	£139,702	£182,810	£119,194	£97,156	£95,243
Dec 2023	£234,958	£310,149	£201,982	£161,598	£146,046
Percentage change	68%	70%	69%	66%	53%

6.1.3 The above confirms an increase in values across all property types in the County, with these being particular marked for detached and semi-detached houses.

6.1.4 On a more local level, Zoopla records the following figures for the last 12 months of sales in the LL53 post code area (which covers much of the Llyn):-

Table 3 – Sold prices in LL61 area in the last 12 months¹⁰

Date	All property types	Detached houses	Semi-detached houses	Terraced houses	Flats
November 2024	£263,186	£310,417	£200,456	£141,431	£128,000

6.1.5 The figures show comparable values than the county figures for December 2023 for all types except terraced houses and flats, and provide support for the conclusion that there is local affordability problem in the LL53 area.

6.1.6 Turning to the question of local incomes, available data from the annual survey of hours and earnings shows the following income levels for Anglesey¹¹:-

⁷ Again, the smallest area from which data is available for this source.

⁸ Dates have been set to allow comparison with data on incomes.

⁹ Land Registry (2024). UK House Price Index. Available at: <https://landregistry.data.gov.uk/app/ukhpi/browse> [Last accessed: 26/09/2024]

¹⁰ Zoopla (2024). House prices. Available at: <https://www.zoopla.co.uk/house-prices/> [Last accessed: 26/09/2024]

¹¹ Again, the smallest area from which data is available for this source.

Table 4 – Median Earnings in Anglesey 2013 & 2023 ¹²

Year	Average individual income
Dec 2013	£23,076
Dec 2023	£33,150

- 6.1.7 When the multiple between income to dwelling prices is compared it is clear that prices outstrip income by a considerable degree:-

Table 5 – Dwelling prices against earnings in Gwynedd 2012 & 2021

Date	All property types	Detached houses	Semi-detached houses	Terraced houses	Flats & maisonettes
Dec 2013	£139,702	£182,810	£119,194	£97,156	£95,243
Multiple of individual income 2013	6.05	7.92	5.17	4.21	4.13
Dec 2023	£234,958	£310,149	£201,982	£161,598	£146,046
Multiple of individual income 2023	7.09	9.36	6.09	4.87	4.41

Source – Annual survey of hours and earnings – Nomis, & UK House Price Index - Land Registry

- 6.1.8 It is clear that affordability has reduced across all house types, and most starkly for detached and semi-detached houses. Bearing in mind that an affordable value is generally considered to be 3.5 times annual gross household income for a single earner household and 2.9 times that for dual income households the issue is acute for all property types.
- 6.1.9 The above could overstate the affordability gap given that it compares individual income to prices, as opposed to total household income to prices.
- 6.1.10 In its Affordable Housing SPG the Authority provides detail from 2021 CACI paycheque data which confirms average household income across the plan area. The figure for the Lower Super Output areas in which the settlement is set is shown below:-

¹² Office for National Statistics (2024). Annual survey of hours and earnings. Available at: <https://www.nomisweb.co.uk/query/advanced.aspx> [Last accessed: 26/09/2024]

Table 6 – Household income for local LSOA ¹³

LSOA	Income
W01000027	£29,718

6.1.11 When this is compared to 2023 property values the following affordability levels can be seen:-

Table 7 – Dwelling prices against earnings in Gwynedd 2023/2021

Date	All property types	Detached houses	Semi-detached houses	Terraced houses	Flats & maisonettes
Dec 2023	£234,958	£310,149	£201,982	£161,598	£146,046
Multiple of individual income 2021	7.91	10.44	6.80	5.44	4.91

6.1.12 This shows a very similar picture to the previous table and underlines the severe affordability issue in this locality.

¹³ Gwynedd Council (2021). APPENDIX 4 - Anticipated Price of Intermediate House for Sale (2021). Available at: <https://www.gwynedd.llyw.cymru/en/Council/Documents---Council/Strategies-and-policies/Environment-and-planning/Planning-policy/Supplementary-Planning-Guidance/Addendum-Appendix-4-2021-Figures.pdf> [Last accessed: 26/09/2024]

7.0 HOUSING NEED DATA

7.1.1 There are a variety of data available at a local level that sets out known housing need in this area. As this proposal is concerned solely with affordable housing the demand for open market/private housing is not examined.

7.1.2 The Local Authority have provided the following information on housing need, which shows the Social Housing and Tai Teg Registers for the immediate area.

Table 8 – Data from Social Housing Register for parish of Llanidan

Property size	Percentage	Number
1 bed	0%	0
2 bed	75%	3
3 bed	0%	0
4 bed	25%	1
	Total	5

Table 9 – Data from Tai Teg Register for Brynsiencyn

Property size	Percentage	Number
1 bed	7%	1
2 bed	53%	8
3 bed	33%	5
4 bed	7%	1
	Total	15

7.1.3 Overall, there are 19 entries on the extracts from both registers, which record those seeking and requiring all forms of affordable housing.

7.1.4 It is clear that for the social housing register 2-bedroom properties are the most in demand, with 4-bedroom properties the second highest. For the Tai Teg Register 2-bedroom properties make up over half of the recorded need, with 3-bedroom properties being a third of need.

7.1.5 Overall, between the two registers, it can be concluded that 2-bedroom properties are particularly in demand making up the largest share of need, followed by 3-bedroom dwellings and then by 4 and 1-bedroom dwellings. This is not surprising as this reflects the mix of household sizes in the population, and may also represent lower levels of income amongst smaller households.



- 7.1.6 For a settlement of this size the recorded housing need is reasonable, and there is a clear unmet need for affordable housing in the settlement. It is also quite likely that should this scheme be approved that more need will come forward as delivery of schemes often causes households to register who otherwise would not come forward due to a perception that there would be no housing available. Thus, the registers are likely to under record current need.



8.0 COMPARISON OF PROPOSED MIX TO AVAILABLE DATA

8.1 Introduction

8.1.1 The proposed mix has been designed to address a particular need for affordable houses in the area, with the scheme carefully targeted at meeting recorded local need for affordable rental properties. The mix of house sizes has also been carefully chosen to fill a gap in supply in the area, with 1 and 2-bedroom properties forming a small proportion of stock in the area.

8.2 Need

8.2.1 Per preceding detail, there is a housing affordability problem in the locality (and indeed nationwide) so the provision of a 100% affordable housing development is to be welcomed, particularly one that seeks to bring forward a mix of tenures.

8.2.2 More specifically, there is recorded un-met need for affordable homes on both the Social Housing and Tai Teg Registers, with the data shared showing 4 households on the Social Housing register in this locality alone, and 15 on the Tai Teg Register. The proposed mix of affordable units compares as follows to data shared on recorded need:-

Table 10 – Comparison of proposed affordable house type mix to Social Housing Register

Property size	Housing register		Proposal		Difference	
	%	No.	%	No.	%	No.
1 bed	0%	0	5%	1	+5%	+1
2 bed	75%	3	58%	11	-17%	+8
3 bed	0%	0	26%	5	+26%	+5
4 bed	25%	1	11%	2	-14%	+1
	Total	4	Total	19	Total	+15

8.2.3 In comparison to the split of need shown in the register the proposal over-provides to a degree in comparison to the proportion of need for 1 and 3-bedroom properties, and under-provides slightly for 2-bedroom and 4-bedroom properties.

8.2.4 It is considered that this approach is acceptable here as:-



- i) A larger number of affordable 1-bedroom properties are not proposed as it is considered that larger levels of such accommodation is better suited to larger settlements and urban areas. More detail will be provided later in this section on open market matters;
- ii) Similarly, a small under provision of 2-bedroom units is considered appropriate as this avoids unbalancing the scheme, and the scheme also contributes toward need recorded in other registers;
- iii) An over provision of 3-bedroom properties provides additional flexibility for households now and in the future, as accommodation of this size is better suited to meeting most households needs. The scheme also contributes toward need recorded in other registers;
- iv) Similarly, a small under provision of 4-bedroom units is considered appropriate as this avoids unbalancing the scheme, and the scheme also contributes toward need recorded in other registers.

8.2.5 Turning to the Tai Teg Register:-

Table 11 – Comparison of proposed house type mix to Tai Teg register

Property size	Housing register		Proposal		Difference	
	%	No.	%	No.	%	No.
1 bed	6.7%	1	5.3%	1	-1.4%	0
2 bed	53%	8	58%	11	+5%	+3
3 bed	33%	5	26%	5	-7%	0
4 bed	7%	1	11%	2	+4%	+1
	Total	15	Total	19	Total	+4

8.2.6 In comparison to the split of need shown in the register the proposal over provides for 2 and 4-bedroom properties (as a proportion and in absolute terms for both), and underprovides for 1 and 3-bedroom properties (as a proportion, but not in absolute terms).

8.2.7 It is considered that this approach is acceptable as:-

- i) Whilst the scheme slightly underprovides for 1-bedroom units as proportion the number of dwellings proposed reflects the number of households registered;



- ii) A slight overprovision of 2-bedroom properties is justified bearing in mind that this is a common house type for which there is general demand, and the contribution toward need on other registers;
- iii) Whilst the scheme slightly underprovides for 3-bedroom units as proportion the number of dwellings proposed reflects the number registered;
- iv) A slight overprovision of 4-bedroom properties is justified bearing in mind that this is a common house type for which there is general demand, and the contribution toward needs on other registers.

8.2.8 In addition, it is helpful to compare the proposal to the combined register:-

Table 12 – Comparison of proposed house type mix to combined registers

Property size	Combined Housing register		Proposal		Difference	
	%	No.	%	No.	%	No.
1 bed	5%	1	5%	1	0%	0
2 bed	58%	11	58%	11	0%	0
3 bed	26%	5	26%	5	0%	0
4 bed	11%	2	11%	2	0%	0
	Total	19	Total	19	Total	0

8.2.9 The proposal compares very well to the combined register, exactly matching recorded need. It also provides a mix that includes house types that are well placed to meet changing future needs as well as current recorded need.

8.2.10 Turning to the open market aspect of the proposal the following mix is proposed:-

Table 12 – Proposed mix of open market housing

Property size	Proposal	
	%	No.
1 bed	78%	7
2 bed	22%	4
3 bed	0%	0
4 bed	0%	0
	Total	9

8.2.11 Whilst data on need for open market dwellings is limited it is clear from the Authority's SPG on housing mix that the provision of smaller dwellings (such as one and two bedroom properties) is sought to assist in addressing the need for such properties to



meet changing demographics. This is also reflected in the latest Local Housing Market Assessment, which seeks to grow the stock of smaller properties. Household projections for the County also show a growing proportion of smaller households. These factors all support provision of smaller open market properties.

- 8.2.12 In addition, there is a benefit in this proposal in adjusting the open market element of the development from that allowed by the extant planning permission on the site, which included 3 no. substantial 4-bedroom detached dormer houses, 4 no. substantial 3-bedroom detached dormer houses, and 2 no. 3-bed semi-detached houses. The substantial detached properties in particular would command a high value, and would be less suited to addressing local need for lower cost homes in comparison to the currently proposed mix.
- 8.2.13 Finally, the fact that the open market element of the scheme would be developed for a Housing Association means that these dwellings will assist in meeting a local need for low-cost dwellings.

8.3 Tenure

- 8.3.1 Turning to the tenure, it is clear that social rented housing forms a small share of tenures within the locality, and that the proportion locally is below levels seen elsewhere in the County. Similarly, private rental is higher than is typical for the County. The addition of affordable rental properties to the housing market would be valuable in increasing the choice of affordable properties for local residents and achieving a more balanced mix of tenures in the locality.
- 8.3.2 Similarly, shared ownership properties are a very small tenure both locally and across the County. Therefore, the potential to provide such housing on the site should also be welcomed as it would also assist in achieving a more balanced mix of tenures in the locality and in providing an under-represented tenure type in the area.
- 8.3.3 In respect of owned tenures, the proposal would make a modest change, but this is tempered by the fact that there would no increase in open market housing above the level allowed by the extant planning permission on the Site so no material impact upon the level that can be created within the settlement under the extant consent.



8.4 Property types

- 8.4.1 The proposal is mainly comprised of semi-detached house (64%) with a smaller proportion (29%) of flats and detached houses (7%). This is appropriate as detached properties form a high proportion of properties locally, with flats forming a low proportion, so the provision of other house types is helpful in providing a more balanced mix of dwelling types in the community.
- 8.4.2 As such, it is considered that the proposed mix is ideally suited to the site and that it would complement and respect the form of development seen around the site.

8.5 Policy/guidance documents

- 8.5.1 Regarding policy/guidance the mix is considered appropriate against the following documents for the following reasons: -
- 8.5.2 **SPG – Housing Mix** - themes:-
- i) More smaller homes – The proposal provides smaller homes as it includes 1 and 2-bedroom properties, which form the majority of proposed provision, with a smaller number of larger properties;
 - ii) Providing homes for older people – In this case the scheme does not include specialist accommodation for the over-55s as it is considered that these are better suited to sites in larger settlements;
 - iii) Providing Self-build plots – This is a very specific form of provision which must be sought on a site-by-site basis and it is not considered suitable here;
 - iv) Improving tenure mix – The proposal will provide under-represented tenures in the area and thus will assist in improving tenure mix locally;
 - v) Providing Sustainable homes – The proposed homes will be highly sustainable.
- 8.5.3 **LHMA** – Per the LHMA there is an acknowledged requirement for affordable housing that this proposal would assist in meeting.



9.0 AFFORDABLE HOUSING STATEMENT

- 9.1.1 As per the preceding sections, the application is being presented as a tenure neutral scheme, meaning that the Applicant is happy to agree to the required 100% affordable housing provision for relevant part of the site, but that it is proposed that the precise tenure of the dwellings will be left open in order to allow tenures to change over the development's life as needs change over time. That being said, the scheme is being developed and is designed as an entirely affordable housing development to meet identified local need, and the intention of the ultimate owner - Clwyd Alyn - is that the scheme will be provided as entirely affordable housing with the majority being social rented homes, meeting the objectives of the WG set target of delivering 20,000 new low carbon homes for social rent during this five year Senedd term to 2026. There will be the opportunity to review a mix of tenures on the site (e.g. social rent, intermediate affordable rent, shared ownership, & intermediate affordable housing for sale) to meet need as it comes forward. This meets the aims and objectives of Isle of Anglesey County councils housing strategy to *"build homes in communities with our key Housing Partners, this includes working with rural communities to understand the real housing need within the communities. Housing Services and its key Housing Partners will build social rented properties, intermediate rent, self build and assistance to first time buyers as well as introduce a Shared Equity Policy."* This approach allows some flexibility to Clwyd Alyn that the scheme can change to meet differing needs (if consented) once built, rather than being fixed at a particular tenure mix now that may not meet the future needs of the community.
- 9.1.2 The mix of dwelling types proposed would meet a wide range of affordable housing need identified for the settlement, with a mix of property types and sizes provided to accommodate single people all the way up to large families.
- 9.1.3 It is submitted that the preceding sections have clearly demonstrated the need for a development of this type and have justified the mix of properties proposed, and therefore it is not proposed to repeat those arguments.
- 9.1.4 Turning to the question of **energy use and built sustainability**, it is intended that the proposed dwellings would be designed to reduce their energy consumption through high levels of insulation, and the specification of energy efficient technology and fittings, as well as appliances and fittings that would reduce the use of water. In



addition, the construction approach in this case is based upon Modern Methods of Construction with a locally built timber frame construction, which itself will lower emissions and impact from the construction stage of the development. As such, environmental impacts of the proposal will be minimised.

- 9.1.5 Turning to ***accessibility and adaptability***, the scheme has been laid out to provide suitable clear access routes within the site to allow for movement within it by all potential users. Turning to the dwellings, the floor plans demonstrate that the buildings will be reasonably accessible subject to minor adaptations to allow use by particular users, such as modifications to the bathrooms, or the installation of a stair lift or full lift either of which would be achievable within the proposed designs. In addition, all properties include principal accommodation, a potentially adaptable WC or full bathroom, and in the case of the larger properties and the ground floor flats a bedroom on the ground floor, and thus would be accessible by design. As such, it is submitted that it is clear that the proposed dwellings will all be reasonably accessible and adaptable.

10.0 CONCLUSIONS

10.1.1 The following conclusions can be drawn from the preceding sections:-

- i) The proposed mix would meet identified local housing needs and is primarily targeted at a clear unmet need for both affordable and lower cost market housing in the area. Similarly, the level of development is appropriate bearing in mind the need for affordable dwellings in the locality. The open market aspect of the development would also assist in meeting local need for smaller low cost properties, with the involvement of a Housing Association in the scheme ensuring that they will meet this need;
- ii) The proposed tenure neutral approach is suitable as it will allow the RSL to provide differing tenures on the site as need changes over time. This is considered to be reasonable and appropriate as it meets policy requirements whilst also allowing some flexibility to the RSL to account for need as it arises;
- iii) The proposed mix is appropriate as it will assist in addressing need for homes of various types, makes best use of the site, and respects the locality.

10.1.2 To conclude, there is a sound and reasoned basis for approving this scheme. The proposed mix has been carefully chosen to meet local need, and the tenure approach is entirely appropriate bearing in mind the recorded need for affordable homes in the locality and the low levels of such housing in the area. The open market element of the scheme would also be an improvement from the housing allowed on the extent scheme in terms of its affordability and size, both of which are better suited to meeting local needs for smaller and lower cost housing.

10.1.3 An affordable housing led scheme should also be welcomed bearing in mind the recorded levels of need and low affordability of housing in the area.

10.1.4 As such, there can be no basis for refusing this proposal based on the proposed housing mix.

