

Cyngor Sir CEREDIGION



CEREDIGION County Council

# Ceredigion Local Development Plan Draft Issues Housing Topic Paper (Extract)

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## Housing Topic Paper (Extract):

### **6.1 Issues to be Addressed through the LDP (includes an indication of any opportunities or constraints that exist)**

- 6.1.1 The major housing issues apparent in Ceredigion are affordability, sustainability and the condition and availability of housing to meet a range of housing needs.
- 6.1.2 From a base year Census 2001 population and average household size, the range of projected growth in households for Ceredigion from 2007 to 2022 is for growth of between 4,400 and 7,600 households, with a Principal central average range migration scenario estimate of 5,900 households:
- 6.1.3 Should the County Council attempt to cater for the requirement as projected, or to justify and cater for less than/more than the projected requirement?
- 6.1.4 How should the housing requirement be distributed throughout the county so as to achieve sustainable development in terms of Ceredigion's community, economy and environment?
- 6.1.5 Are there likely to be adjustments to provision to take account of cross-boundary housing requirements and supply with adjacent unitary authority areas?
- 6.1.6 How is Health Impact Assessment likely to influence the preferred strategy for the distribution of housing?
- 6.1.7 What impact would a potential shift to area schools for the delivery of primary education have on housing distribution?
- 6.1.8 How can the quality and design of housing be assured so that it complements the high quality natural environment of Ceredigion and helps conserve or enhance biodiversity?
- 6.1.9 What is a realistic target for Affordable Homes in new development?
- 6.1.10 What is the qualitative range of housing provision needed in the county?
- 6.1.11 Open market housing:  
a. The range of open market housing according to the Local Housing Needs Assessment 2004 (ORS) consists of an annual shortfall of owner-occupier homes estimated at 328 units and of market rental property at 62 units. The main shortfall in market housing is in three and four bedroom properties.

- b. Is there any evidence from developers/agents of different needs specific to certain locations?
- c. There is a general absence of homes designed as 'lifetime homes' to meet changing needs of individual occupants or to ensure flexibility of appeal – e.g. flats without lifts are likely to exclude the elderly or infirm.
- d. Are the needs of the Gypsy and Traveller communities understood in Ceredigion and are they suitably catered for?
- e. Can we justify not allowing further HMO development?
- f. How are student needs to be dealt with? Should we allocate specific sites? What is the level of need?
- g. Planning Policy Wales suggests that some permanent residential accommodation needs might be met by caravan park homes as permanent accommodation. What positive and negative impacts might arise from such provision and where might it be appropriate to site such provision?

6.1.12 Affordable housing:

- h. Current UDP scheme provides: Intermediate for purchase, RSL non-tenure specific.
- i. Local Housing Market Assessment suggests shortage in affordable rental sector not met by private sector.
- j. The range of affordable need according to the Local Housing Needs Assessment 2004 (ORS) spans discount market housing/homebuy (annual shortfall estimated at 42 units); sub-market rented property (annual shortfall 17 units) and social rented property (annual shortfall 53 units): with the main shortfall in subsidised housing in one and two bedroom properties – how do those operating in the market see it? Is there any evidence from developers/agents/housing professionals of different needs specific to certain locations?

6.1.13 Is there a useful role for 'lo-cost homes' by design to help meet the affordability gap?

6.1.14 How can zero carbon homes be affordable?

6.1.15 Should there be locations where only Affordable Housing is permissible?

6.1.16 What effect will climate change have on housing?

Emerging policy measures to respond to Climate Change may have substantial predictable and unpredictable impacts on housing provision, in terms of:

- a. Location of development (Consider the implications of TAN 15 prohibition of residential development in floodplains).
  - b. building standards and costs
  - c. the acceptability or otherwise of trialling or piloting experimental low-impact housing developments.
- 6.1.17 Are there any major constraints to development arising from lack of infrastructure provision (sewerage capacity, water capacity?) anywhere in the County?
- 6.1.18 What functions will housing policy need to perform as part of an integrated policy approach to promote and deliver reductions in CO2 emissions?
- 6.1.19 How can quality of life, community safety and security be secured in future housing development? To what extent/in what localities is this a key issue?
- 6.1.20 Are there likely to be unintended consequences of housing management policies which impact on housing development?
- 6.1.21 Is the abandoned dwellings policy being applied correctly?
- 6.1.22 Is the agricultural workers dwellings policy being correctly applied? Will policy need to take account of the review of agri-worker dwellings promised by WAG in the context of affordable housing?