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Welsh Government
Consultation – Summary of Responses

Consultation on planning legislation and policy for second homes and short-term holiday lets

September 2022

Mae'r ddogfen yma hefyd ar gael yn Gymraeg.

This document is also available in Welsh.

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Overview

This document summarises the responses to the consultation on the Welsh Government's proposals to amend the development management system and planning policy in Wales to help local planning authorities manage Second Homes and Short-term Holiday Lets. It also provides the Welsh Government's response.

The consultation put forward three proposals:

- Firstly, it proposed to amend the Town and Country Planning (Use Classes) Order 1987 to create new use classes for Primary Homes, Secondary Homes and Short-term Holiday Lets.
- Secondly, it proposed to make related amendments to the Town and Country Planning (General Permitted Development) Order 1995 to allow permitted changes between the new use classes for Primary Homes, Secondary Homes and Short-term Holiday Lets.
- Thirdly, it proposed amendments to *Planning Policy Wales* (PPW) to make it explicit that, where relevant, the prevalence of second homes and short-term holiday lets in a local area must be taken into account when considering the housing requirements and policy approaches in Local Development Plans (LDPs).

Consultation on the proposals took place over the period 23 November 2021 to 23 February 2022 and 1604 responses were received.

Action Required

This document is for information only.

Further information and related documents

Large print, Braille and alternative language versions of this document are available on request.

Contact details

For further information:

Planning Policy Branch
Planning Directorate
Welsh Government
Cathays Park
Cardiff
CF10 3NQ

Email: planningpolicy@gov.wales

Additional copies

This summary of response and copies of all the consultation documentation are published in electronic form only and can be accessed on the Welsh Government's website.

The consultation documentation can be found here: <https://gov.wales/planning-legislation-and-policy-second-homes-and-short-term-holiday-lets>

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1. Introduction

- 1.1 Ensuring local people can live in the communities in which they grew up and maintaining the health and vitality of Welsh as a thriving community language are priorities for the Welsh Government¹. This requires everyone to have access to good-quality and affordable housing. The availability of affordable housing in Wales, particularly for young people, and the levels of empty properties or second homes and short-term holiday lets in some communities has been the focus of much debate. The issue has also been the subject of several research studies and a recently completed inquiry undertaken by the Local Government and Housing Committee.²
- 1.2 The Welsh Government recognises that the issues associated with second homes and short-term holiday lets are complex and as such there is no single solution, with actions to form part of a holistic locationally targeted approach alongside those taken in relation to tourism, taxation and the sustainability of communities. On 6 July 2021 the Minister for Climate Change, Julie James MS, set out an “ambitious three-pronged approach”³ to address issues of affordability and the impact of second homes and short-term holiday lets on communities and the Welsh language. This approach identifies a need to focus on the regulatory framework and system, including in respect of planning law.
- 1.3 The subsequent consultation on *Planning legislation and policy for second homes and short-term holiday lets*⁴ sought to amend the development management system and planning policy in Wales in three ways:
- By amending the Town and Country Planning (Use Classes) Order 1987 (the UCO) to create new use classes for ‘Primary Homes’, ‘Secondary Homes’ and ‘Short-term Holiday Lets’;
 - By making related amendments to the Town and Country Planning (General Permitted Development) Order 1995 (the GPDO) to allow permitted changes between the new use classes for Primary Homes, Secondary Homes and Short-term Holiday Lets. These permitted development rights could be disapplied within a specific area by an ‘Article 4 Direction’ made by a local planning authority; and
 - By amending *Planning Policy Wales* (PPW) to make it explicit that, where relevant, the prevalence of second homes and short-term holiday

¹ The current Programme for Government commits to delivering 20,000 new low-carbon homes for rent in the social sector and the development of a Welsh Language Communities Housing Plan.

² The relevant studies are as follows: [Second and Holiday Homes and the Land Use Planning System Research Report – prepared for the Welsh Assembly Government](#); [Second homes: developing new policies in Wales report by Dr Simon Brooks](#); and [Research to Develop an Evidence Base on Second Homes – Welsh Government](#)

³ Further details on the three-pronged approach to address the issue of second homes can be viewed here: [Welsh Government announces three-pronged approach to address “second homes crisis” | GOV.WALES](#)

⁴ The consultation document can be viewed here: [Planning legislation and policy for second homes and short-term holiday lets | GOV.WALES](#)

lets in a local area must be taken into account when considering the housing requirements and policy approaches in Local Development Plans (LDPs). The amendments to PPW would make it clear that where the local planning authority imposes an Article 4 Direction, a condition should be placed on all new dwellings restricting their use to Primary Homes where such conditions would meet the relevant tests.

2. Consultation Process

- 2.1 Views were invited on the proposals over a 13-week public consultation period which began on 23 November 2021 and ended on 22 February 2022. The consultation was published on the consultation pages of the Welsh Government's website. Respondents were able to submit their views and comments on paper, by email or online, and in Welsh or English. Details of the consultation were emailed to all Welsh Government planning stakeholders, including local planning authorities, representative organisations and professional bodies. The consultation applied to Wales only.
- 2.2 The consultation contained sixteen questions on the proposed planning changes in response to this issue. The majority of questions focused on proposed changes to the development management system through legislation. Other questions covered potential changes to planning policy, the consequences and impacts of the proposed measures (including on local planning authorities and in respect of the Welsh language) and a 'catch all' question where respondents could raise any related issues not specifically addressed in the questions.
- 2.3 The consultation received a total of 1604 responses reflecting a wide spectrum of interests and views. It should be noted that a number of respondents submitted the same response multiple times; where duplicate responses have been identified they have been removed from the statistics. Further details on the respondents can be found in Annex A, set out in the form of a breakdown by category. A statistical breakdown of the responses to the questions is provided in Annex B.

3. Summary of Responses

- 3.1 This document provides a summary of the responses received. As a summary document it may not capture every point of detail raised by respondents, but each response has been considered carefully. A broad overview of the responses to the consultation is followed by a focus on the substantive issues that were raised in response to the specific questions. A number of recurrent themes were apparent across almost all the questions and these form the basis for the substantive part of this summary. As mentioned in paragraph 2.3 above, a statistical breakdown of the responses to the questions is provided in Annex B.

- 3.2 Overall, the majority of respondents to the consultation expressed general support for the planning system contributing to the Welsh Government's 'three-pronged approach' in conjunction with proposed taxation and tourism measures. This support was expressed across the respondent groups, especially by those who were responding in a private capacity.
- 3.3 However, there were distinct differences between the categories of respondent regarding the detail of the proposals, in particular in relation to issues concerning their implementation and effectiveness. In general, respondents directly engaged in the operation of the planning system provided detailed responses to the various elements of the proposals, whereas a significant proportion of private individuals responded with the same or a similar 'standard' form of words and general support. The nature of the consultation may have contributed to this general disparity, as although part of a broad approach, elements of the consultation were somewhat technical in nature, concerning detailed aspects of the operation of the planning system, reflecting the complexity of the issues around second homes and short-term holiday lets. Many of those responding in a private capacity expressed the view that the consultation was too complex and difficult to understand.
- 3.4 Those respondents who were positive about the specific proposals to amend secondary legislation (the Use Classes Order and the GPDO) and planning policy considered that they could be an effective means to regulate and manage additional second homes and short-term holiday lets and address their impacts in some communities. These respondents also generally considered that the proposals would have positive impacts on the local housing market, economy and Welsh language.
- 3.5 Those respondents who expressed a negative view of the proposals generally considered that planning legislation was not the appropriate mechanism for addressing the issues raised in the consultation document. A number of these respondents considered that the proposals failed to address the core underlying factors associated with the economy and access to affordable housing. Others considered that the proposals would be ineffective as the legislative changes would not apply to existing second homes and short-term holiday lets.
- 3.6 The following themes were highlighted by respondents:
- The need for more research and evidence gathering to be carried out by the Welsh Government into the potential impacts of the proposals before any changes are made**
- 3.7 This theme concerns views expressed by a wide range of respondents (including local planning authorities, professional bodies, businesses and private individuals) about the supporting evidence for the consultation proposals.

- 3.8 Some respondents considered that there was currently little substantive and empirical evidence of the impacts of second homes and short-term holiday lets on local communities. However, many respondents, especially those responding in a private capacity, referenced existing research and provided examples of issues faced by specific communities as evidence. This included personal and sometimes anecdotal experiences of living in communities with high numbers of second homes and short-term holiday lets.
- 3.9 A number of respondents did consider that there is a lack of evidence to demonstrate that the proposed legislative and policy changes would either reduce house prices or make more houses affordable and/or available. These respondents therefore considered that further evidence of the costs, benefits and risks of implementing the proposals was needed before any legislative and national policy changes were made by the Welsh Government.
- 3.10 A number of respondents also considered second homes and short-term holiday lets should not be treated the same. It was considered there is a need for a better understanding and further research around the different impacts and issues the two uses have on communities from a positive and negative perspective.
- 3.11 There were also calls for the Welsh Government to establish the minimum evidence requirement for introducing Article 4 directions, including defining the acceptable data sources, and to carry out a national audit of existing second homes and short-term holiday lets. As part of this process a registration scheme for short-term holiday lets would need to be established.

The effectiveness of using secondary legislation (Use Classes Order / GPDO) to address the impacts of second homes and short-term holiday lets

- 3.12 Views under this theme concerned both the proposed changes to the Use Classes Order and the GPDO and the resultant localised use of Article 4 directions to remove the permitted development rights created by the changes to the GPDO.
- 3.13 A large number of respondents, predominantly those responding in a private capacity, considered that the use of secondary legislation (Use Classes Order / GPDO) would be an effective means of addressing and managing the impacts of second homes and short-term holiday lets in communities. However, a number of these respondents also felt the planning proposals were only part of the solution and need to be developed further in coordination with the taxation and tourism proposals.
- 3.14 A high proportion of respondents from local authorities, other public sector organisations and professional bodies expressed concerns about whether the proposed changes to the Use Classes Order could be practically

implemented due to significant difficulties with the identification and monitoring of second homes and ultimately securing any necessary enforcement action. Concerns were also raised regarding the use of occupancy periods as a means to define a second home as it was considered that this would be difficult to investigate and evidence for enforcement purposes. A number of respondents suggested that making the definition consistent with those used for Council Tax and any proposed registration scheme would enable more effective monitoring and enforcement.

- 3.15 Some local authorities also raised concerns that due to the difficulties in gathering robust evidence to support an Article 4 direction, the potential for challenge would be significant, leading to uncertainty and cost for authorities and creating inconsistency and confusion for homeowners.
- 3.16 A lack of local authority resources to carry out this work was raised as a significant concern by a range of categories of respondent and highlighted as a potential barrier to the successful implementation of the legislative changes. In particular, reference was made to the fact that there is no fee for planning applications resulting from the introduction of an Article 4 direction. Concern was also expressed regarding the potential compensation that may be payable by local authorities if they introduce an Article 4 direction and restrict permitted development rights. The respondents generally considered that no compensation should be payable in the event of an Article 4 direction being introduced.
- 3.17 Some respondents made comparisons with the position regarding Houses in Multiple Occupation (HMOs) under the Use Classes Order, outlining that it would be difficult for local planning authorities to demonstrate that one additional second home or short-term holiday let would cause material harm to a community. This was especially considered to be the case in relation to second homes.
- 3.18 Those responding in a personal capacity were generally in favour of the Article 4 direction approach, considering that it would enable local authorities to recognise the different circumstances across their areas and provide the flexibility for them to address the issue of second homes and short-term holiday lets on a localised level, reflecting the nature of the issue. However, there was also concern that although the proposals might help those communities that do not currently have a high degree of second homes and short-term holiday lets, as the measures would not be retrospective they would make very little difference to those communities that already have a high degree of such dwellings.
- 3.19 Others responding in a personal capacity considered that the localised use of Article 4 directions was not appropriate and that the proposals should apply across the whole of a local authority area or across the whole of Wales to avoid simply shifting the problem to neighbouring areas. Conversely, there was concern from professional bodies that local

authorities might apply Article 4 directions across too large an area, beyond where the problems are being experienced.

- 3.20 Respondents from a range of categories expressed the view that in addition to the changes to the Use Classes Order and the GPDO, changes to primary legislation (regarding the definitions of 'development' and a 'material change of use' under section 55 of the Town and Country Planning Act 1990) would also be required to ensure that changes of use between the proposed new use classes could be defined as 'a material change of use' requiring planning permission.

The potential negative / positive consequences of the proposals on house prices, tourism, local businesses, local incomes and the Welsh language

- 3.21 There were wide-ranging views from respondents under this theme, with clear differences between those responding in a private capacity and those from local authorities, professional bodies and businesses.
- 3.22 A majority of those responding in a private capacity considered that the proposals would help to increase the number of homes available for local people and reduce house prices, thereby maintaining more of a balance between sustaining local communities and the needs of tourism. Conversely, some local authorities were concerned that deflation of the housing market would result in a reduction in housing development and therefore in the amount of affordable housing provided as part of market housing schemes. There was also concern that the proposals could result in a two-tier housing market, with primary dwellings falling in value and second homes and short-term holiday lets rising in value, resulting in negative economic consequences for local people.
- 3.23 A number of respondents highlighted links with the future of the Welsh language in many of the affected communities. The view was expressed that a high density of Welsh speakers is necessary within a community for the language to be a normal community language – the proposals would provide local authorities with the tools to manage the numbers of second homes and short-term holiday lets, giving people who have been raised in these communities the opportunity to stay there and to raise their families who would continue to use the language on a daily basis.
- 3.24 Some local authorities expressed concern that the proposals might deter the development of new tourist accommodation, considering that they imply that this type of development is a problem, whereas short-term holiday lets are an important part of the tourist industry and of local economies in Wales. Businesses and some local councillors were also concerned that although house prices may fall, the proposals would deter tourists and local businesses would close, forcing local people to move away. The importance of the visitor economy was highlighted by a range of respondents – it was observed that places with a strong visitor economy

have a greater vibrancy and lower vacancy rates than other locations, and attract shops, businesses and employment.

- 3.25 Professional bodies highlighted possible unintended consequences of the proposals, in particular the displacement of the second homes and short-term holiday lets markets to neighbouring areas, leading to higher house prices in those areas, alongside reducing house building and income from tourism in the areas subject to an Article 4 direction.
- 3.26 A range of respondents across all categories expressed the view that there was little evidence to sustain an economic argument for the proposals, but that the negative consequences were clear – on tourism, local businesses (including building and other related trades) and therefore on the incomes of local people.

The impact on local planning authorities and implementation factors – resources, gathering evidence, development management and enforcement

- 3.27 Local planning authorities were the main respondents under this theme, providing detailed views on the practicalities of implementing the consultation proposals. However, other respondent groups, particularly those responding in a private capacity, did raise local planning authority resourcing issues and felt that the Welsh Government should provide sufficient resources to implement the proposals if they are taken forward.
- 3.28 Local planning authorities considered that authorities where second homes and short-term holiday lets are an issue would require significant additional resources to implement and enforce Article 4 directions, especially in relation to evidence gathering and managing applications (as no planning fee would be payable). In addition, it was highlighted that National Park Authorities do not benefit from Council Tax premiums on second homes so would have fewer resources than local authorities to implement the proposals. Some authorities argued that if the Article 4 direction approach is pursued by the Welsh Government, the planning fee regulations would need to be amended to enable a fee to be charged for planning applications which would be permitted development elsewhere.
- 3.29 A number of local planning authorities considered they would have difficulties in gathering robust evidence to support an Article 4 direction, resulting in significant potential for challenge and leading to uncertainty and cost for those authorities. Respondents from professional bodies and from local authorities also considered that there was currently a lack of evidence available to support the introduction of an Article 4 direction. Therefore the establishment of a registration scheme for short-term holiday lets would be needed before reliable evidence could be gathered to support Article 4 directions. Linked to these issues, some of those responding in a private capacity were concerned that local planning authorities would not introduce Article 4 directions due to a lack of resources, both for gathering the supporting evidence and for implementing them.

- 3.30 Local planning authorities and other respondents suggested there is a need for the Welsh Government to provide further policy guidance in *Planning Policy Wales* to inform a local policy approach, including on thresholds of second homes and short-term holiday lets. It was also suggested that the relevant Technical Advice Notes (in particular those on rural planning [TAN 6], tourism [TAN 13] and economic development [TAN 23]) would need to be updated in order to highlight the relevant considerations associated with producing local policies and assessing applications for short-term holiday lets.

The need to distinguish between second homes and short-term holiday lets due to their differing impacts

- 3.31 A number of respondents, in particular from professional bodies and from the voluntary sector, considered that there was a need to respond differently to the issues of second homes and short-term holiday lets due to their differing impacts on communities and local economies.
- 3.32 These respondents considered that whereas second homes are often empty for much of the year or casually let from time to time, short-term holiday lets can be positive for local economies and the incomes of local people, as they support jobs in restaurants, retail, entertainment and building maintenance trades.
- 3.33 It was also highlighted that many people with second homes have strong local ties to communities, including family, and contribute greatly to community life. An argument was also made that short-term holiday lets are often owned by local people and contribute to the local economy on a personal level as sources of income and to the wider community.

The focus should be on providing more affordable housing and improved economic opportunities rather than the consultation proposals

- 3.34 This theme concerns the views expressed by some respondents about the causes of the issues highlighted in the consultation.
- 3.35 In particular, the view was expressed that the current situation is the result of the failure of the Welsh Government and local authorities to plan for housing and economic needs. These respondents considered that the consultation proposals would not address these underlying issues and that building affordable homes and providing improved employment opportunities in the affected locations would be a more appropriate response.
- 3.36 The need for both local authorities and the Welsh Government to focus on increasing the supply of new homes (in particular, new social housing) for local people and bring back vacant dwellings into beneficial use rather than

pursuing the consultation proposals was highlighted by a range of respondents.

- 3.37 A range of respondents also emphasised the need for the Welsh Government and local authorities to improve the economic prospects of communities impacted by second homes and short-term holiday lets. Many respondents considered there is a need for a more diverse economy with better access to well paid jobs and less reliance on the tourism industry. However, respondents, especially from business and those responding in a private capacity, did acknowledge that the tourism and hospitality sectors have an important role in certain communities which should not be undermined by the proposals.

A call for a new “Property Act”

- 3.38 Although there were no specific questions regarding a new “Property Act” as part of the consultation, this emerged as a ‘standalone’ theme that was requested by approximately 250 respondents. These responses were received via Cymdeithas yr Iaith Gymraeg (The Welsh Language Society).
- 3.39 These respondents called for the introduction of a “Property Act” covering issues such as setting a cap on the percentage of second homes and short-term holiday lets in a community, changing the definition of ‘affordable housing’, making language impact assessments mandatory for individual developments, and managing house prices and rents.

4. The Welsh Government’s Response

- 4.1 The Welsh Government is grateful to everyone who has submitted a response to this consultation.
- 4.2 The responses have revealed general support for the planning system to contribute to the ‘three-pronged approach’ to addressing issues of affordability and the impact of second homes and short-term holiday lets on communities and the Welsh language. However, there is an apparent tension between this support and the views expressed by planning practitioners about the practicalities of effectively implementing the consultation proposals.
- 4.3 As set out in the consultation document, concentrations of second homes and short-term holiday lets are generally localised in nature, predominantly around coastal, rural authorities and within Cardiff and Swansea. In addition, even within local authorities, the distribution of second homes and short-term holiday lets is more concentrated in some localities than others. This position has been recently re-affirmed by the [Local Government and Housing Committee Report on Second Homes](#). Given the very localised nature of the issue, it can only be addressed at the local level. The consultation proposals were therefore framed to enable local authorities to assess the prevalence and impacts of second homes and short-term holiday lets in their areas and to decide, based on this local evidence,

whether and where the introduction of an Article 4 direction would be appropriate for part or all of their area. This localised approach was broadly supported by respondents to the consultation.

- 4.4 It is proposed to add all the new permitted development rights relating to second homes and short-term lets to the prescribed list in the Town and Country Planning (Compensation) (Wales) (No. 2) Regulations 2014. This amendment will provide a limit on the compensation payable should a planning application be refused or have different conditions imposed. For property owners it will offer either a 12-month window to claim compensation or at least 12 months' notice to make arrangements (such as to complete the change of use or dispose of the property) in anticipation of the Article 4 direction coming into effect. Local planning authorities will be able to avoid any claims for compensation by providing at least 12 months' notice of the direction coming into effect.
- 4.5 There are several examples used by other regulatory regimes of different ways of defining what constitutes a 'second home' and a 'short-term let'. Establishing clear definitions is essential to facilitate the identification and monitoring of such uses. The Welsh Government acknowledges the desire from some respondents for unified definitions that apply across all regulatory regimes in Wales (planning, taxation and licensing). There are, however, difficulties presented when seeking to apply existing definitions, established for a different purpose, in a planning context. Therefore for planning purposes it is proposed to use the definitions set out in the consultation. A pilot project in Dwyfor will provide the opportunity to test the practicality of these definitions.
- 4.6 The Welsh Government recognises the potential issues that have been raised through the consultation regarding implementation of the proposals. The pilot project in Dwyfor will provide invaluable information on the effectiveness of planning and other policy levers in addressing the impact of second homes and short-term lets on local communities. Other authorities which wish to proceed at the same time as the pilot is taking place by introducing local planning controls on additional second homes and short-term lets, would be able to do so.
- 4.7 To maximise the effectiveness and efficiency of local policy interventions, such interventions should be used in combination. Local authorities charging a Council Tax premium on second homes should already have collected the evidence necessary to justify the premium. This evidence could also be used, alongside other evidence collated by the local planning authority, to underpin the introduction of an Article 4 direction and restrict the occupation of new homes to primary residential use only. It is feasible that this same local evidence may also enable an authority to distinguish between the prevalence of second homes and that of short-term lets should this be a factor that they wish to take into account in deciding whether to introduce an Article 4 direction and the scope of such a direction. However, it is far from clear whether local authorities would be able to do this in

reality without some licensing or registration scheme which would make short-term lets more visible in planning terms. The Welsh Government has undertaken a scoping exercise to establish a statutory licensing scheme for all holiday accommodation and is currently considering the findings and recommendations.

- 4.8 Some respondents made reference to the need to link the proposed changes to secondary legislation with amendments to primary legislation, specifically for the change of use to second homes and short-term lets to be specified as 'a material change of use' in section 55(3) of the Town and Country Planning Act 1990. However, as this can only be achieved by passing a Bill in the Senedd, this would take longer to implement than the proposed secondary legislation.
- 4.9 National planning policy will also be amended to complement the changes to planning legislation by setting out the context for local authorities to take action as part of addressing local housing need and the sustainability of communities. In particular, this will include policy on taking account of the prevalence of second homes and short-term lets when assessing the development plan requirement for market and affordable homes within a particular area and whether the evidence justifies a local policy approach.
- 4.10 In respect of the request for a "Property Act", this proposal did not form part of the consultation and is much broader than the planning issues consulted upon and would be cross-cutting government legislation. Even if the Government determined that this proposal had validity, given the wide scope of the proposal, consideration would need to be given as to whether the Welsh Government has the necessary legislative competence. Where matters are devolved, as outlined above, this would take longer to consider and implement than the proposed secondary legislation.
- 4.11 As a number of respondents highlighted, the issues raised in this consultation are related to the need to increase the provision of affordable housing in communities across Wales, including those experiencing impacts from second homes and short-term lets. This is recognised by the Welsh Government - the delivery of 20,000 affordable homes in the social rented sector is one of the commitments in the current 'Programme for Government'.

5. Next Steps

- 5.1 The Minister for Climate Change has issued a letter to Heads of Planning outlining the changes to the Use Classes Order and General Permitted Development Order that empower local planning authorities to control additional second homes and short-term lets where they have local evidence of negative impacts on the sustainability of communities. The changes to legislation are accompanied by complementary changes to Planning Policy Wales.

5.2 The Welsh Government will work with local planning authorities and other interested parties to monitor local effectiveness of the legislation and policy.

Annex A - Details of respondents to the consultation

The following Table sets out the number of respondents from each of the categories that were established for this consultation.

Category of respondent	Number of respondents
Business	59
Local Authority / Local Planning Authority	15
Local Authority Councillor responding in a personal capacity	35
Government Agency / Other Public Sector (including Community Councils)	46
Professional Body / Interest Group	19
Voluntary sector (community groups, volunteers, self-help groups, co-operatives, religious organisations, not-for-profit organisations)	37
Other groups not listed above	16
Responding in a private capacity	1,377
Total	1,604

Annex B - Statistical representation of the responses to the consultation questions

Please note:

The total responses per question will not total to the total number of respondents due to:

- Respondents may not have answered all the consultation questions in the response form.
- Respondents may not have used the response form (submitted letters, emails).
- Approximately 250 respondents based their response on a standard letter via Cymdeithas yr Iaith Gymraeg (The Welsh Language Society).

Statistical analysis has only been undertaken for questions 1 -10 as they sought a specific response and views from respondents. Questions 11 – 16 were thematic and sought views from respondents.

All questions were analysed and contributed to the thematic analysis.

	Q1. Do you agree or disagree that amending secondary legislation as proposed would be an effective means of helping to address the impacts of second homes and short-term holiday lets that have been identified in some communities?					
Category of respondent	Did Not Answer	Agree	Agree in part	Undecided	Disagree	Not specific to question
Business	5	23	1	5	25	0
Voluntary sector (community groups, volunteers, self-help groups, co-operatives, enterprises, religious organisations, not-for-profit organisations)	1	34	1	0	1	0
Local Authority Councillor responding in a personal capacity	3	28	0	1	3	0
Government Agency / Other Public Sector	6	37	1	1	1	0
Other Groups	0	13	1	0	1	1
Local Authority / Local Planning Authority	0	4	1	4	5	1
Professional Body / Interest Group	1	7	1	3	6	1
Responding in a private capacity	268	985	5	11	103	5
Totals	284	1131	11	25	145	8
						1604

	Q2. Do you agree that use class C3 should be amended and new use class C5 (Secondary Homes) and use class C6 (Short-term Lets) be created? If not, please explain why.						
Category of respondent	Did Not Answer	Agree	Agree in part	Undecided	Disagree	Not specific to question	
Business	5	27	0	2	23	2	
Voluntary sector (community groups, volunteers, self-help groups, co-operatives, enterprises, religious organisations, not-for-profit organisations)	1	35	1	0	0	0	
Local Authority Councillor responding in a personal capacity	3	28	0	2	2	0	
Government Agency / Other Public Sector	4	39	0	0	2	1	
Other Groups	0	15	0	0	1	0	
Local Authority / Local Planning Authority	0	10	2	2	1	0	
Professional Body / Interest Group	1	9	1	0	6	2	
Responding in a private capacity	279	987	3	9	93	6	
Totals	293	1150	7	15	128	11	1604

	Q3. Do you agree with the descriptions of the new and revised use classes? If not, please explain why.						
Category of respondent	Did Not Answer	Agree	Agree in part	Undecided	Disagree	Not specific to question	
Business	7	34	1	1	16	0	
Voluntary sector (community groups, volunteers, self-help groups, co-operatives, enterprises, religious organisations, not-for-profit organisations)	2	32	1	0	2	0	
Local Authority Councillor responding in a personal capacity	2	26	0	2	3	2	
Government Agency / Other Public Sector	7	36	0	0	3	0	
Other Groups	0	15	0	0	1	0	
Local Authority / Local Planning Authority	0	4	0	1	9	1	
Professional Body / Interest Group	1	10	0	0	7	1	
Responding in a private capacity	296	935	4	10	119	13	
Totals	315	1092	6	14	160	17	1604

	Q4. Are there any scenarios whereby use as a dwellinghouse under use class C3 could become unclear? Please provide examples.					
Category of respondent	Did Not Answer	Yes	No	Undecided	Not specific to question	
Business	18	26	12	2	1	
Voluntary sector (community groups, volunteers, self-help groups, co-operatives, enterprises, religious organisations, not-for-profit organisations)	7	14	16	0	0	
Local Authority Councillor responding in a personal capacity	9	17	8	0	1	
Government Agency / Other Public Sector	16	20	9	1	0	
Other Groups	3	8	4	0	1	
Local Authority / Local Planning Authority	0	13	0	0	2	
Professional Body / Interest Group	2	12	2	0	3	
Responding in a private capacity	441	784	111	27	14	
Totals	496	894	162	30	22	1604

	Q5. Would you support amending primary legislation (i.e. the TCPA 1990) for the purpose of managing second homes and short-term holiday lets?						
Category of respondent	Did Not Answer	Yes	Yes, in part	No	Undecided	Not specific to question	
Business	7	24	2	23	3	0	
Voluntary sector (community groups, volunteers, self-help groups, co-operatives, enterprises, religious organisations, not-for-profit organisations)	1	36	0	0	0	0	
Local Authority Councillor responding in a personal capacity	1	30	0	3	0	1	
Government Agency / Other Public Sector	11	33	0	1	1	0	
Other Groups	0	14	1	0	0	1	
Local Authority / Local Planning Authority	0	14	0	1	0	0	
Professional Body / Interest Group	1	10	0	5	1	2	
Responding in a private capacity	277	1013	2	74	4	7	
Totals	298	1174	5	107	9	11	1604

	Q6. Do you agree the GPDO should be amended to permit changes of use set out in Table 2 if the proposed changes to the UCO are taken forward? If not, please explain why.						
Category of respondent	Did Not Answer	Agree	Agree in part	Undecided	Disagree	Not specific to question	
Business	11	27	1	2	17	1	
Voluntary sector (community groups, volunteers, self-help groups, co-operatives, enterprises, religious organisations, not-for-profit organisations)	2	30	3	0	2	0	
Local Authority Councillor responding in a personal capacity	1	23	6	0	2	3	
Government Agency / Other Public Sector	7	27	5	1	6	0	
Other Groups	0	11	2	0	3	0	
Local Authority / Local Planning Authority	0	10	1	0	4	0	
Professional Body / Interest Group	3	12	0	1	2	1	
Responding in a private capacity	319	640	323	9	77	9	
Totals	343	780	341	13	113	14	1604

	Q7. Do you agree the use of Article 4 Directions by local planning authorities provides an appropriate targeted response to a location-specific issue? If not, please explain why and/or suggest an alternative approach.						
Category of respondent	Did Not Answer	Agree	Agree in part	Undecided	Disagree	Not specific to question	
Business	8	26	1	2	20	2	
Voluntary sector (community groups, volunteers, self-help groups, co-operatives, enterprises, religious organisations, not-for-profit organisations)	3	30	1	0	3	0	
Local Authority Councillor responding in a personal capacity	7	22	0	3	2	1	
Government Agency / Other Public Sector	8	31	0	2	5	0	
Other Groups	0	13	0	0	2	1	
Local Authority / Local Planning Authority	0	7	1	0	7	0	
Professional Body / Interest Group	2	10	1	2	3	1	
Responding in a private capacity	334	908	7	13	96	19	
Totals	362	1047	11	22	138	24	1604

	Q8. In respect of change of use to a second home or short-term holiday let, where an Article 4 Direction is made, should applicants have a right to claim compensation if a local planning authority refuses permission or grants permission subject to conditions
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	other than those imposed by the GPDO within the first 12 months?						
Category of respondent	Did Not Answer	Yes	Yes, in part	No	Undecided	Not specific to question	
Business	6	30	0	19	2	2	
Voluntary sector (community groups, volunteers, self-help groups, co-operatives, enterprises, religious organisations, not-for-profit organisations)	1	4	0	31	1	0	
Local Authority Councillor responding in a personal capacity	3	4	0	27	0	1	
Government Agency / Other Public Sector	11	3	0	31	1	0	
Other Groups	1	1	0	14	0	0	
Local Authority / Local Planning Authority	1	0	0	12	2	0	
Professional Body / Interest Group	1	8	0	8	1	1	
Responding in a private capacity	313	103	1	921	19	20	
Totals	337	153	1	1063	26	24	1604

	Q9. Do the proposed amendments to PPW make it clear that the prevalence of second homes and short-term holiday lets must be considered by local planning authorities when developing the requirement for market and affordable homes within a particular area and whether a local policy approach is required in a Local Development Plan (LDP)?						
Category of respondent	Did Not Answer	Yes	Yes, in part	No	Undecided	Not specific to question	
Business	11	28	2	7	4	7	
Voluntary sector (community groups, volunteers, self-help groups, co-operatives, enterprises, religious organisations, not-for-profit organisations)	2	26	1	3	0	5	
Local Authority Councillor responding in a personal capacity	4	23	0	2	2	4	
Government Agency / Other Public Sector	8	31	5	1	0	1	
Other Groups	1	13	0	0	0	2	
Local Authority / Local Planning Authority	0	9	1	5	0	0	
Professional Body / Interest Group	3	13	2	0	0	1	
Responding in a private capacity	327	925	5	53	16	51	
Totals	356	1068	16	71	22	71	1604

	Q10. Do the proposed amendments to PPW support the proposed amendments to the: Town and Country Planning (Use Classes) Order 1987 (UCO); and Town and Country Planning (General Permitted Development) Order 1995 (GPDO)						
Category of respondent	Did Not Answer	Yes	Yes, in part	No	Undecided	Not specific to question	
Business	18	24	0	9	7	1	
Voluntary sector (community groups, volunteers, self-help groups, co-operatives, enterprises, religious organisations, not-for-profit organisations)	3	28	1	3	0	2	
Local Authority Councillor responding in a personal capacity	6	23	0	1	3	2	
Government Agency / Other Public Sector	16	30	0	0	0	0	
Other Groups	1	13	0	0	1	1	
Local Authority / Local Planning Authority	0	9	2	3	0	1	
Professional Body / Interest Group	6	9	1	2	0	1	
Responding in a private capacity	400	881	10	47	32	7	
Totals	450	1017	14	65	43	15	1604