

Local Development Plan Investigation

Statement by Llywelyn Rhys [2770]

Below are my original comments submitted during the consultation:

Include additional land to develop housing (affordable and for the market) on Moelwyn Dairy land. Map reference O.S. SH5639 and SH5539. As a great deal of the town is affected by flood risk, it is not possible to serve the projected growth level (see Topic Paper 5, Table 16, page 48). Including the plot would conform to the criteria of Policies TAI10 and TAI14. All public services are available for the site.

I repeat these observations. I emphasise that the Moelwyn Dairy land near Porthmadog is above the flood plain and is suitable for developing affordable housing and open market housing. I emphasise that there is a lack of suitable sites available locally to be designated for the construction of new houses, which has a detrimental impact on the population, and on the area's communities and culture.

Below is the officers' response to my observations:

Although Porthmadog is defended against flooding, large parts of the settlement are categorised as being within flood zone C1. It is the Councils' opinion that no suitable alternative site can be found outside the flood risk area therefore it has been necessary to identify alternative locations in the settlement's catchment area to assist in meeting the requirement for housing. Suitable sites have been found in Penrhyndeudraeth and Criccieth to help meet Porthmadog's housing requirement.

It is noted that the exact same wording has been used by the officers for each comment which refers to, and raises concerns about the lack of suitable sites for affordable housing in Porthmadog.

Below is a response to some of the officers' points:

1. *"large parts of the settlement are categorised as being within flood zone C1."*

- The Moelwyn Dairy farm land, including the eastern part which is closest to Porthmadog and which is therefore the most suitable for housing development, is located on land above the flood plain which starts to rise up the slopes of Moel y Gest mountain.
- Natural Resources Wales' interactive map (below) clearly shows that the Moelwyn Dairy land to the south of Penamser Road is not under any risk of flooding, and that therefore it should be considered as suitable for a housing development site.

[map]

2. *"It is the Councils' opinion that no suitable alternative site can be found outside the flood risk area..."*

- as shown by the points above, Moelwyn Dairy is in a suitable location to be designated as it is outside the flood risk zone and is convenient and close to the town.

3. *"Suitable sites have been found in Penrhyndeudraeth and Criccieth to help meet Porthmadog's housing requirement."*

- The communities of Penrhyndeudraeth and Criccieth have their own unique social, cultural, economic and demographic characters which are different to each other, and different to the characteristics of Porthmadog. The nature of their characters will be affected and changed by designated housing sites for the needs of Porthmadog.

- It is unfair and unacceptable to expect the residents of Porthmadog's community to relocate to other communities due to a lack of affordable housing provision locally.

I believe that there is a need for affordable housing and market housing in Porthmadog, and that the Moelwyn Dairy land offers suitable sites for this need.

LLYWELYN RHYS

12 August 2016