

Caulmert Limited

Engineering, Environmental & Planning
Consultancy Services

MACLENNAN CONSTRUCTION LTD.

**FULL PLANNING APPLICATION FOR THE ERECTION OF 12 NO. AFFORDABLE DWELLINGS
WITH ASSOCIATED ACCESS, PARKING AND INFRASTRUCTURE ON LAND ADJACENT TO CAE
GORS, TREGARTH, BANGOR**

HOUSING MIX STATEMENT

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APPROVAL RECORD

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TABLE OF CONTENTS

	PAGE NO.
1.0 INTRODUCTION	1
2.0 THE PROPOSED DEVELOPMENT	2
3.0 LOCAL PLANNING POLICY & OTHER MATERIAL CONSIDERATIONS.....	3
4.0 STAGED APPROACH TO THE ASSESSMENT OF AN APPROPRIATE HOUSING MIX.....	5
5.0 CONCLUSIONS	10

1.0 INTRODUCTION

- 1.0.1 This Housing Mix Statement has been prepared in support of the proposed application for full planning permission for the erection of 12 no. affordable dwellings with associated access, parking and infrastructure on land adjacent to Cae Gors, Tregarth, Bangor.
- 1.0.2 This Housing Mix Statement has been produced to demonstrate compliance with 'Policy TAI 8: Appropriate Housing Mix' of the Anglesey and Gwynedd Joint Local Development Plan. This requires proposals to contribute to creating sustainable mixed communities through (amongst other things), maximising the delivery of affordable housing (including for local need) across the Plan area, redressing an identified imbalance in the local housing market, and ensuring the correct mix of housing unit types and tenures to meet the needs of the Plan area's current and future communities.
- 1.0.3 The Applicant, MaLennan Construction Ltd, is working with Adra (Tai) Cyfyngedig (referred to from here on as Adra) to provide affordable homes in an area where there is a recognised need. Adra is the largest housing association in North Wales and seeks to provide good quality services and homes to residents and also endeavours to safeguard and strengthen the culture and heritage of the communities that it serves.
- 1.0.4 As a registered social landlord, the main purpose of Adra is to offer affordable homes to those in need. It is an independent not-for-profit organisation which is registered and managed by Welsh Government. As a not-for-profit organisation any surplus income is returned to the business to enable it to continue to provide homes and services and deliver objectives.

2.0 THE PROPOSED DEVELOPMENT

2.0.1 The proposed scheme aims to provide good quality homes in the settlement of Tregarth. The scheme will offer mixed tenures for modern properties that will support the continuous growth of the area and the population.

2.0.2 The proposed development provides the following mixture of units:

Table 1 – Proposed Housing Mix

Affordable Units	5	2 Bedrooms 4 Person	House
	7	3 Bedrooms 5 Person	House

2.0.3 According to the Anglesey and Gwynedd Joint Local Development Plan, implemented in July 2017, any development of 2 or more properties in Tregarth must contain at least 20% of affordable units (POLICY TAI 15: Threshold and Distribution). The current proposal for this development is far beyond this requirement, with the proposal including the potential to deliver 100% of affordable units on the site.

2.0.4 In terms of tenure, the proposed houses will be for social rent and intermediate rent broken up as follows;

- 4 x 2B4P House Social Rent
- 4 x 3B5P House Social Rent
- 1 x 2B4P House Intermediate Rent
- 3 x 3B5P House Intermediate Rent

3.0 LOCAL PLANNING POLICY & OTHER MATERIAL CONSIDERATIONS

3.0.1 The Statutory Development Plan for area within which the application site is located comprises of the Joint Local Development Plan Anglesey and Gwynedd (2011 – 2026) which was adopted 31st July 2017.

Joint Local Development Plan Anglesey and Gwynedd (2011 – 2026)

3.0.2 On the 28th July 2017 Gwynedd Council decided to adopt the Anglesey and Gwynedd Joint Local Development Plan. The Isle of Anglesey County Council decided to adopt the Plan on 31st July 2017. Therefore the Anglesey and Gwynedd Joint Local Development Plan (Joint LDP) was adopted on the 31st July 2017.

3.0.3 **‘Policy TAI 8: Appropriate Housing Mix’** of the Anglesey and Gwynedd Joint Local Development Plan states:

Proposals should contribute to creating sustainable mixed communities by:

- 1. Maximising the delivery of affordable housing (including for local need) across the Plan area in accordance with Strategic Policy PS 18;*
- 2. Contributing to redress an identified imbalance in a local housing market;*
- 3. Ensuring the sustainable use of housing land, ensuring an efficient density of development compatible with local amenity in line with Policy PCYFF 3;*
- 4. Ensuring the correct mix of housing unit types and tenures to meet the needs of the Plan area’s current and future communities;*
- 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;*
- 6. Improving the quality and suitability of the existing housing stock;*
- 7. Ensuring high standards of design that create sustainable and inclusive communities in line with Policy PCYFF 3.*

3.0.4 **‘Policy TAI 15 Threshold and Distribution’** states that the Council will seek to secure an appropriate level of affordable housing across the Plan area by working in partnership with Registered Providers, developers and local communities to meet the minimum target presented in Strategic Policy PS 18. It goes on to explain the thresholds determined by the settlement categories. The settlement concerned, Tregarth, is a ‘Local Village’, and therefore for developments of no. 2 or more dwellings a minimum of 20% affordable housing contribution is required.

3.0.5 The proposed development goes far beyond this requirement, with the proposal including the potential to deliver 100% of affordable units on the site.

Supplementary Planning Guidance ‘Housing Mix’

- 3.0.6 In October 2018 Gwynedd Council adopted Supplementary Planning Guidance (SPG) relating to 'Housing Mix'. This SPG provides additional information to assist with the implementation of Policy TAI 8 and focuses on criteria 2 and 4 and elements of criterion 5 of the Policy.
- 3.0.7 Section 6 of the SPG titled 'Planning for a more balanced housing market - bringing together the evidence at the planning application stage' advocates a four-stage approach to the assessment of an appropriate housing mix within housing developments. These four stages are considered in turn in Section 4 below:

4.0 STAGED APPROACH TO THE ASSESSMENT OF AN APPROPRIATE HOUSING MIX

4.1 STAGE 1

4.1.1 Stage 1 of the assessment points towards a comparison of the evidence for supply, demand and need in the local community, in terms of the type, size and tenure of housing.

4.1.2 The explanatory text to Policy TAI 8 states:

“The Councils will consider information from a variety of sources, which include Local Housing Market Assessment, Housing Needs Studies, Common Housing Register, Tai Teg Register, Elderly Persons’ Accommodation Strategy, the 2011 Census and the 2011 Household Projections to assess the suitability of the mix of housing in terms of both type and tenure proposed on development sites.”

4.1.3 A summary of the main findings from those sources considered to be relevant is provided below.

4.1.4 The published **Gwynedd Local Housing Market Assessment 2008-2013** provides a detailed analysis of the housing market across Gwynedd and the key headline messages relevant to the proposed scheme are set out below:

- Private rental levels are unaffordable for many low income households;
- Demand for social housing remains high across the area;
- Social rented accommodation is in high demand as rent levels are between 19-40% less than the private rented sector in Gwynedd;
- Supply of new housing being built at current levels will not meet the demand for affordable housing in Gwynedd;
- 707 additional social and intermediate housing units is required each year for 5 years to meet the current and anticipated demand;
- 104 additional intermediate housing is required each year for 5 years to meet the current and anticipated demand;
- There is a shortfall of £4,781 between median household incomes and the income needed to purchase lower quartile homes in Gwynedd;
- There is a shortfall of £17,067 between median household income and the income needed to purchase median homes in Gwynedd;
- Affordability based on income is a challenge for many households, with 59% priced out of the market in Gwynedd compared to 56% across Wales;
- Approximately 1900 applicants have registered for Social Housing in Gwynedd;
- There is housing need across all tenures, especially smaller property types and social housing;
- 71% on Social Housing Register requested 1- or 2-bedroom properties, however there is a shortage of 24% in social housing stock.

- Increase in housing need for smaller dwellings with one or two bedrooms due to increase of smaller households between 2018-35 (caused by ageing population and smaller households).
- 4.1.5 Data from the 2011 Census shows that Gwynedd's population increased by 4.3% between 2001 and 2011, and that the number of households also increased over the same period, with Welsh Government projections showing a further increase by 8% up to 2035. Data from 'Stats Wales' shows that the average household size in Wales has gradually decreased from 2.27 in 2008 to 2.11 in 2021, and the general trend in Gwynedd is likely to be similar. The Gwynedd Local Housing Market Assessment 2008-2013 highlights an increase in housing need for smaller dwellings with one or two bedrooms due to the increase of smaller households between 2018-35 (caused by ageing population and smaller households).
- 4.1.6 The application site lies within the ward of Tregarth & Mynydd Llandygai. The 2011 Census provides data for the tenure mix in this ward. In 2011 77% of the housing market in the Tregarth & Mynydd Llandygai Ward were owner occupied, 12% were social rented and 11% were private rented. This highlights the low proportion of social rented units (12%) within the area, which can be compared to 16.3% across Gwynedd and 16.5% across Wales as a whole.
- 4.1.7 The 2011 Census provides data for Tenure by household size by number of rooms. This shows that in 2011 in the Tregarth & Mynydd Llandygai Ward, out of the total 908 households within the ward, 237 (26%) were 1 person households, 331 (36.5%) were 2 person households, 142 (15.5%) were 3 person households, 123 (13.5%) were 4 person households, 55 (6%) were 5 person households and 20 (2%) were households of 6 or more people.
- 4.1.8 The Gwynedd Local Housing Market Assessment 2008-2013 highlights that affordability based on income is a challenge for many households, with 59% priced out of the market in Gwynedd compared to 56% across Wales.
- 4.1.9 Social rented housing are properties that are let with affordable rent in a safe manner to those with a housing need and they are provided by local authorities and Registered Social Landlords (RSL), whereby rent levels are aligned with the rent guidelines and the Welsh Government's rent threshold. Social housing properties are allocated based on need. Gwynedd uses an allocation scheme which awards points to prioritise applicants based on their situation and needs. For an applicant to be considered for social housing they must be registered with the Gwynedd Common Housing Register. This is done through application to the Gwynedd Housing Options Team.
- 4.1.10 Table 2 below the waiting list for Social Rented Housing in Tregarth, according to the information received from the Housing Options Team (October 2020):

Table 2 – Social Rented Homes List, Tregarth

Number of Bedrooms	Type of Unit	Number of applicants
1 Bedroom	BUNGALOW	15
	FLAT	24
	HOUSE	19
	MAISONETTE	16
	Total number of Bedroom	29
2 Bedroom	BUNGALOW	25
	FLAT	34
	HOUSE	68
	MAISONETTE	29
	Total number of Bedroom	77
3 Bedroom	BUNGALOW	9
	FLAT	8
	HOUSE	49
	MAISONETTE	6
	Total number of Bedroom	53
4 Bedroom	BUNGALOW	2
	HOUSE	10
	Total number of Bedroom	10
5 Bedroom	BUNGALOW	1
	HOUSE	1
	Total number of Bedroom	1
8 Bedroom	BUNGALOW	1
	HOUSE	1
	Total number of Bedroom	1
Area Total		107

Please note that there is some duplication in these figures due to applicants choosing more than one house type.

4.1.11 The purpose of Intermediate Rent is to offer an alternative to people who may have difficulties on the open market, however, due to circumstance are not considered a priority for social housing. These homes will be targeted at those who are in employment, not dependant on benefits, and earning between £16,00 and £45,000 a year. The levels of rent for intermediate rental units is determined by local market rents – usually, rated as 80% of the market rent for similar dwellings in that area.

4.1.12 A register of all the people who have applied for and meet the qualifying criteria for affordable units can be obtained through Tai Teg.

4.1.13 Table 2 below shows the demand in the area for Intermediate Rented Homes:

Table 3 – Intermediate Rented Homes List

County / Village	Gwynedd	Bangor	Bethesda	Tregarth
Apartment/Flat (1 bed)	8	4		
Apartment/Flat (2 bed)	8	7	1	
Apartment/Flat (3 bed)				
Apartment/Flat (4+ bed)				
House (1 bed)	2	1		
House (2 bed)	53	34	5	2
House (3 bed)	67	28	5	1
House (4+ bed)	7	3		1
Bungalow (1 bed)				
Bungalow (2 bed)	1	1		
Bungalow (3 bed)				
Bungalow (4+ bed)				

4.1.14 It is clear from the table that 2-bed and 3-bed houses are the most in demand. Though the figures for Tregarth itself appear to be low, this is due to there currently being no known intermediate rent properties in Tregarth. From Adra’s past experience it is expected that demand for such homes will soar once the development has commenced on site.

4.2 STAGE 2

4.2.1 The Stage 2 assessment refers to other considerations, for example size and location of the site.

4.2.2 The proposed development site lies on the edge of the built-up area and the land falls within the settlement boundary of Tregarth. The site is bound by residential development to the north with fields to the south, west and east.

4.2.3 Joint LDP Policy PCYFF 2 states that to make efficient use of land, residential developments should achieve a minimum density of 30 units per hectare unless there are local circumstances or site considerations that dictate a lower density.

4.2.4 The site measures 0.4ha in area and the number of units proposed meets the requirement for a minimum density of 30 units per hectare.

4.3 STAGE 3

- 4.3.1 Stage 3 of the assessment points developers towards discussion with the Local Planning Authority and with housing authorities before submitting a planning application.
- 4.3.2 The proposed scheme is being developed in partnership with Adra and has been designed with input from the Adra and the information that they hold relating to affordable housing need within the area. This information demonstrated that in terms of the housing waiting list for social rented homes, the highest demand in Tregarth was for 2 and 3-bed houses, and likewise for intermediate rent properties 2-bed and 3-bed houses are the most in demand, across Tregarth, Bethesda, Bangor and Gwynedd. The proposed development of 2 and 3-bed affordable houses therefore meets this identified need.

4.4 STAGE 4

- 4.4.1 Stage 4 of the assessment relates to the submission and assessment of the planning application. The proposed development falls within the pre-application consultation requirement, and this Housing Mix Statement will be published as part of the applicant's duty to carry out pre-application consultations on the proposed development prior to the formal submission of the planning application.

5.0 CONCLUSIONS

- 5.0.1 In conclusion, the proposed development provides 12 no. affordable homes consisting of 2-bed and 3-bed houses. The proposed housing mix has been derived from a robust evidence base of need within the area, and in full accordance with Gwynedd's Housing Mix SPG and Policy TAI 8 of the Joint LDP.
- 5.0.2 The available information relating to need indicates that there is a need in the area for 2 and 3-bed affordable houses, and that the proposed development goes some way towards addressing this housing shortfall.
- 5.0.3 The proposal exceeds the affordable housing requirements of the Joint LDP by providing a 100% affordable housing scheme within a settlement boundary.
- 5.0.4 The proposed development which includes a mixture of tenures offers flexibility and opportunities to a variety of individuals and circumstances, and this is supported by the high demand for various types of units in Tregarth and neighbouring communities.
- 5.0.5 The modern homes provided will offer low running costs as well as a comfortable lifestyle to those in need.



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