

Item 6 Appendix 2: List of the Joint Local Development Plan Panel comments, the response to these comments and other actions

It is noted that any new text to the wording of the Supplementary Planning Guidance is noted in **bold text that is underlined**. Wording that has been deleted is shown with a strikethrough.

Issues raised in the Panel	Response
<p>What type of evidence is appropriate in order to justify that someone conforms with the definition of local? The importance of robust evidence was noted.</p>	<p>It is believed that the SPG needs to be clearer in terms of the type of information that would need to be submitted in order to provide justification that the prospective occupants of local market housing are eligible to live in such a property. It is noted that the type of evidence that would be appropriate is not limited to only the specified information but the Local Planning Authority must be satisfied that the evidence is appropriate and that it corresponds with the definition noted in the Plan and also the SPG.</p> <p>Specifically, the SPG specifies information in terms of utility bills, information in terms of Council Tax and information from the electoral roll. The Local Planning Authority can require that more than one evidence source is provided in order to ensure that they are satisfied that the prospective occupiers of a local market property are genuinely eligible to live in the property.</p> <p>Additionally, an additional paragraph is included in the Guidance (following paragraph 4.11), which notes that a local market unit has to be occupied as the principle home of the eligible household. This is to maintain the integrity of the Policy and to avoid people who are eligible in terms of the definition of 'local' to take advantage of the Policy by obtaining houses at a price that is likely to be lower than their value on the open market whilst they retain their ownership of another property</p>

	<p>Action: Additional wording to follow paragraph 4.11 and additional wording at paragraph 4.14</p>
<p>How is it ensured that the future occupancy of local market units are limited to those that are eligible?</p>	<p>Section 5.1-5.4 of the Guidance refers to the use of a planning obligation through a section 106 legal agreement in order to control the occupancy of local market units, now and in the future.</p> <p>Action: There is no need to amend the Guidance on the basis of this comment.</p>
<p>Can an element of affordable housing be provided in a local market housing development?</p>	<p>Policy TAI 15 of the JLDP provides the basis for ensuring an appropriate provision of affordable housing within developments that meet the relevant threshold. This is also relevant for local market housing development. Information in relation to this can be seen in section 4.3-4.5 of the SPG.</p> <p>Action: There is no need to amend the Guidance on the basis of this comment.</p>
<p>What is the basis for the period of 8 weeks for marketing local market units before they are eligible to be marketed more widely?</p>	<p>The 8 week period is based on initial legal input in terms of the period that is likely to be acceptable to lenders in terms of them offering a mortgage. This is an attempt to ensure that policy works in practice.</p> <p>Following further legal input, it is noted that there is a basis to increase the relevant marketing period in stages 1 and 2 of the cascade mechanism to 12 weeks (see Diagram 1 in the SPG following paragraph 5.7 and also paragraph 5.9). This is based on the fact that these units can only be sold/rented to a specific group of people and therefore it will take slightly longer for the advert and the information to reach those that are eligible to live in the unit.</p> <p>Action: Amend the period for marketing a local market unit in stages</p>

	<p>1 and 2 of the cascade mechanism from 8 weeks to 12 weeks.</p>
<p>Need to confirm that the correct areas have been identified within the relevant maps in the guidance</p>	<p>It is noted that the correct areas have been identified within the relevant maps in Appendix 1 of the Guidance.</p> <p>However in order to ensure that the SPG is clearer in terms of the relevant areas that are referred to, it is agreed to refer to 'Isle of Anglesey County Council electoral wards prior to 2013' in paragraph 4.9.</p> <p>In addition, the name of the wards that relate to the definition of 'local' are to be added to the map titles in Appendix 1.</p> <p>Action: Amend paragraph 4.9 in order to refer to 'Isle of Anglesey County Council electoral wards prior to 2013' so to clearly convey the areas that are referred to.</p> <p>Also in the map titles in Appendix 1, the name of the relevant wards that relate to the definition of 'local' are given.</p>
<p>Further issues that have been identified</p>	
<p>Action: The wording at the start of the Local Market Housing Proforma noted in Appendix 2 has been amended in order to better reflect the requirement of the General Data Protection Regulation (2018).</p>	
<p>Action: The wording in scenario 1 in the section of the Guidance that relates to 'assessing eligible households' (paragraph 4.13) has been amended in order to convey the fact that it is not compulsory for those that submit planning applications for self-build units for their own use to submit a Local Market Housing Proforma. This is not required in relation to scenario 2 in terms of commercial development because the need for local market housing has already been proven through the Policy. It is not therefore reasonable to insist on this in relation to scenario 1. However, receiving such information would be very beneficial, including in the pre-application advice stage. This is made evident in the amended wording.</p>	
<p>Action: Add the term 'speculative' to Scenario 2 (in paragraph 4.13) in order to convey more clearly the fact it refers to planning applications where it is not known who will be living in the unit(s) i.e. Commercial/speculative development</p>	

Action: In order to ensure that it will not be possible to take advantage of the Policy by using the garage as a living space and then developing an additional garage through Permitted Development Rights, the development of outbuildings in the curtilage by means of Permitted Development Rights, is restricted in order to ensure that such an alteration does not increase the size of the house to a level that is greater than the maximum size noted.