



HOLIDAY HOMES POLICY

The University of London was recently commissioned by the National Assembly of Wales to review the holiday homes situation in Wales with concern to the cultural and social impact of these houses. Cymuned's response to this research is included below in the form of our reply to a policy questionnaire.

The issue of holiday homes ownership is a controversial subject in Wales. Many people in rural Welsh-speaking communities cannot afford to own property. The situation is made worse by wealthy individuals, often from England, buying up property in scenic villages and thus further pricing the locals out of the housing market.

Cymuned believes that the right of Welsh citizens to be homed should take precedence over the rights of wealthy individuals to own property in Wales for entertainment purposes. There is room to allow a small proportion of the housing stock in Wales to be put aside to allow other European citizens property for entertainment and relaxation, but this should only be allowed within the context of a sustainable host community.

Many people visit Wales not just to enjoy the scenery, but also to relax in a country with different cultural and social traditions. Respecting these different traditions is at the heart of responsible tourism. A holiday homes policy that ends up killing the Welsh language and culture does nothing for future generations from England and elsewhere who want to enjoy the difference of Wales.

Prynu Ail Gartrefi a Chartrefi
Gwyliau yng Nghymru
Second and Holiday Home
Purchasing in Wales

Cyfweliad Strwythuredig ar gyfer rhai sydd â Diddordeb Penodol

Structured Stakeholder Interview

Fel rhan o'r ymchwil hwn sydd wedi ei gomisiynu gan GCC, yr ydym yn cysylltu â charfannau a sefydliadau sy'n meddu ar, neu sydd o bosib yn meddu ar, ddiddordeb yn y pwnc hwn yng Nghymru. Y mae'r cyfweliad hwn yn rhan o ymgynghoriad ehangach sydd wedi ei gynllunio ar gyfer mesur barnau proffesiynol ynghylch pwnc ail gartrefi a chartrefi gwyliau yng Nghymru.

Yng nghyd-destun yr ymchwil hwn, dehonglwn y gwahaniaeth rhwng ail gartrefi a chartrefi gwyliau fel a ganlyn:

Ail Gartrefi: preswylfeydd a ddefnyddir yn bennaf ar gyfer gwyliau byr, un ai gan y perchnogion neu eu teulu/frindiau, ond nad s'yn cael eu gosod yn fasnachol ar gyfer y pwrpas hwn

Chartrefi Gwyliau: preswylfeydd sy'n cael eu defnyddio am wyliau yn unig, sydd un ai wedi eu perchenogi yn breifat neu gan gwmni au gwyliau, ac sy'n cael eu gosod yn fasnachol ar gyfer y pwrpas hwn

Y mae gennym ddiddordeb hefyd mewn ail gartrefi nad sy'n cael eu defnyddio ar gyfer adloniant, h.y., **preswylfeydd â phriodoledd ddeuol.**, lle mae'r gwahaniaeth rhwng y cartref cyntaf ag ail gartref yn anodd i'w nodi (efallai lle mae partneriaid gwahanol yn gweithio mewn ardaloedd gwahanol) neu breswylfeydd wedi eu prynu fel buddsoddiad.

Pwrpas yr holiadur hwn yw i fod yn ganllaw ar gyfer ein hymchwil i'r newidiadau sy'n digwydd i'r farchnad dai yng Nghymru.

As part of this NAW commissioned project, we are contacting interested/potentially interested groups and organisations in Wales. This interview is part of a wider consultation exercise designed to gauge professional opinions on the issue of second and holiday homes in Wales.

For the purpose of this research, the distinction between second and holiday homes is as follows:

Second Homes: properties used primarily for short holidays, either by their owners or the friends/relatives of owners, but not let out commercially for this purpose

Holiday Homes: properties used solely for holidays, either owned privately or by holiday companies, and let on a commercial basis for this purpose

We are also concerned with 'non-recreational' second homes; i.e., **dual property households** where a distinction between first and second home is difficult to make (perhaps with different partners working in different areas) or **properties purchased as a rental investment.**

The purpose of this questionnaire is to act as a guide for our on-going investigations into changes in the housing market in Wales.

Prynu Ail Gartrefi a Chartrefi Gwyliau yng Nghymru

Second and Holiday Home Purchasing in Wales

Cyfweliad Strwythuredig ar gyfer rhai
sydd â Diddordeb Penodol

Structured Stakeholder Interview

Manylion yr Atebydd/

Respondent Details

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1. Oes gan y sefydliad unrhyw bolisi' au sy'n ymwneud ag ail gartrefi neu gartrefi gwyliau, un ai yn uniongyrchol neu'n anuniongyrchol.? Os oes, a wnech chi eu nodi isod.

1. Does the organisation have any policies that relate either directly or indirectly to second and holiday homes? If yes, please outline them below.

Oes. Mae gan Cymuned bolisiau ynghylch ail gartrefi a chartrefi gwyliau. (Ac o hyn ymlaen, byddwn yn defnyddio'r term ' tai haf' i ddynodi ail gartrefi a chartrefi gwyliau fel ei gilydd.) Dylid nodi mai mudiad yw Cymuned sy'n ymwneud yn bennaf â'r Gymru Gymraeg wledig. Ond gellid cymhwyso llawer o'r polisiau hyn at rannau gwledig di-Gymraeg o Gymru, ac yn wir at rannau gwledig eraill o'r Deyrnas Gyfunol. Fe'i ceir isod.

1 Mae gormod o'r aneddau hyn mewn unrhyw ardal yn gwbl ddiinstriol i rwydweithiau cymdeithasol a ieithyddol yr ardal honno.

2 Oherwydd fod eu perchnogion yn meddu ar rym economaidd llawer iawn mwy na thrigolion cymunedau yn yr ardaloedd Cymraeg mae eu cryfder yn caniatáu iddynt wthio prynwyr lleol, sy'n gymharol wan yn economaidd, allan o'r farchnad dai. Gwelir effaith y cynnydd hwn mewn prisiau tai ymhell tu hwnt i'r farchnad dai haf yn unig.

3 Mae'r tai, a hwythau yn wag am gyfran helaeth o'r flwyddyn, yn gadael gwacter llythrennol yng nghalon y gymdeithas leol, sydd yn ei dro yn gwneud y gymuned honno yn llai deniadol i bobl leol fyw ynddi.

4 Mae'r tai hyn yn aml yn troi yn brif aneddleoedd. Mae hyn hefyd yn esgor ar ddirywiad yn yr iaith Gymraeg yn yr ardaloedd hynny.

5 Deillia'r angen a'r gallu i brynu tai haf o ffactorau economaidd sy'n bod y tu allan i'r ardaloedd Cymraeg.

6 Pryna'r perchnogion dy neu dai ychwanegol i'w prif gartref er mwyn, buddsoddi, encilio/gwyliau a, neu, greu incwm trwy osod yr eiddo. Yn hynny o beth mae prynu ty haf yn drefniant busnes yn aml, a dylai'r Cynulliad argymhell i'r Trysorlys y dylid codi TAW ar y pryniant. Rydym hefyd yn cefnogi'r galwadau i godi treth cyngor o 200% ar dai haf.

7 Dylid cael caniatâd cynllunio i newid anheddle o fod yn dy annedd i fod yn dy haf. Ni ddylai cartrefi parhaol a thai haf fod yn yr un Dosbarth o ran Rheoliadau Cynllunio (Gorchymyn Dosbarthiadau Defnydd 1995). Gellir gosod tai haf mewn Dosbarth Defnydd gwahanol i gartrefi parhaol. Mae newid y Gorchymyn Dosbarthiadau Defnydd o fewn pwerau'r Cynulliad Cenedlaethol. Byddai hyn yn golygu fod angen caniatâd cynllunio i droi ty annedd yn dy haf.

8 Ni ddylai tai haf gyfri am fwy na 5% o stoc dai unrhyw gymuned.

Yes. Cymuned has a policy on second and holiday homes. Cymuned is a movement that is mainly concerned with rural Welsh-speaking communities. But many of these policies could also be applicable to English-speaking rural communities in Wales, and indeed to other rural parts of the United Kingdom. These policies are available below.

1. Too many second and holiday homes in any area is totally destructive to the social and linguistic networks of those areas.
2. Since the owners of these homes possess far greater economic power than the residents of Welsh-speaking areas their strength enables them to price local buyers, who are relatively weak economically, out of the market. The effect of this is seen in house prices that extend far beyond the second and holiday home market.
3. These homes, which are empty for a large part of the year, literally create a gap in local society, which in turn makes that community less attractive for local people to live in.
4. Often, these homes are transformed into main dwellings and this too leads to a deterioration in the Welsh language.
5. The need and the ability to buy holiday homes derive from economic factors that exist outside Welsh-speaking communities.
6. Owners buy property in addition to their main dwelling, either as an investment, a retreat/holiday home, and/or to create an income by letting out the property. In this sense buying a holiday home is often a business arrangement, and the Assembly should recommend to the Treasury that VAT should be charged on the purchase. We also support calls to raise council tax on these homes to 200%.
7. Planning permission ought to be necessary to change a permanent dwelling into a second or holiday home. Permanent dwellings and second or holiday homes should not be included in the same Use Classes for Planning Regulations (Use Classes Order 1995). Second

or holiday homes can be placed in a different Use Class to permanent dwellings. It is within the National Assembly's powers to amend the Use Classes Order. That would mean that planning permission would be needed to change a permanent dwelling into a second or holiday home.

8. Holiday homes should not account for more than 5% of any community's housing stock.
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2. A ydy'ch sefydliad yn ystyried bod gan y gyfundrefn gynllunio y gallu, neu'r potensial, i fod yn gyfrwng priodol i reoli niferoedd ail gartrefi a chartrefi gwyliau yng Nghymru, neu er mwyn rheoli deiliadaeth preswylfeydd?

2. Does your organisation consider that the planning system either is, or has the potential to be, an appropriate vehicle for controlling the number of second and holiday homes in Wales, or for controlling the occupancy of residential property?

Mae cyfeiriad at hyn yn ein polisiau uchod (gweler pwynt 7). Dywed:

Dylid cael caniatâd cynllunio i newid anheddle o fod yn dy annedd i fod yn dy haf. Ni ddylai cartrefi parhaol a thai haf fod yn yr un Dosbarth o ran Rheoliadau Cynllunio (Gorchymyn Dosbarthiadau Defnydd 1995). Gellir gosod tai haf mewn Dosbarth Defnydd gwahanol i gartrefi parhaol. Mae newid y Gorchymyn Dosbarthiadau Defnydd o fewn pwerau'r Cynulliad Cenedlaethol. Byddai hyn yn golygu fod angen caniatâd cynllunio i droi ty annedd yn dy haf.

There is reference to this in our above policies (see point 7). It states:

Planning permission ought to be necessary to change a permanent dwelling into a second or holiday home. Permanent dwellings and second or holiday homes should not be included in the same Use Classes for Planning Regulations (Use Classes Order 1995). Second or holiday homes can be placed in a different Use Class to permanent dwellings. It is within the National Assembly's powers to amend the Use Classes Order. That would mean that planning permission would be needed to change a permanent dwelling into a second or holiday home.

Os oes angen, defnyddiwch dudalen arall

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3. Pa mor **arwyddocaol** ystyriwch chi yw'r galw o'r tu allan am dai yng Nghymru (y mae hyn yn cynnwys mewnfudo o achos ymddeoliad, tai wedi eu prynu gan gymudwyr ac ail gartrefi/cartrefi gwyliau)?

3. How **significant** do you consider external housing demand pressure to be in Wales (this includes retirement in -migration, commuter purchases and second/holiday homes)?

Mae galw am dai o'r tu allan i Gymru yn prisio'r boblogaeth leol allan o'r farchnad dai. Mae'r farchnad tai haf yn gwneud y sefyllfa yma'n waeth. Mae Cymuned wedi seilio ei bolisiau ar y dystiolaeth academaidd ddiweddarach. Mae astudiaeth Dr Dylan Phillips i Brifysgol Cymru, *Effeithiau Twristiaeth ar yr Iaith Gymraeg*

ying ngogledd-orllewin Cymru (2001), yn profi fod cyswllt rhwng perchnogaeth o ail gartrefi a chartrefi gwyliau a'r penderfyniad i ymddeol i Gymru yn barhaol. Gan fod y sawl sy'n ymddeol yn meddu ar gyfalaf y farchnad dai y tu allan i Gymru, mae hyn hefyd yn codi'r pwysau ar y farchnad dai leol ac yn codi prisiau ymhellach.

External housing demand is pricing the local population out of the housing market. The second and holiday home market obviously exacerbates this problem. Cymuned bases its policies upon the latest academic evidence. Dr Dylan Phillip's recent University of Wales study, *The Effects of Tourism on the Welsh Language in North-West Wales* (2001), proves that there is also a link between second and holiday home ownership and the decision to retire to Wales on a permanent basis. Since those retiring can benefit from the greater capital the housing market outside rural Wales commands this too increases demand on housing and further lifts prices.

Os oes angen, defnyddiwch dudalen arall

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4. Ydy'r pwysau hwn wedi ei **ganolbwyntio** mewn rhai rhannau o Gymru? A ydyw wedi ei ganolbwyntio ar fathau arbennig o lety?

4. Is this pressure **concentrated** in any particular parts of Wales? Is it concentrated on any particular types of accommodation?

Wrth reswm, mae'r pwysau hyn wedi'u canolbwyntio ar y Gymru wledig. Mae hyn yn broblem ar draws y Gymru wledig ond fe wyddys ei bod yn broblem arbennig ym Mhenrhyn Gwyr, Sir Benfro, Ceredigion, Gwynedd ac Ynys Mon. Fe wyddys am gymunedau yng ngogledd Sir Benfro, er enghraifft, neu Ben Llyn lle na all pobl leol gael mynediad i'r farchnad dai o gwbl. Mae'r farchnad dai haf yn rhannol gyfrifol am hyn. Ym mhlwyf Llanengan yn Llyn, er enghraifft, mae 33.3% o'r stoc dai (ym 1999) yn dai haf.

Does gan Cymuned unrhyw wybodaeth empeiraidd i gadarnhau fod y pwysau ar fath arbennig o lety. Fodd bynnag, mae tystiolaeth anecdotaidd yn awgrymu mai tai teuluol digon di-nod ydyn nhw (2 neu 3 ystafell wely). Mae hyn yn arbennig o niweidiol oherwydd dyma'r union y math o dai y mae teuluoedd ifainc lleol sydd yn ceisio mynediad i'r farchnad eiddo am y tro cyntaf yn debyg o fod yn ceisio amdany'n nhw.

Of course, the pressure is concentrated in rural Wales. This is an issue across all rural Wales but we know that it is a particular problem in the Gower, Pembrokeshire, Ceredigion, Gwynedd and Anglesey. There are communities, in north Pembrokeshire, for example, or on the Llyn Peninsula, where local people are unable to gain access to the housing market at all. The second and holiday homes market is partly responsible for this. In Llanengan, for example, on the Llyn Peninsula, 33.3% of the housing market (in 1999) are second and holiday homes.

Cymuned has no empirical evidence to confirm that this pressure is on a particular part of the housing stock. However, anecdotal evidence does suggest that the houses affected are often run-of-the-mill family homes (2 or 3 bedrooms). This is particularly damaging as they are exactly the sort of homes that young local families are likely to try to acquire as they try to get a foot on the housing ladder for the first time.

Os oes angen, defnyddiwch dudalen arall

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5. Beth ydych chi'n credu yw **canlyniadau** y math hwn o alw o'r tu allan am dai?

5. What do you consider to be the **effects** of this type of external housing demand pressure?

Yn ymarferol, mae'n arwain at gynydd ym mhrisiau tai. Mae hyn wedyn yn golygu na fedr pobl leol fforddio cael tai yn eu cymunedau eu hunain. Mae hyn yn ei dro yn cyflymu'r broses o all-fudiad o gymunedau y mae all-fudiad yn broblem ynddyn nhw yn barod. Fe all yr all-fudiad hwn fod i'r dref sirol agosaf neu o'r ardal yn gyfangwbl. Mae hyn wedyn yn cael effaith ddifrifol ar gydbwysedd cymdeithasol, diwylliannol ac ieithyddol y cymunedau y mae tai haf yn niferus iawn ynddyn nhw. Yng Ngheredigion, er enghraifft, ceir nifer uchel o dai haf yn y Cei Newydd. A dyma un o'r cymunedau lle mae'r Gymraeg ar ei gwannaf yn y sir. Mae'n rhan o broses lle mae'r iaith a diwylliant Cymraeg yn cael ei gyrru oddi ar yr arfordir, ac allan o'r Parciau Cenedlaethol, gan adael y Gymraeg fel grym cymdeithasol yn y rhannau hynny o'r Gymru wledig nad ydynt yn arbennig o ddymunol yn weledol.

In practical terms, it leads to an increase in house prices. This then means that local people cannot afford to buy houses in their own communities. This in turn increases the rate of out-migration from those communities where out-migration is already a problem. This out-migration can be to the nearest county town or out of the local area completely. This has a serious effect on the linguistic, cultural and social balance of communities where second homes are prevalent. In Ceredigion, for example, Newquay has a high number of second homes. This is also one of the communities in the county where the Welsh language is weakest. This is part of the process by which the Welsh language and culture is driven away from the coast, and out of the National Parks, and left as a social force only in those communities in rural Wales that are not as appealing visually.

Os oes angen, defnyddiwch dudalen arall

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6. Pa garfannau o bobl leol sydd wedi eu **heffeithio waethaf** gan y pwysau ar dai yng Nghymru?

6. Which groups of local people are **worst affected** by these pressures on housing in Wales?

Pan yw prisiau tai yn codi'n sylweddol uwchben yr hyn y mae'r economi leol yn medru ei gynnal, does dim amheuaeth mai'r bobl sy'n cael eu heffeithio fwyaf yw pobl ifanc (yn enwedig y rhai sy'n ceisio prynu ty am y tro cyntaf), pobl ddosbarth gweithiol neu isel eu cyflog, mamau sengl; yn wir, pawb sydd yn debyg o fod o dan anfantais cymdeithasol neu ariannol yn barod. Mae'r broblem hon felly yn bwrw galetaf yr unigolion hynny y mae strategaeth cynhwysedd y Cynulliad yn ceisio gwella eu byd.

When house prices rise substantially above levels the local economy can sustain, there is little doubt that those who are worst affected are young people (especially those who are trying to buy a house for the first time), working class people or those on low income, single mothers; indeed, everyone who is likely to be under social or financial disadvantage already. This problem thus hits hardest those individuals the Assembly's strategies to create an inclusive society are supposed to help.

Os oes angen, defnyddiwch dudalen arall

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7. Pa gynlluniau neu bolisi **au ddylai** gael eu datblygu neu eu cryfhau er mwyn lleihau'r anfanteision economaidd a ddiroddir gan deuluoedd lleol ag incwm isel. Gall rhain gynnwys cynlluniau ail-hyfforddi neu hybu arallgyfeirio economaidd, yn ogystal â mabwysiadu polisi **au** wedi eu dylunio ar gyfer cynyddu'r cyflenwad tai neu glustnodi cartrefi ar gyfer pobl lleol. A wneuch chi ddisgrifio'r cynlluniau neu'r polisi **au** hyn isod?

7. What initiatives **should** be implemented or strengthened in order to minimise the economic disadvantages suffered by lower-income local households? These might include re-training schemes or the promotion of economic diversification as well as the adoption of policies designed to increase housing supply or limit the occupancy of homes to local people. Please describe these initiatives below.

Mae Cymuned wedi datblygu ystod eang o bolisiau tai yn y maes yma. Ceir y polisiau isod.

1. Dylid cryfhau Nodyn Cyngor Technegol 20 i roi arweiniad eglur i Gynghorau Sir fod ganddynt yr hawl a'r dyletswydd i warchod buddiannau'r iaith Gymraeg.
2. Dylid cefnu ar bolisi o ragdybiaeth o blaid datblygu. Yn hytrach, dylid mabwysiadu cynllun o 'leiniau ieithyddol' tebyg i'r 'lleiniau gleision' ble na chaniateir datblygu oni bai bod prawf digamsyniol o'r angen lleol ar gyfer hynny.
3. Nid ydym o'r farn fod angen ehangu'r stoc dai presennol yn y cymunedau Cymraeg. Nid diffyg tai ydy'r broblem ond anallu'r boblogaeth leol i gael mynediad i'r tai sydd ar gael yn barod.
4. Dylid profi angen lleol digamsyniol am unrhyw ddatblygiad newydd.
5. Dylai'r Cynulliad gymell awdurdodau cynllunio i weithredu yr hawl sydd ganddynt o dan Ddeddf Cynllunio Gwlad a Thref 1990 i osod cyfyngiad amser ar bob caniatâd cynllunio.
6. Dylai unrhyw ddatblygiad newydd gynnwys Amod Adran 106.

7. Dylid clustnodi peth o'r stoc eiddo ar gyfer defnydd pobl leol. Diffinir pobl leol fel unigolion sydd wedi byw mewn ardal ers deng mlynedd, neu a fynychodd ysgol leol. Diffinir ardal fel dalgylch o ddeng milltir i'r annedd dan sylw.
8. Ble bod eiddo ar gael mewn cymunedau Cymraeg, a neb lleol i'w lenwi, gellid ystyried pobl o'r tu allan gan eu blaenoriaethu drwy ddatblygu system bwytiau fyddai'n cydnabod cysylltiadau teuluol, agosrwydd at y ffin deng milltir ac anghenion gwaith.
9. Dylid gosod arwydd ' Ar Werth' ar unrhyw dy a ddaw ar y farchnad am o leiaf mis cyn ei hysbysebu mewn papurau newydd. Bydd hyn yn sicrhau fod pobl leol yn gwybod fod y ty ar werth cyn bod hysbysebu masnachol yn digwydd.
10. Ni ddylid hysbysebu unrhyw dy gan asiant sydd âi swyddfa gofrestredig ymhellach na 30 milltir i ffwrdd o'r annedd dan sylw am o leiaf blwyddyn.
11. Mae angen parhau i ddarparu tai addas ar rent teg er mwyn diwallu anghenion lleol. Dylai hyn fod yn ddyletswydd statudol ar awdurdodau lleol. Dylid gwneud y ddarpariaeth hon o'r stoc dai bresennol.
12. Mae rôl bwysig gan y cymdeithasau tai wrth ddiwallu anghenion lleol, ond mae angen edrych ar eu cynlluniau codi tai o'r newydd. Ar hyn o bryd mae'n ofynnol i'r cymdeithasau tai ddarparu stoc newydd sydd yn cynnig gwerth gorau i'r Cynulliad. O ganlyniad adeiledir nifer fawr o dai ar un safle. Mae hyn yn dod â'chost unigol yr unedau i lawr i'r rhicyn a bennwyd gan y Cynulliad. Effaith hyn yw fod tenantiaid newydd yn cael eu symud o gefn gwlad i fyw ar gyrion trefi.
13. Dylid diwygio rheolau prynu tai y Cynulliad i sicrhau'r hawl i'r cymdeithasau tai a'r cynghorau i brynu mwy o dai preifat a chyn-dai cyngor yng ngefn gwlad a'u gosod (wedi eu haddasu os yw hynny yn angenrheidiol) i'r trigolion lleol. O ran gwerthu tai cyngor, dylid diwygio'r Ddeddf Hawl I Brynu gan newid yr ' hawl i brynu' i ' hawl i gaffael'.
14. Rydym yn cymeradwyo Cynllun Cymorth Prynu y Cynulliad. Credwn fod y cynllun hwn yn gyfraniad pwysig i gyfiawnder cymdeithasol wrth alluogi pobl leol i brynu tai a byw yn eu hardaloedd eu hunain. Ond ni chredwn fod yr adnoddau a ryddhawyd hyd yma ar gyfer y cynllun hwn yn ateb y galw. Mae angen o leiaf £20m y flwyddyn i sicrhau fod nifer ystyrion o bobl leol yn medru byw yn eu hardaloedd.

Cymuned has developed a variety of housing policies in this field. These policies are listed below.

1. Technical Advice Note 20 should be strengthened to give County Councils clear guidance that they have the right and responsibility to protect the interests of the Welsh language.
2. There should be no presumption in favour of development. Instead there should be policy adoption of ' language belts' similar to ' green belts', where development is prohibited unless there is irrefutable proof of the local need to do so.
3. We are not of the opinion that there is a need to enlarge the current housing stock in Welsh-speaking communities. The problem is not a lack of housing but rather the inability of the local population to gain access to the housing that is already available.
4. Any new development should include irrefutable proof of local need.
5. The Assembly should encourage planning authorities to exercise their right under the Town and Country Planning Act 1990 to impose a time limit on any planning permission granted.
6. Any new development should include a Section 106 Agreement.
7. Part of the property stock should be designated for the use of local people. Local people should be defined as individuals who have lived in an area for ten years, or who have attended a local school. An area should be defined as being within a ten mile radius of the dwelling concerned.
8. When property is available in Welsh-speaking communities, but no local buyer available, people from outside the area should be considered and prioritised by developing a points system that would acknowledge family ties, proximity to the ten mile border and employment needs.
9. A ' For Sale' sign should be placed on any house that comes on the market for at least a month before it is advertised in newspapers. This would ensure that local people would know that the house is for sale before commercial advertising takes place.
10. Houses should not be advertised by an agent whose registered office is further than 30 miles away from the dwelling concerned until a year has passed since the property was first advertised.

11. Suitable housing should be available to rent in order to meet local demand. This should be a statutory responsibility on local authorities. This provision should be made from the current housing stock.
12. Housing associations have an important role to play in meeting local needs, but a fresh view needs to be taken regarding house building schemes. At present housing associations are required to provide new stock that offers best value to the Assembly. Consequently, large numbers of houses are built on the same site. This does reduce single unit costs to the value determined by the Assembly. But it also results in new tenants being shifted from rural areas to live on the outskirts of towns.
13. The Assembly's house buying rules should be amended to allow housing associations and councils to buy more private houses and ex-council houses in rural areas and let them (adapted if necessary) to the residents. With council houses, Right to Buy legislation should be amended and the 'right to buy' should be changed to the 'right to acquire'.
14. We support the Assembly's Home Buy Scheme. We believe that this scheme is an important contribution to social justice since it enables local people to buy houses and live in their own communities. But we do not believe that the resources released to date meet the demand. At least £20 million per annum is required to ensure that a meaningful number of people are enabled to live in their own community.

8. Yr iaith Gymraeg. I ba raddau dylai'r angen i gynnal a datblygu'r defnydd o'r iaith Gymraeg fod yn flaenoriaeth mewn polisï au tai a chynllunio?

8. The Welsh language. To what extent should the need to maintain and develop the use of the Welsh language be a priority in housing and planning policy?

Mae Cymuned bob tro wedi bod yn onest am sefyllfa yr iaith Gymraeg. Yn y Gymru wledig, nid oes dyfodol o gwbl i'r iaith Gymraeg oni ellir sefydlu'r drafodaeth am yr angen am dai ar gynadwyaleddd ac nid cyfalaf. Mae'n rhaid i lywodraeth Cymru, a'r Cynulliad, wneud penderfyniad a ydyw yn dymuno gweld cymunedau Cymraeg eu hiaith yng nghefn gwlad ai peidio. Os nad yw'n dymuno gweld y cymunedau hynny'n goroesi, neu os nad yw o'r farn fod hynny'n bwysig, yna dylai ddatgan hynny. Os ydyw yn dymuno gweld y cymunedau hyn yn goroesi, yna fe ddylai sicrhau fod ei bolisi tai yn seiliedig ar dystiolaeth academaidd ac empeiraidd am y cyswllt rhwng newidiadau demograffig sydyn a thranc iaith. Ond beth bynnag a wna, ni ddylai honni ei bod o blaid yr iaith Gymraeg, ac yna mynd yn groes i'r holl waith academaidd gan bobl ddi-duedd sydd wedi cael ei wneud yn y maes.

Dylai'r angen i gynnal a datblygu'r defnydd o'r iaith Gymraeg fod yn flaenoriaeth mewn polisï au tai a chynllunio.

Cymuned has always been honest about the situation of the Welsh language. In rural Wales, there is no future at all for the Welsh language unless debate about housing need is based upon sustainability and not capital. The Government of Wales, and the Assembly, must decide if it wants to see Welsh-language communities survive in rural Wales or not. If it doesn't wish to see these communities survive, or if it is not of the opinion that this is important, then it should state this. If it wishes to see these communities survive, then it should ensure that its housing policy is based upon academic and empirical evidence that shows the connection between sudden demographic change and language death. But whatever it does, it cannot claim to be in favour of the Welsh language and then go in an opposite direction to all the academic work that has been done by unbiased individuals in the field.

The need to maintain and develop the use of the Welsh language should be a priority in housing and planning policy.

Os oes angen, defnyddiwch dudalen arall

Please continue on a separate sheet if necessary

Diolch am lenwi'r holiadur hwn. Byddwn yn trin yr holl atebion yn gwbl gyfrinachol.

Thank you for taking the time to complete this questionnaire.

All responses will be treated in the strictest confidence.