

Appendix 2 – Proposed Matters Arising Changes to Policy TAI 3

POLICY TAI3: ~~SMALL SCALE CAMPUS STYLE TEMPORARY~~ ACCOMMODATION FOR CONSTRUCTION WORKERS

Proposals for ~~small scale campus style temporary~~ accommodation (up to a maximum of 500 bedspaces) for construction workers will be permitted provided that they form part of the overall solution to providing temporary construction worker accommodation and the following criteria are satisfied:

1. The site is located within or adjacent to development boundaries of Centres or Service Villages identified within the Plan's Settlement Hierarchy, and
 2. It is proportionate in scale to the Centre or Service Village; and
 3. It will not prejudice the Councils' ability to sustain a continuous minimum 5 years supply of land for permanent homes; or
 4. In exceptional circumstances, the site is located elsewhere ~~in Anglesey~~ provided:
 - i. the developer can demonstrate that there is an essential and proven need for the amount and type of accommodation that cannot be met within or adjacent to development boundaries of Centres or Service Villages in the locality through either existing accommodation or the re-use of an existing building;
 - ii. the accommodation is provided to meet the temporary accommodation needs of workers;
 - iii. the site is accessible to public transport routes, workplaces, and key social infrastructure, promoting sustainable travel options as appropriate;
 - iv. a satisfactory standard of accommodation and adequate communal leisure and recreational facilities are provided on site to meet the amenity needs of occupiers;
 5. Proposals within or adjacent to development boundaries ~~The proposal is designed for permanent legacy use should be informed by a consideration of legacy uses, so that investment in elements such as infrastructure, buildings, ecological and landscape works brings long term benefits~~ unless, in exceptional circumstances, the Council is satisfied that a legacy use is not feasible or appropriate;
 6. The proposal will be assessed in accordance with this policy and with Policy PCYFF 1 ~~and other policies relating to the alternative future use and Policy ISA1, but will not be required to comply with policies relating to the development of permanent residential accommodation and retailing in the countryside~~;
- ~~If provision of permanent homes is the intended legacy use of the accommodation, the proposal should make a positive contribution to the long term affordable housing objectives of the Council in accordance with the requirements of Policy TAI9 and Policy TAI10;~~
7. Where the proposal would result in impacts or additional demands on existing community facilities (including healthcare facilities), in accordance with Policy ISA1, either additional facilities or appropriate contributions for the development or improvement of existing facilities off site within Centres or Service Villages will be provided, unless it can be demonstrated that temporary ancillary facilities should be provided on site;
 8. That appropriate improvements to the transport network are provided to mitigate adverse impacts on local communities and tourism;
 9. The proposal ~~contributes to creating a mixed, inclusive and sustainable community, and~~ does not lead to an over-concentration of such a use in the local area or harm to the residential amenity or the surrounding area;

10. If future ~~or~~ legacy use is not feasible the Council shall require that temporary buildings are removed and

i. the serviced land is left in a suitable neat and tidy condition following the removal of the structures in accordance with a scheme of work submitted to and approved by the Local Planning Authority, or

ii. all waste disposal facilities, roads, parking areas and drainage facilities are permanently removed from the site and the land is reverted to its original state in accordance with a scheme of work submitted to and approved by to the satisfaction of the Local Planning Authority.

~~Planning permission will always only be granted subject to a time-limited period in order to enable the Council to review the overall trend the construction project's associated accommodation needs. Appropriate planning mechanisms will be applied to secure the agreed legacy use.~~

Operators will be required to keep a register of all workers living in the accommodation and to make this register immediately available, on request, to the Council.

Explanation:

~~7.4.23 Homes with shared facilities are often known as houses in multiple occupation (HMOs)/ shared homes. HMOs/ shared homes are flats or houses occupied by more than one household, where each household does not have exclusive use of all cooking, washing and toilet facilities. This Policy applies to the construction of new HMOs/ shared homes as opposed to the conversion of existing buildings (which would fall under Policy TAI2). This Policy applies to new build purpose built temporary accommodation provided for construction workers required in connection with large scale construction projects, e.g. Wylfa Newydd or any other work that requires a large number of temporary/ transient resident workforce. The accommodation will be required for 6 months or more. The duration will be restricted to a maximum period agreed to by the Council and will be conditioned for refurbishment of the building/ structure or reinstatement of the site at the end of the period. The Council encourages accommodation designed to allow transition to an alternative legacy use.~~

~~7.4.23A These would be specially provided, campus-style developments including modular single worker en-suite accommodation units, arranged in blocks that share communal facilities, such as a kitchen, dining space and lounge. The modular build would allow flexibility to meet changes in demand over time.~~

~~7.4.23B The Council favours sites located within or adjacent to the identified Centres or Services in order to promote sustainable development (including access to public transport linkages), integration with communities (unless the scale of the development would not be proportionate to the Centre or Service Village), and to facilitate beneficial long-term legacy uses. This could enable efficiency in terms of accessibility to welfare, leisure and recreation facilities in the nearest settlements. Where required and appropriate, the solution to ensure that the occupiers' requirements are addressed could involve investment to upgrade facilities in the nearest settlements. Alternatively, these sites could be more self-contained, providing on site welfare, sports, leisure and recreation facilities as well as bus pick up and drop off points for the occupiers. Other services, e.g. canteen, administrative services, would also form part of the development covered by this Policy.~~

~~7.4.23C This policy only addresses developments of up to 500 bed spaces together with ancillary facilities for welfare, leisure and recreation. Larger proposals will be considered under Policy PS 9A and other relevant policies in the Plan.~~

~~7.4.23Ch While Policy TAI 3 (and PCYFF 1 and Policy ISA1) would be the relevant policies for this style of temporary accommodation provided for construction workers, this Policy would not apply to a proposal for permanent housing, for example houses that would initially be sub-divided to allow use by construction workers, then adapted to become~~

homes for families or other members of local communities. Policies TAI 14 to TAI 17 would apply to this type of provision, depending on the site's location, as well as other relevant Policies, e.g. Policy TAI 9 – Affordable housing threshold and distribution (for use following use by construction workers); Policy ISA 5 – Provision of open spaces in new housing development; Policy ISA 1 – Infrastructure provision. Policy TAI 3 would not apply to any form of purpose built accommodation that has been designated as student housing or designated for use by older people or would be suitable for young adults with a limited income. Policy TAI 6 provides part of the framework to deal with proposals for new purpose build student accommodation.

7.4.24 This type of accommodation has the potential to mitigate pressure on the stock of private rented homes or open market housing in communities. ~~Policy TAI3 would not apply to any form of purpose built accommodation that has been designated as student housing or designated for use by older people or would be suitable for young adults with a limited income. Policy TAI6 provides part of the framework to deal with proposals for new purpose build student accommodation.~~

7.4.25 The aim of this Policy is to ~~achieve~~ contribute to achieving the appropriate balance ~~by facilitating the development of HMOs/ shared housing and purpose built accommodation required for temporary construction workers and~~ of solutions to address the need to accommodate a large number of construction workers, thus protecting the supply of housing suitable for local communities during the Plan period.

7.4.26 ~~The creation of mixed, sustainable and inclusive communities can be adversely affected where a large scale temporary construction workers accommodation is proposed.~~ This scale of accommodation creates a concentration of relatively short-term residents, and can be unwelcome in an established community. Specific concerns can include pressure on services and facilities that meet the needs of longer term residents, particularly key services and facilities such as doctors' surgery, dentist, leisure centres, libraries, schools. The Councils are committed to supporting residential communities in the Plan area. Each application for temporary accommodation for construction workers shall be accompanied by an assessment for the proposal, including:

- i. a detailed assessment of compliance with any relevant supplementary planning guidance;
- ii. a detailed explanation of the need for the facility;
- iii. how it accords with the project promoter's published strategy to accommodate its construction workers;
- iv. details of the extent to which the proposal places demands on physical and community infrastructure;
- v. the extent to which the local community will benefit from the proposal; and
- vi. a demonstrable solution for the end of the life of the structure or building, unless it can be clearly demonstrated that a legacy use isn't feasible.

7.4.27 Where proposals for ~~purpose built accommodation, HMOs or housing with shared facilities for temporary~~ accommodation for construction workers are likely to impact adversely on the balance of the community because of their scale or because of an existing concentration, the Councils may seek mitigating measures in accordance with Policy ISA1. In cases where the solution to addressing the requirements of the occupiers involve providing on site facilities, Policies that address the relevant land use would apply (e.g. Policy MAN 6 retailing in the countryside; Policy ISA 2 Community facilities), unless the ancillary facilities are temporary buildings designed at the outset to be removed from the site.

7.4.28 Where mitigation cannot be secured, the Councils will refuse proposals that would disrupt the balance of the community or prevent the local community's requirements from being met.

7.4.29 The Councils will expect that the developer will ensure that the accommodation and any facilities associated with the accommodation (e.g. recreational facilities) are developed on a sustainable basis, and that consideration is given at the outset identify the legacy opportunities / proposed after use. Where an alternative policy compliant legacy use is not feasible, but the proposal is otherwise acceptable, the planning permission for the accommodation will be granted for a limited period and a mechanism, e.g. planning conditions or planning obligations/ Section 106 agreements, will ensure that all temporary buildings, works, uses of land or other development, are removed or discontinued and the land reinstated in accordance with a scheme previously approved, or serviced plots are retained and the land is landscaped in accordance with an approved landscaping scheme. The Council may require that a bond is provided to ensure that the landscaping is maintained.