

ID	<p>Nodwch unrhyw sylw(adau) sydd gennych mewn perthynas a'r Cyfarwyddyd Erthygl 4 isod, os gwelwch yn dda.</p> <p>Please note any comments you have regarding the Article 4 direction below.</p>	<p>Ho'fai'r Awdurdod glywed eich barn ynghylch e'feithiau ychwanegol ar y Gymraeg y mae angen eu hystyried, ac nad ydynt wedi'u nodi yn yr asesiad ar yr iaith Gymraeg. Ar gyfer unrhyw e'feithiau negyddol ychwanegol a nodir ar yr iaith Gymraeg, ho'fai'r Awdurdod hefyd geisio barn ar ba newidiadau y gellir eu gwneud i'r cynnig hwn i liniaru'r e'feithiau negyddol. Gallai'r e'feithiau fod yn uniongyrchol neu anuniongyrchol.</p> <p>The Authority would like to hear your opinion regarding additional effects on the Welsh language which need to be considered, and which have not been identified in the assessment on the Welsh language. For any additional negative effects identified on the Welsh language, the Authority would also like to seek an opinion on what changes can be made to this proposal to mitigate the negative effects. The effects could be direct or indirect.</p>	<p>Ho'fai'r Awdurdod glywed eich barn ynghylch a oes e'feithiau ychwanegol ar bobl sydd gyda nodweddion a ddiogelir y mae angen eu hystyried, ac nad ydynt wedi'u nodi yn yr asesiad cydraddoldeb. Ar gyfer unrhyw e'feithiau negyddol ychwanegol a nodir ar bobl gyda nodweddion a ddiogelir, ho'fai'r Awdurdod hefyd geisio barn ar ba newidiadau y gellir eu gwneud i'r cynnig hwn i liniaru'r e'feithiau negyddol. Gallai'r e'feithiau fod yn uniongyrchol neu anuniongyrchol.</p> <p>The Authority would like to hear your opinion on whether there are additional effects on people with protected characteristics that need to be considered, and which have not been identified in the equality assessment. For any additional negative effects identified on people with protected characteristics, the Authority would also like to seek views on what changes can be made to this proposal to mitigate the negative effects. The effects could be direct or indirect.</p>
2	<p>I think that this is quite a dangerous policy. Aberdovey relies on tourism. Without holiday let's and second homes there will be no jobs for locals. The village will die.</p>	<p>I'm sure the Welsh language will thrive better if there are jobs for locals are in tourism otherwise youngsters will just move to England for work.m</p>	<p>Scrap the proposal completely. It is negative and dangerous.</p>

4	The measure doesn't address the root cause of young people not being able to find accommodation. This is an issue throughout the UK. There is no evidence that house prices are inflated in Gwynedd, indeed they are low. The issue is poor employment opportunities	Simon Brooks was clear that second homes, about 75% owned by locals, were less damaging to the language than inward migration. This measure could result in an influx of retirees.	The elderly will be adversely impacted
5	Cydweld hefo Erthygl 4		
6	Mae'n hen bryd i rhywbeth cael ei wneud ynglyn a'r holl ail dai, Airbnb ayyb. Dwi'n cydweld a Erthygl 4.		
7	Dwin gefnogol iawn i'r Cyfarwyddyd erthygl 4.	Dwin meddwl fydd dod ar mesur yma i rym yn help mawr i'r gymareg.	Dim sylw.
8	I support the proposal to require planning permission for change of use going forward. Can the planning committee also impose a maximum proportion of short term lets/second homes within a village/town to within the range 25%-33%	No view	No view
9	I am a permanent resident but believe second home owners bring many benefits. They shop local, support local traders and make good use of the local hospitality businesses.	I do not speak Welsh myself but know several second home owners who have learned the language.	I do not know what is meant by protected characteristics.
10	The introduction of planning regulations such as these for people who already own houses within the park is shameful. Homeowners bought their homes without this legislation in good faith. Applying this legislation on property that is privately owned is completely wrong. If it told car owner they could only use their car on 3 days a week there would be anarchy. This is no different. You can't retrospectively apply legislation to an existing thing. If you wanted to say that from x date all new purchases would be subject to the legislation I would think that ok, even if I think the policy is idiotic. This policy is short sighted and is simply trying to make up for the staggering lack of investment in the local area which results in little or no business aside from agriculture and tourism in the area and a brain drain from the community to the cities.	The Welsh language isn't going to be fundamentally affected with or without this legislation	There are no effects that I can see.
11	Wrth fy modd yn gweld gweithredu i'r cyfeiriad yma. Mae difrod mawr wedi ei wneud eisoes, er enghraif mae llythrennol hanner tai pentref Ysbyty Ifan bellach yn dai gwyliau i gwmnïau neu unigolion. Ond mae hwn yn gam i'r cyfeiriad iawn.	Yn fodlon ar sylwadau'r asesiad.	Yn fodlon ar sylwadau'r asesiad.
12	Why is this across all properties in National Park and not just those of aordable housing. How will people get a mortgage with Article 4 thrust upon them. Why has this not been put forward as a public vote as opposed to a dictat from National Park. What happens when elderly have to sell to pay for care who can buy. Homes are the biggest asset for most people and they should have the choice to sell to the highest bidder. Why if it is so important that this is not being put out across the whole of Wales. It will kill the tourist industry on which many of the young families depend on for their income. What happens if you apply to have the restriction taken away	Our schools are providing our children/grandchildren by being taught using the medium of Welsh so unless you attract more young families to the area this wont happen.	It is discrimination on those of us who happen to live within the boundary. There are plenty of villages close to the boundary that will not be covered and as such they are the ones with the most aordable housing. They will still be able to be purchased as holiday homes. What happens if peoples

			circumstances change and they need income from their property such as establishing Air B&B. Why have you the right to say what people can do with their property
13	I support the proposals.		
14	This is unneeded left wing Welsh nationalist extremism. It will have a negative effect on the local community by putting unnecessary barriers in the way of house sales. 2nd home owners and owners of holiday let's are already paying two and a half times the usual council tax. Most of these homes are owned by English people so in effect Article 4 is yet another racist attack on the English. We(English and Welsh) all coexist quite happily here and manoeuvres like article 4 just stock up unnecessary resentment. Eyrri national park would do better to concentrate on the management of the wild spaces,which is after all its primary function.	No opinion	No opinion
15	The proposals will create a two tier housing market which will be grossly unfair to those trying to sell a C3 main residence when compared to someone selling a C5 or C6 property. There are two ways to make this more equitable. Firstly any property in C5 or C6 that is sold should automatically revert to C3 unless it has extant planning approval for C5 or C6 use. Secondly any relevant property for sale shall be offered for C3 use only for a period of 3 months. If after 3 months the property has not sold then the vendor may apply to the Authority for a derogation for its sale as C5 or C6 as well as C3. The authority will allow such a derogation provided it assesses that the sale price is reasonable. If the derogation is granted then it would lapse on any future sale (unlike full planning permission which would only lapse under the terms of the approval). Any property empty by means of being available for sale but not selling (at the "reasonable" price) shall be exempt from council tax (this is a matter for the County Council but is a necessary adjunct). Finally adequate guidance needs to be provided as to how and under what conditions planning approval for use as C5 or C6 shall (or shall not) be granted.	It will be detrimental to the Welsh language as it will deter tourism, a major employer of Welsh speakers.	
16	I'm in favour of article 4		
17	I believe this new policy would have a detrimental impact upon the people of the area. This who own property, those who want to sell said property and those who want to buy. This is because many people are getting older and need to sell up. the main buyers will be people either living outside the area or in UK. the young people of Wales as in UK will not be able to buy as their jobs are low paid seasonal work and they can't afford rent let alone a mortgage. A blight will be on property and many will stay empty as is the case now in Gwynedd. People who have second homes are the main course of income for trades people as they have work done, services provided etc. holiday accommodation provides income, work and people to the area. These homes if fall empty, fall into disrepair and will be brought up by property developers to put in migrants. These migrants will not speak welsh, not contribute to the economy and Wales will continue to fall into a third world country.	The more people who move in to the area as the welsh can't afford to buy no matter how cheap the property. The less welsh speakers you will have particularly if homes are bought up to house foreign migrants.	Possibly worse effect than intended as no matter what your protected characteristic is if you don't have the ££ for a mortgage you can't afford any house.
18	I do not think there is any need for there to be any planning consent for an existing property for it to be a main home or holiday home. My property has previously been a holiday home (1965-1984) but has been a main home since 1984. No planning consent needed.	If you wish the Welsh language to thrive, young people need well paid employment to remain in the area. There should be business friendly policies instead of restrictions.	Stick to planning on new building rather than social engineering

<p>19</p>	<p>I have deep concerns regarding the potential negative impact of Article 4 on our local economy, particularly its adverse effects on local employment. Similar to the challenges posed by the Second Home Council Tax Premium, I fear that Article 4 may exacerbate the economic strain on our community by contributing to a decline in local employment opportunities.</p> <p>As you are aware, the implementation of Article 4 has the potential to restrict certain types of development and property usage within our area. While the intention behind such measures may be to address specific planning concerns, the unintended consequence could be a reduction in economic activity, thereby leading to job losses and diminished income for local residents.</p> <p>One significant source of employment and income that is at risk due to Article 4 is the revenue generated from second homes. Many individuals rely on income from second home rentals as a source of livelihood, whether it be through property management, hospitality services, or related industries. By imposing restrictions on second home usage or development, Article 4 threatens to diminish this vital source of income for local residents, thereby undermining their financial stability and contributing to a decline in local employment opportunities.</p> <p>Furthermore, the ripple effects of decreased income from second homes extend beyond property owners to encompass a wide range of businesses and service providers that rely on tourism and hospitality for their livelihoods. From restaurants and cafes to retail shops and tour operators, many local businesses depend on the patronage of second home occupants and tourists to sustain their operations. A decline in second home occupancy and visitor numbers, as a result of Article 4 restrictions, could lead to reduced customer traffic and, ultimately, job losses within these sectors.</p> <p>In light of these concerns, I urge the council to carefully reassess the potential economic ramifications of Article 4 and consider alternative strategies that strike a Y Balance between regulatory objectives and economic vitality. This may involve exploring measures to support responsible and sustainable development, while also safeguarding the economic interests of local residents and businesses.</p> <p>In conclusion, I implore the council to take proactive steps to mitigate the adverse effects of Article 4 on local employment and economic prosperity. By working collaboratively with stakeholders and adopting a holistic approach to planning and development, we can ensure that our community thrives and remains a vibrant place to live and work.</p>	<p>It's understandable that the Authority seeks a comprehensive understanding of the potential effects of language policy on the Welsh language and its implications for education standards in Wales. While the preservation and promotion of the Welsh language are undoubtedly important, it's essential to address any negative consequences that may arise, including those impacting education standards. One additional effect that should be considered is the potential impact on educational attainment and academic performance among students, particularly those from non-Welsh-speaking backgrounds or with learning difficulties. If the emphasis on Welsh language instruction outweighs the focus on core academic subjects or if resources are disproportionately allocated to Welsh language initiatives, it could hinder students' ability to excel academically and compete on a national or global level. Furthermore, the imY Balance between Welsh and English language instruction may contribute to disparities in educational outcomes between Welsh-medium and English-medium schools. This could exacerbate existing inequalities in access to quality education and opportunities for academic and career advancement, particularly for students from disadvantaged backgrounds. To mitigate these negative effects, it's important to strike a Y Balance between promoting the Welsh language and ensuring that all students receive a high-quality, well-rounded education. This could</p>	
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20	<p>I am against article 4, I think it will be detrimental to tourism. There are cheaper houses available further away from the sea.</p>	<p>I'm not interested in this constant pushing of the Welsh language when everyone has to speak English anyway. If people want to learn and speak Welsh that's fine. It's not my responsibility or problem.</p>	<p>Anything that is detrimental to a major part of the economy such as tourism should be avoided. If you get rid of holiday lets where will the tourists stay?</p>
21	<p>The Article 4 direction is an unfair penalty on private home owners from an unelected body. These decisions should be made by an elected body where private citizens have the choice to vote for the people making these decisions as we are supposed to be part of a democratic country. The decision is highly unfair to home owners within the park boundaries given that home owners within the same council area but living outside the park boundary would not be subject to the same rules. This is a very concerning development which will damage the tourism industry which currently is the only industry in the area and feel instead of pursuing this the park and local council would be better off investing and attracting other industries to the area to create jobs that would then solve this problem and negate the need to dictate to private home owners what they can do with the own homes and land.</p>		

22	As long as this article helps the young people of Wales being able to rent or buy property in their home area and reduces the impact of "Ghost Villages" then I am in favour. Too often the plans to control housing have adverse impacts and implore you to research all the impacts economic, social and environmental before implementation. I also ask you to monitor the impacts and adjust as required.	If Successful the Article should retain Welsh speakers in the rural and coastal areas.	Hopefully with more people remaining and villages the demand for services will increase and thus help people with protected characteristics.
23	I have lived in [REDACTED] all my life and have read the arguments offered in article 4 and I am astounded at how one directional it is. I own my property after working extremely hard all my life in [REDACTED] and surrounding area. My trade is in [REDACTED] which relies heavily on Tourism which in my village is all it has got other than the building trade which relies heavily on tourism!!! ie holiday homes guest houses etc. I believe article 4 would hurt this extremely hard so affecting jobs. Trying to affect the prices of houses to those that have worked hard to buy theirs is I believe unethical as you are only trying to cover inefficient processes to build affordable housing by the councils and not creating well paying jobs by not creating businesses to accommodate the needs. So therefore I oppose Article 4	I believe the effects on the Welsh language is negligible I actually believe a lot of people who move here try to learn the language I don't think	No comment
24	This is not the way forward. Local families rely on income from their so called "holiday homes" or rentals. This is an area for tourists with no other major work source. It is lack of foresight on the authorities for not building enough houses or using empty flats above shops, or even allowing so many student HMO's living in what were family homes. This makes me ashamed to be Welsh, as I feel this is an anti English campaign in an undercover way. What happens when locals want to downsize? They won't be able to sell and the whole housing supply will freeze. Locals who want to buy may not be able to get mortgages if these covenants are on properties. Please don't interfere with the present system because a few zealots want to keep the area for the Welsh with no forward thinking of the damage that will occur.	This is totally the background for the proposal. We are a multi language country and Gwynedd should wake up to this. People and enterprise should be welcomed before the whole area collapses financially due to lack of finance.	
25	This is a draconian measure. How people choose use their private homes is nothing to do with Eryri National Park, local authorities or the state in general.	This will have no effect on the Welsh language.	I don't understand what you mean by 'protected characteristics'
26	I think it will have detrimental effect on Aberdyfi.	Indirect	This would cause shops to close. House prices to drop. The main employment here is in hospitality. Most locals who wish to have further education have to move away.
27	How'n gefnogi'r bwriad i gyflwyno Cyfarwyddyd Erthygl 4 gan ei fod yn ordd o gael rhywfaint o reolaeth ar dai o fewn y Parc. Gobeithiaf y bydd hyn yn arwain at gymunedau cynaliadwy ble mae pobl ifanc yn medru sefydlu cartref yn eu hardaloedd genedigol.	Credaf y bydd cyflwyno Cyfarwyddyd Erthygl 4 yn cryfhau'r Gymraeg o fewn cymunedau'r Parc trwy gynnig cyfle i greu cymunedau difyr a bywiog ble gall y Gymraeg ynnu yn naturiol.	
28	The Authority need to be mindful of the tourist economy. The image and progressively the reality presented is that tourists are increasingly unwelcome. There are alternative locations to which the tourist pound will inevitably be directed if the Authority continues to make the provision of holiday let accommodation untenable. The Authority needs to address unoccupancy of Local Authority and Housing Association properties in the first instance.	I am not sure that Holiday Let accommodation has any effect on the Welsh Language. The Authority needs to address the provision of Welsh Language teaching in schools in the first instance.	The phrase protected characteristics is typical 'Council Speak'. Not worthy of comment.

29	<p>Imposing a Park-wide Article 4 Direction does not comply with planning legislation guidance, in particular that an A4D must</p> <p>1) be based on robust evidence, and apply to the smallest geographical area possible (ie limited in extent to those individual areas where there is a specific problem)</p> <p>2) be limited to situations where an A4D is necessary to avoid wholly unacceptable adverse impacts (ie the A4D must be able to mitigate or prevent the problem, not just be a wing and a prayer to 'fix' it)</p> <p>It appears from the Justification Statement that the intention is to 'use' the second homes and holiday lets that may be driven out or prevented by this proposal as aordable homes to fill a shortfall that has existed for some time, without any consideration of whether these properties, many of which have had considerable sums spent on them by owners, would ever be 'aordable' to local people - one suspects many will not.</p> <p>Section 4.5 admits that low-wage rural economies, restrictions on the supply of new housing and external demand are the factors affecting the availability of homes for local people, none of which will be addressed by the proposed A4D.</p>	<p>The lessons of history show that legislation is not the way forward to protect or retain a language, or indeed to destroy one.</p>	<p>This depends on what characteristics are designated as protected. This may have an impact on carers who can manage to run a holiday let but not work away from the home, on farmers who have diversified (not all units have planning restrictions), on older people who have invested in a holiday let in lieu of a pension, for example.</p>
30	<p>What gives GC the right to decide who I can sell my house to . I had no help from GC buying it and therefore I am not beholden to them .</p> <p>Before GC penalise homeowners who may be forced into negative equity due to the expected drop in house prices, they should take a look at the abysmal record at building aordable housing and investment into encouraging long term investments and better wages .</p> <p>In the scheme of things GC average price for houses is less than the majority of most of the uk .</p> <p>The inability to move with jobs , upsize or downsize is the biggest threat to stagnation in the housing market . If no one can afford to move houses won't become available to families at any price ... the housing market will crash .</p>		
31	<p>I believe that this is an appropriate and necessary measure to ensure a Y Balanced mix of sustainable communities alongside an important tourism industry</p>	<p>I believe that the directive would have a positive effect on the Welsh language by protecting thriving communities</p>	<p>I do not believe the directive has an impact in this regard</p>
32	<p>Rwyf yn cytuno â'r angen am Erthygl 4. Mae gwir angen sicrhau cartrefi ar gyfer ein teuluoedd a'n ieuencid ni, un ai i'w rhentu neu i'w prynu am bris sydd o fewn cyrraedd. Mae tai ein pentrefi a'n trefi, e.e. Gellilydan a Blaenau Ffestiniog wedi newid dros nos i fod yn dai gwyliau yn hytrach na chartrefi. Mae niferoedd disgyblion yn yr ysgolion cynradd ac uwchradd wedi gostwng cymaint fel na fedrant barhau fel unedau annibynnol, e.e. Ysgol Edmwnd Prys, Gellilydan, Ysgol Bro Cynfal, Llan Ffestiniog ac Ysgol Tanygrisiau bellach efo un pennaeth ac yn rhannu adnoddau a chostau. Edrychaf ymlaen i Erthygl 4 ddo i rym cyn gynted â phosib.</p>	<p>Mae e aith andwyol ar yr iaith Gymraeg yn amlwg mewn pentrefi gan mai pobl ar eu gwyliau sydd i'w clywed bennaf yn y pentrefi a'r trefi yn enwedig yn ystod y dydd. Mae gostyngiad sylweddol mewn tai lle mae teuluoedd lleol yn byw, yn naturiol yn lleihau'r defnydd o Gymraeg.</p>	<p>Mae llawer mwy o geir yn parcio ar hyd y strydoedd gan ei gwneud hi'n anodd iawn i bobl leol. Yn aml bydd mwy nag un car gan deuluoedd yn y tai gwyliau ac mae hyn yn ychwanegu at hwylustod llefydd parcio i bobl leol yn enwedig i'r henoedd a'r anabl.</p>

33	<p>I understand the need to ensure there is aordable housing for locals - however tourism is a massive employer and much needed industry in the area. There needs to be a Y Balance that protects this. There are many properties not suitable for residential and are better for holiday lets or second homes. I worry that article 4 will create two separate housing markets putting locals at a disadvantage and into negative equity - there are many houses available and not selling locally so I'm not sure how this will help creat houses for locals and jobs for people so they can stay. Or help pay for inherited houses to stay in families or ensure people can release equity to pay for old age care.</p> <p>https://lichfields.uk/sun-sea-sand-and-article-4-directions?fbclid=IwAR2KhnjcyGbgGdPXg77pJKdfimLbh_bSdica7MVxdicoyfxkJw2YgCVYAE8_aem_AXNIPXcSogYTgjtMzcSlyYmLw7WfzEgBEM-5oq99L4h4tLV0KP_kG70U4eXkCmFnoEM#:~:text=An%20Article%204%20Direction%20would,required%20through%20the%20planning%20system</p>	I'm not sure how this will help, local people won't stay in the area without jobs.	N/A
34	I disagree with the implementation of Article 4. There are plenty of houses priced for local buyers. The key issue is well paid jobs in the area. Reducing tourism or devaluing the property prices does not help the areas and communities in anyway.	Tourism can support welsh language and culture by providing opportunities to educate people from other areas. This should be seen as an opportunity not a hindrance.	Due to low paid jobs in the area, it is often investment from outside the area that helps to preserve good facilities, including those of disabled people.
35	Yet another bad idea in a raft of bad ideas	This will have a negative e ect on local homes being devalued indiscriminately whilst bolstering the prices of existing holiday let's. This in turn will drive down tourism resulting in local job losses feeding subsequent relocation and reduction in native Welsh speakers.	Protected characteristics should include the local working population which this will severely impact.
36	Just another example of interference in a free market by the state. And as usual the state will get it wrong. There will be absolutely no positive e ect from article 4. The planners have one job they haven't done it for several decades that's the sole reason why we find ourselves here. Supply and demand, there has been no supply to match demand equals prices have risen. So to cover it's tracks the state will legislate to prevent a free market.	No e cts either way.	No e cts either way.
37	I have sold my second home in Wales and am looking to replace it intending to operate it as a holiday let also. the poperty type is unattractive for permanent residential use an is in a built for tourism area. The economy of the town is dependent on tourism and second homes, and distintctions should be drawn by zoning and mixed use to allow local occupation of rural communities while supporting the leisure economy in the holiday towns	dw i'n dysgu cymraeg am ddwy flynedd, perchnogion ail gartrefi defnydd cymysg fydd yn ceisio cefnofi yr iaeth.	older people disproportionately su er disabilities and , disproportionately live in the coastal towns , and depend on the shops and facilities whose viability is currently under threat from the impact of this policy in the coastal towns
38	The Welsh Government and Gwynedd have already taken significant steps to address second homes (increased council tax) and holiday rentals run as businesses (increased requirement for rental periods during a calendar year). These changes need to be allowed to bed down before more measures are taken (the outcome of which is not clear). Reducing house prices is a measure that destroys economic value to make homes more aordable. The other way to increase access to housing is to add higher paying employment. That is what Wales needs to aim for, not a race to the bottom but an aspiration to to generate wealth and opportunity. If house prices drop as a result of Article 4, so will council tax and then there will be less scope for providing services in North Wales, an areas where the provision of local services is costly.	Welsh speaking communities are not in favour or Art 4. This I have heard in the cattle market in Dolgellau. For farms tourism is an important element to diversify income streams.	Article 4 will not generate a better trained work force or better employment opportunities, which are the only measures that will benefit people with protected characteristics and enable local authorities to generate more council tax to support people with protected characteristic

39	<p>I find everything about this order absolutely awful! We retired to wales from England and both speak Welsh! Wales is now more Welsh than it has ever been and we grew up in [redacted]!!!!</p> <p>We built our home using EVERYTHING local!!</p> <p>Provided a years salary for locals!!!</p> <p>It is our primary residence and the council feel they have the right to dictate to us who we can sell it to!</p> <p>They are making a divide between locals and the people who keep the local economy afloat!</p> <p>How do they in all sincerity think unemployed locals could afford anything at all on unemployment benefit?</p> <p>The Llyn peninsula is virtually totally dependent on tourism, rental income and the money second home owners spend!</p> <p>In addition to this you are penalising the actual local people by removing their right to sell their home on an open market!</p> <p>I am honestly ashamed to be Welsh.</p> <p>We have a complete mix of friends and all who are English feel that this is a policy of discrimination and makes them feel unwelcome!</p> <p>Our neighbour rents out now! Never did.</p> <p>Solely for the reason that the council tax was hiked.</p> <p>The council have no foresight and are making a huge mistake and in my view taking us back to the dark ages I grew up in with derelict buildings, run down barns and towns like pwlheli look now getting worse if that is possible.</p> <p>What happens should a local need to sell for health reasons and no local bids?</p> <p>This has not been thought out and the long term consequences will earn us nothing but the reputation we had years ago of English not welcome!</p> <p>I am ashamed to be associated with this!</p> <p>You will decimate the livelihood of locals.</p> <p>Take away our basic right to enter an open market and you certainly will bring shame upon those of us who actually could not wait to come back here!</p>	<p>The welsh language has never been stronger!! We grew up when it was not cool to be Cymru!! Education through the medium of English! Many of our English friends have actually learnt Welsh. You are using this as an excuse to create a divided society.</p>	<p>Use the additional income collected from their second home tax hike to build aordable housing. Where has this money gone? Most of it I suspect into trying to railroad this policy. Charge all those statics a nominal tax as they use all local facilities. Use this to build local homes! The negative impact on me are listed above. I will never support Plaid again.</p>
40	<p>First of all I am a welsh speaker, having been brought up in [redacted]. I have worked away from Wales all my career and have recently retired to [redacted]. I am appalled and disgusted with the article4 proposal and am vehemently opposed to it! What right does the council have to dictate to me what I can do with the property that I have worked hard to buy!</p> <p>The Llyn peninsula economy is very dependent on tourism, what the council is proposing will destroy this industry, there will be no jobs for local people-so they will not want to live here- much as it was in the 50s and 60s.</p> <p>This proposal has not been thought through at all and if it goes ahead the consequences will be dire for local people. The council is penalising the local people that it is supposed to serve. I sincerely hope that it will be voted down.</p>	<p>This proposal will not have any beneficial effect on the welsh language- quite the opposite if there are no jobs for young local people.</p>	<p>I am [redacted] years old, if I need to sell my home to be nearer family or to go into care. I will not be able to! Will the council take care of me- I dont think so!</p>
41	<p>I would strongly support Parc Cenedlaethol Eryri adopting Article 4. As a former [redacted], we were becoming increasingly concerned by the number of dwellings were not in permanent occupation, being either second homes, or holiday lets, and see the Article as being an important tool in limiting the increase. I also think that the Opinion of the relevant Community Council should be a material consideration in determining a planning application for change of use. This would allow local people a say in the composition of their community.</p>	<p>Although not a fluent Welsh speaker, I have a reasonable facility in the language. A large number of second homes, or holiday lets does have a</p>	

		negative effect on the use of the Welsh language in predominantly Welsh speaking areas, and control of the number of such properties should have a positive effects	
42	i find reducing the market place for any possible sale in the future unacceptable		
43	It is morally wrong for an authority to dictate what a house owner can or cannot do with their own property. If they want to change ownership or use they must be allowed to this is not a dictatorship.	No adverse effect	No adverse effects
44	I am in favour of SNPA requiring planning permission for change of use. At present, it is impossible to know how many holiday lets / second homes there are in the National Park. I feel there are too many (e.g. in our terraced row of 6 cottages, we are the only residents with the rest being holiday lets - no community spirit or security). Requiring planning permission would be the first stage of monitoring the situation.	Limit the numbers of second homes / holiday lets, particularly in village centres, for smaller houses, where young local Welsh speakers can no longer afford to live.	Not sure about protected characteristics, but local families with young children are having to travel to other villages for primary education as fewer residents mean fewer school age children ,so schools close
45	<p>1. Deep concern that this article will erode tourism, the economic engine of the National Park, and the consequently employment prospects of its inhabitants. It would be far better to remove rates relief for holiday lets, rather than effectively banning them, so they make a higher contribution. People need Jobs, and this requires tourism in this area.</p> <p>2. Ultimately, it will turn the National Park into a retirement home. Tourism drives jobs. The people who can afford to buy homes will not be the young families, but the asset rich pensioners. They will not drive economic activity. Rather it will put significant resource issues on the health service.</p> <p>3. It does feel uncomfortably Stalinist.</p>		

<p>46</p>	<p>I have lived and worked in [redacted]s, married to a Welsh-speaking wife, our children have been educated in the local schools and are bi-lingual. I have run a [redacted] business and employed at one point seven local men and put them through Llandrillo College on apprentices. I am now retiring at [redacted] years old. My workshop is a stone-built, slate-roofed, detached building adjacent to our property in a rural setting. To supplement our pension and secure an income I have sought planning permission to convert my workshop into a small holiday let. Snowdonia National Park Authority has rejected this request as it does not meet the Eryri Local Development Plan. This states that:</p> <p>Any scheme for the conversion and change of use of a rural building for its use as a short-term self-catering visitor accommodation will have to be seen as a part of a farm diversification scheme to provide ancillary and subservient economic benefit to that farm holding.</p> <p>It is my personal opinion that this policy is discriminatory towards other occupations and professions situated in rural areas that are seeking to diversify their assets and provide employment and income to the area without reducing in any way the housing stock available to local residents.</p> <p>If I as a [redacted] who has lived and worked on the land for [redacted] cannot alter an established business/building that in no way affects the exterior character of the property just because I do not own livestock is this not an extremely unjust or prejudicial distinction between different categories of people or professions.</p> <p>I fully support Article 4, in that people who own second homes in our area and do not pay council tax should be reviewed. These owners and businesses should contribute to the local economy and if not make their homes available to local residents.</p> <p>I realize that my situation is not related to Article 4 but in the general discussion regarding holiday lets and diversification I would like my views known. Local residents in rural areas should be permitted and even encouraged to develop businesses in keeping with the environment, character and local residents.</p> <p>So many local artisans and craftsmen would increase their income and sustainability if they were permitted to supplement their income by renting part of their property to holiday guests. I disagree with the ELDP that this permission be granted only to those who own or keep farm animals.</p>	<p>We fully support and speak the Welsh language..</p>	<p>Low income rural residents should be helped and encouraged to increase their domestic income via room or apartment guest rental within the confines of their property/land.</p>
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47	<p>I feel all the negative changes to owners of property in Wales is not looking at the bigger picture of these small towns . Not all owners of properties, who cannot live in their houses 24/7 are rich multi home owners. I am speaking as a Welsh woman, who was born in Wales and lived in Wales most of my life . When I bought my property for example, It was the first property I have ever bought/owned. It was up for sale and the estate agent in [REDACTED] had no worries selling to me. It is a tiny property that needed extensive tidying up and I paid council tax during this time. I now pay £ [REDACTED] per month!!! for a tiny mid terrace with no outside space. We used all local establishments whilst tidying up the cottage, Huws gray especially did very well out of us as well as the cafes and restaurants. A local person could have bought that house or the council could have bought it to rent out. but it was such a mess, I guess it put all o .. My husband and I physically spent months and months making ourselves very poor, doing the work ourselves. We are still trying to overcome the financial burden it caused us, but another simple little cottage in Wales is now habitable. How long i will be able to pay the extra [REDACTED] a year council tax, I do not know. I am a [REDACTED] [REDACTED]. I am having to let my home to guests a fraction of the month, it keeps it warm and lived in while i work away and helps pay towards the enormous council tax. im happy to pay normal council tax, but feel i am being driven toward business rates instead to survive and keep my little home</p>	Put welsh language classes on in the towns	
48	<p>I do not agree that there should be planning consent for change of use into second homes or holiday lets. I do not agree that this will change the housing crisis as there are several a ordable homes in my village which stay on the market for up to 18 months or more. Those considered not a ordable are simply purchased by incomers from outside of Wales. The proposed changes will reduce house values for all residents, reduce visitors to the area, kill small business and reduce employment. The key issue in Snowdonia and Gwynedd is the lack of employment, if this is solved, more local people will buy houses in rural villages.</p>	No negative e ects on the Welsh language. Most people moving to the village and already resident, do not speak Welsh.	No
49	<p>I strongly disagree with the Article 4 direction . Is the Welsh Government or Eryri,s National Park going to compensate me if the value of my property falls as a result of this legislation ?</p> <p>Why is the Welsh Government trying to devalue the property market in Gwynedd?</p> <p>What right do these unelected Planners have in telling me what or I cannot do with my property .This this must fall foul of The Human Rights Act .</p> <p>Trust the National Park have got deep pockets as this will get challenged in Court .</p>	N/A	N/A
50	<p>Why alienate once more the second home owners who contribute so much to the Welsh economy</p> <p>We have never let our property but with a Council tax surcharge of 150% and maybe more to come letting was a possible way to avoid it</p> <p>It just doesn't make sense to get ride of long time (26 years) second home owners contributing many thousands of pounds a year to replace us with what?</p>	No e ect	No e ect
51	<p>I am concerned that this has not been fully thought through. Existing holiday lets and second homes will go up in value, while those of us who actually live here will see the value of our properties diminish. In addition, it will simply add to the demand for holiday properties in areas just outside the Park boundaries - areas which need support for residents, not more second homes. Nobody needs more second homes.</p>	See my comments above. This will impact on areas where the language is thriving.	What does this mean? What are protected characteristics? I cannot answer a question I do not understand.
52	<p>I am concerned that the proposal will unfairly e ect the value of my home as only people using it as their main residence will want/ be eligible to buy it, making it more like a local occupancy home. Although I was eligible to buy a local occupancy home I chose to buy my current home where I have lived for 7 years because I thought it would be easier to sell if I wanted / had to move. Also what happens if my children inherit my house when I die but do not want to make it their permanent residence? I appreciate that Gwynedd is trying to restrict the number of empty holiday homes but the main employment in Aberdyfi comes from tourism. For these reasons I would like to register my objection to article 4</p>	I am a welsh learner and respect the importance of the welsh language but do not see that this should e ect the value of my home by making it unsaleable .	I do not understand this question , I do not know what protected characteristics are

53	<p>Firstly I had to access this survey through a different website, as the Snowdonia link did not work!</p> <p>I think this is a terrible idea, but if it must be implemented then it should only apply to new builds!</p> <p>To drive this through to existing properties is unconstitutional. There is a very good chance that this will severely devalue existing residential properties. This could have the effect of putting young people (and others) who have scrimped and saved enough money to finally put down a deposit and buy their homes on the current housing market only to discover they are in a position of negative equity.</p> <p>To have two identical homes next door to each other, one being residential and another being a second home, the value of the second home will only increase in value putting it further out of the reach of new buyers, whereas the residential house will drop in value as it has been removed from the fair market place. Homes are the biggest single biggest purchase a person makes. It is wrong to interfere with the housing market in such a way, and although I would guess it is being made with the best of intentions it will hit the poorer hard working people the worst. Imagine you are wanting to sell your house to buy a bigger home because your family has recently expanded, or you might have been offered a job in an area outside this restriction. Then you won't be able to move up the ladder because you are stuck!</p>	This will have no effect on the Welsh language other than stagnation as people are trapped within their community	This will prevent the poorer members of society from self improvement as their only way forward will be through home rentals
54	<p>North Wales main industry is now tourism, is it not enough that that holiday lets are now being punished with double council tax (if they do not meet the requirement), you now want to make it even harder. The planning dept is renowned for being completely incapable of dealing with the requests it does get, you now want to heap even more work onto them. THIS is NOT a planning "issue" and is a complete mis-use of the planning process. The planning process is there to guide the appearance/look of building CHANGES, not a buildings change of use if it does not affect its appearance. This is an abuse of power over private home owners rights to use their dwelling as they see fit, e.g. if they wish to pay double council tax then so be it, they can use it as a second home/holiday let (although flawed, I do agree with this system as it generates additional income to local authorities) Planning is an "opinion" based system at best, it is not fact or item based, this opens it up to emotion and that causes the system to fail.</p> <p>I believe this is all being done in the name of "not enough houses for locals", I am sorry but the young locals leave because there is no work, not because there are no houses, by restricting tourism even more you are determined to reduce the employment opportunities even more. If you do this you will reduce housing prices, yes maybe more locals will be able to afford them, but with no employment prospects even fewer will remain causing ghost villages with empty properties that no one can sell and no wants to buy.</p> <p>You have the future of this great country in your hands, and a lot of responsibility comes with it, do not be blinkered into thinking that visitors are the evil party.</p>		
55	<p>I strongly object. We are permanent residents in Gwynedd and long term this will affect my family as our sons will inherit our home and will not be able to afford the "second home council tax", to afford to keep our home they would need to possibly rent it out for the summer to cover the costs. So when they inherit, they will be forced to sell. We do not want this.</p>	I have been learning Welsh daily for the past two years. Local native Welsh speakers are driven out of our areas at a young age because they cannot afford to buy homes due to the fact that job prospects here are very limited. This, plus lack of affordable property and social housing, is your problem.	
56	<p>There is talk that this will devalue individual residential homes if this is the case then it will have an impact on the poorer residents as the richer residents already own 2 or more homes and or holiday lets</p>	No comment	I think that there are already too many holiday homes, most unregulated. These have impacted neighbours of holiday home owners; who are blighted by

			<p>unwanted noise from holiday makers, having a negative affect on the everyday life of normal home owners. Something needs to be done about all the holiday homes that are already open for business without planning permission most of which are avoidant of regulation, business rates and should be classed as commercial properties</p>
57	<p>I agree that something must be done about second homes in Wales and admire the planning authority's courage in implementing sweeping changes. However, I have some concerns about Article 4. Firstly, it seems to me that this will keep second homes in Wales as second homes. I think there is a major opportunity for Welsh towns and villages at the moment, in that more people can now move from cities to rural areas and work remotely. This is happening so much now that city schools are underfunded because they have lost so many pupils. But house purchasers - Welsh and non-Welsh alike - wanting to move to rural areas to live permanently are unlikely to move to Welsh towns and villages because they are unlikely to be able to sell their house as successfully as if they bought in English rural areas. Already, I know of people born and bred in Wales who have bought properties in nearby English areas rather than in Wales.</p> <p>We live and work here permanently and are surrounded by second homes. We were hoping this would change now more people can work remotely and move from cities. But now we think this is unlikely and that only purchasers wanting second homes will buy here, from existing second-home owners.</p> <p>It also seems to me that this is a very blunt tool. It does penalize people who live permanently in Wales, not second-home owners, and while I agree that the richer house owners perhaps should contribute more to housing homeless people (it's a Robin Hood idea that I admire) I do think it is harsh for such a sudden and shocking change to happen to people who have planned their finances all their lives.</p> <p>I worry about the loss of income to Welsh towns and villages too. This is surely going to mean a huge dip in land tax and the ability, therefore, for Wales to pay for the NHS and other public services. I think this risks Welsh towns and villages becoming impoverished.</p> <p>I was very surprised that the authority had not yet worked out the circumstances in which they would and wouldn't allow change of use, and it does seem to me that the policy should be fully planned and thought through, and guidelines offered to people concerned, before it is implemented.</p>	<p>As above, I think a lot of home will now stay second homes rather than be bought by people wanting to live permanently in rural Wales, working remotely. Therefore Welsh is far less likely to be spoken here.</p>	<p>As I said above, I think this could impoverish Welsh towns and villages, and that always impacts people with protected characteristics more than others. As a [REDACTED] myself, I think that there is an opportunity now for Welsh towns and villages to be more open to people with different characteristics, including sexuality, where there is more movement of peoples. There is a great chance for that now as people are moving to rural towns and villages to live permanently and work remotely. But I think an unintended consequence of Article 4 is that this will be inhibited.</p>

58	<p>Eryri and Gwynedd have many properties unsuitable for young families. A4D is an unnecessary change that will have a detrimental effect on local younger families who will find it more difficult to buy a suitable home, or move up to a larger home to suit their family needs. This change and all the time spent by local government in discussions is costing a massive amount of tax payers money and this should be spent on getting on with building affordable homes instead. It is a blanket change and my home as an example [REDACTED] [REDACTED]. Young families will not be able to afford the upkeep, maintenance, etc. It's a long walk to the only small shop and bus route and local primary school. The council needs to build affordable smaller and cheaper homes nearer the facilities young families will use. Changing the rules retrospectively both in Gwynedd and Eryri will reduce the value of properties like mine and still not produce a suitable home for a young family.</p>	I don't think it will make any difference at all.	Mine and similar properties would not be suitable for anyone with protected characteristics.
59	<p>Adopting this Article is almost certainly going to have a massive adverse impact on small local community businesses which rely on second home owners and tourism for their livelihoods. Current home owners wishing to sell up to find work will find themselves in negative equity but house prices will still be beyond the reach of young locals.</p>	Can't open the document	Can't open the document
60	<p>Second homes and short term lets in [REDACTED] have changed our community in a negative way. Local people are being priced out of the housing market, in the holiday season my area of the village is overrun with visitors, walking or by car from our home to the village is a hassle. Gwynedd Council or the National Park do very little to combat increasing rubbish left on the roads and paths, thankfully local people have organised themselves for weekly litter picking. The village has lost most of its shops we are left with cafes, outdoor shop and a Spar shop, and this is partly due to the decline of the local community.</p>	<p>With fewer homes available as main residences few families are able to live in [REDACTED] there are fewer Welsh speakers. [REDACTED] primary school is a Welsh first language school, yet English seems to be the language of the school playground.</p>	
61	<p>By implementing Article 4 there will be less accommodation available, both short term and holiday lets for people wishing to visit the area. Tourism contributes a significant income to the local economy. Limiting the amount of accommodation available will ultimately result in a reduction in local income. This will affect local tradesmen, restaurant and cafe owners and other businesses who rely on strong tourist industry. Reduction in local income and businesses will lead to lower wages and fewer opportunities for local employment. Whilst there is an issue regarding the availability and cost of local housing, the Welsh government would better direct its policies towards building more new affordable homes in areas where they are most required and simplifying the planning process for new developments, instead of restricting the income that is derived from one of the biggest sources, tourism. The Article 4 directive will have a negative impact on trying to bring in much needed investment into areas that rely heavily on a strong tourist industry.</p>	<p>In order to maintain and increase the level of the Welsh language, local people should be encouraged to develop trades and businesses that employ local people and attract more investment into the local area. This would give local people better levels of employment and income.</p>	
62	<p>Introduction of article 4 is in contravention of freedom of human rights to use your property as you wish. The whole blanket idea is not well thought through.</p>	I know many people with second homes or holiday lets who are actively leaning Welsh.	There will be a huge impact on local business owners and economy which is primarily tourism.
63	<p>Very much against it the village will be ruined. Aberdyfi has always been a holiday resort and lots of properties were built for holiday people. It will become a ghost town because businesses will not survive.</p>	People will choose for themselves.	You need to listen to the Residents.

64	<p>I totally disagree with the proposed Article 4 as it will significantly decrease the value of our property as a main residence. It immediately cuts the amount of people who would even consider purchasing the property in the future if I wished to sell. I have been very lucky to have inherited our property and it has been in our family for 47 years first as a second home now as a main residence. My father has renovated it from a wooden Victorian school room by investing thousands of pounds in it, I have also invested my pension in it for its latest renovation. My wish is to have the option to leave it to my daughters on my death but as young professionals they will not be able to live and work here permanently and will be forced to sell. I feel that the Welsh government have penalised me for having a second home in the past with astronomically high council tax and now have concocted a scheme to penalise me for having a main residence! Why is the government in Wales hell bent on controlling our lives in a detrimental way? The amount of properties for sale in [REDACTED] has significantly increased since the increases in council tax and unattainable rental goals have been introduced so why aren't the council purchasing these properties for local families?</p>		
65	<p>The restriction of the use of the Snowdonia National Park area as a holiday destination would be massively detrimental to the economy of the area. Holiday homes and the people who use them not to mention the locals who work on them contribute almost 100% to the income of the coastal areas. Local builders, shop keepers, restaurants, and public houses all rely on visitors and they rely on them staying for more than one day. Where do you expect visitors to the area to stay? There are two major world class golf courses within the area that would be affected, Aberdovey and Royal St Davids both of these courses attract players from all over the world and holiday homes form a large part of the available accommodation.</p>	<p>More and more visitors are learning the Welsh language especially those that come here regularly</p>	<p>I'm not sure what protected characteristics are I believe all people are welcome in Wales</p>
66	<p>Article 4 will not help local people buy more affordable houses, it will do is stop business coming into the area and local people will lose jobs, there will be less jobs to entice young people to stay in the area and they will move looking for work elsewhere. Tourism is the main source of income and employment in Gwynedd, whether the council like it or not, Article 4 is going to make people feel that they are not welcome or wanted in the area. The 150% council tax rise has already made it difficult for people to own a second home in Gwynedd, these second homes are where tourists stay and bring money and work into the local economy. Some of these homes have been passed down through families of local people and they cannot afford to keep them because of the pressures the councils are putting on them through rising costs. If there is a shortage of affordable houses, build some, invest money into building properties that young people can afford and encourage them to stay or move into the area. The council moan about second homes being empty for most of the year, there are only 8% of second home in Gwynedd, if the council made tourists feel more welcome these houses may be full for more of the year which will have a positive impact on all communities.</p>	<p>Offer more affordable and accessible courses for people of all ages and cultures living in the area to learn Welsh and about the culture in Wales. Offering more affordable purpose built affordable houses will encourage young people to stay or come to the area. More work will encourage them to stay and raise their families in the area, attend local schools and learn the language.</p>	
67	<p>I object to this ridiculous proposal for these restrictions in Article 4 which will not enable local people to buy homes in the area anymore than it does now. It will leave people who have recently bought a local property in negative equity when the prices decrease and not have any effect on those who rent out to holiday makers. They will simply raise their rental prices. This exercise is just seen as a cash cow for SNP and local authorities to raise more revenue for their coffers when we have already had high rate rises to contend with. Yes young local people need more housing, This should be done by loosening planning restrictions and building more social housing for them. Time and time again when local people have asked for planning to build their own homes the costs for getting planning through has become burdensome and costly to achieve. If SNP really want to help they need to look closer to home at what they can do themselves to help the local housing stock.</p>	<p>My family can all speak Welsh but choose not to.</p>	
68	<p>I object to Article 4 as I have worked hard all my life to pay off my mortgage and object to anyone now coming along and placing any new form of restrictions on it. I would fight any new restriction and if these do come into force I will be selling up and moving after living here all my life.</p>	<p>Don't think it will make any difference in reality.</p>	
69	<p>It's a good idea and long overdue. The impact of second homes and holiday lets has had a devastating impact on Welsh communities - with people priced out.</p>	<p>I live in [REDACTED] and have noticed the negative effects of HMOs and now Airbnbs have had on the Welsh language. You very rarely hear Welsh spoken now.</p>	<p>I would argue that being an indigenous Welsh person is a protected characteristic.</p>

70	Restrictions on second homes is a good idea. We need to limit the number of houses used as second homes and holiday homes as they provide little income or value to the community.	State in every legal document during property purchase that the property name cannot be changed from Welsh into English. Give all property owners a Welsh language information sheet and an incentive to learn	
71	I support article 14	Im not convinced about the positive impact on language choice as most weish speak english	None
72	Fully support the proposal. Houses are for living in, not for profiteering		
73	NA	NA	NA
74	Why does there seem to be a clear and disturbing drive toward destroying the Welsh economy from all Gov bodies here in Wales? All policies coming out of the disastrous WA are seemingly taking Wales backward (devolving) and are clearly not helping the Welsh economy, this being yet another backward policy of further state interference, yet another hurdle of bureaucracy for the residents of Wales of being able to freely earn a living without having the state micromanaging and dictating every aspect of your life. In a free, democratic and civilised society every individual should have the right to provide for their families unhindered and without any interference from the state. This daft policy will hopefully be another nail in the coffin of devolution and thankfully there is growing support toward the disbanding and abolishment of the WA.. The sooner this happens the better it will be for the people of Wales.	Should not be applicable	Non sensical
75	Sut mae hwn yn mynd i ddatrys y broblem o ddigartrefedd yn yr ardal yma? Mae nifer o'r tai yn y pentre yn rhy ddrydfawr i deuluoedd sydd yn gweithio'n lleol, ac felly yn ennill cyflog eithaf isel. Petai'r tai yma yn dod ar werth dim ond pobl o tu allan y gymuned lleol sydd yn medru orddio prynnu nhw! Fyddai'r broblem yn lleihai petai Gwynedd yn gweithredu eu polisi tai gwag: 'Os yw'r perchennog yn gwrthod dod â'r tŷ'n ôl i ddefnydd neu'n peidio â thrwsio'r tŷ, gall y Cyngor: roi rhybudd i'r perchennog wneud y gwaith, a gwneud y gwaith ei hun os nad yw'r perchennog yn gwneud hynny gorfodi gwerthu'r tŷ i ad-dalu rhai dyledion i'r Cyngor. Helpu trigolion Gwynedd i fod yn berchen ar gartref yn eu cymuned' Mae yna 4 ty sydd wedi bod yn wag yn y pentre ers rhai blynnydoedd a byddai rhain yn medru bod yn gartref i 4 teulu lleol. Efallai fod yn nifer o dai gwag mewn ardaloedd eraill? Dydi penydio perchnogion sydd yn byw yn y pentre, neu yma yn rheolaidd ac yn gwario arian yn yr ardal, ddim yn mynd i ddatrus y broblem.		
76	I think this is a terrible idea. If someone owns a home they should be free to use it how they want to. The amount of time and resource the planning applications will use of public money is a total waste and should be spent on far more important things.	It will make no difference	For someone with additional learning needs or neurodiversity, asking them to fill out complicated forms is a very challenging process. I hope there will be easy read versions of any guidance and simple forms to fill it in if does go ahead
77	Many Eryri communities struggle to remain viable because second homes and holiday lets are pricing would-be residents, especially young adults, out of the market. and making shops and pubs unviable out of season. We need effective regulation in place swiftly, because once the tipping-point is passed and a community withers it is a slow, difficult process to revive it.	not qualified to comment	not qualified to comment

78	I think article 4 will be a positive move to protect local houses for local people. As well as helping to protect the Welsh language and culture.		
79	Totally agree with it.		
80			
81	Mae hwn yn gam pwysig ymlaen ond mae angen gwneud llawer mwy. Mae CYMAINT o Airbnbs a thai gwyliau a chlybiau dringo yn [REDACTED] - prin iawn ydy'r bobl sy'n byw yma drwy'r flwyddyn bellach. Mae pobol o wrdd yn ei gweld yn hawdd i brynu ty teras bach a'i droi yn air bnb er mwyn cael incwm bach hawdd - a hynny'n nadu pobol leol rhag cael unrhyw SIAWNS o brynu ty. Mae'n lladd y gymuned, yr iaith, yr ysgol (nifer o blant yn is rwan nag erioed o'r blaen) - rhaid hefyd codi lot mwy o dreth ar yr air bnbs - yn enwedig os nad ydy'r perchnogion yn byw yn y wlad hyd yn oed.	Mae llai o bobl yn siarad Cymraeg yn lleol am nad ydyn nhw'n byw yn lleol. Hefyd mae'r perchnogion yn newid enwau Cymraeg y tai ([REDACTED]) - ac yn dileu enwau Cymraeg brodolol. Yr unig ordd i liniaru'r broblem ydy i geisio gwneud y tai yma ar gael i bobl sy'n siarad Cymraeg. Hefyd angen gwrthio'r busenseau lleol i ddefnyddio'r Gymraeg.	Dw i ddim yn deall y cwestiwn yma sori. Nodweddion a ddiogelir??
82	There should be no second homes until every family has one home. Estate agents should be willing to sell properties as first homes and reject buyers looking for second homes or holiday accommodation.	Estate agents should be obliged to advertise relevant properties in Welsh only. Incoming families should be made aware that schools teach Welsh language and that some other subjects could be taught through the medium of Welsh.. Welsh should not be optional, any more than English is not optional in most other British countries..	How about a brochure, or a book, on the benefits, disadvantages, consequences, cost and rewards of moving to Wales - or better still, regional variations on the book - to show the merits and de-merits of moving to Gwynedd? Ensure that this book, or the information in it, is known by estate agents, solicitors and all potential buyers and sellers of domestic properties in the area/country.of
83	Simply that this needs to happen, we need to take back our communities.	I can only see a positive effect on the language, which is a good thing	I don't see any negatives in this..
84	I think it a good idea that change of use should require planning permission. I also suggest that planning permission should only be granted where it can be shown that there are too few tourist accommodations available in any given area and no shortage of accommodation for locals wishing to buy or rent.		
85	This should be stopped immediately , it will not help the lack of a ordable housing across Wales ! This is a gross negligence on the councils for NOT building homes, or refurbishing old empty properties.	This should be stopped immediately , it will not help the lack of a ordable housing across Wales ! This is a gross negligence on the councils for NOT building homes, or refurbishing old empty properties.	This should be stopped immediately , it will not help the lack of a ordable housing across Wales ! This is a gross negligence on the councils for NOT building homes, or refurbishing old empty properties.

86	This is a direct attack on the democratic right of British subjects to sell their properties to whoever they wish. It will cause their main financial asset - primary residence - to fall in value.	It will reduce the number of Welsh speaker as the reduction in property prices will attract Inward Migrants	Add to the mental health issues of people trying to sell their properties
87	As someone who was lucky enough to purchase my council house in the 1980s, I must express some concern over Article 4 and its effects on anyone who has bought a property as a main residence in the National Park. I appreciate that the purchase of the said Council houses has led to a shortage of available properties, yet with clause 106 local occupancy only and now Article 4 on top this will severely restrict future sales of ex-council houses especially in areas such as Aberdyfi where jobs are not as plentiful as in other areas, including those outside the Park. It would also be beneficial to the levels of housing stock if under the local occupancy rule ex-council houses cannot become second homes!		
88	Great innovative way to help with the issue of second homes, which other tourist regions of the UK are looking admirably at.	No negative effects that I can think of	None known
89	I do not support Article 4 in Eryri.	It will have no material effect on the Welsh language.	It will have no material effect on people with protected characteristics.
90	Article 4 will have irreparable damage to the area. The housing market will stagnate, reduced house valuations will create life-changing financial problems. Local shops, cafes, restaurants, cleaners, gardeners, builders, electricians, plumbers etc will struggle to survive and cease to trade. Therefore the local economy will collapse - taxes won't be collected, council tax will be unaffordable, no money for the benefits system. Where will the locals work, how will mortgages be paid due to negative equity, will houses be repossessed, all health care staff won't be able to buy a house in area due to mortgage not being approved due to article 4.	I worry colleges and schools will suffer reduced funding creating loss of Welsh teachers.	
91	1. Planning is being delayed because of staff shortages your end (I am told by a local architect) and so if this is to work this needs to be speeded up. 2. I do not agree that this is a good idea. There is a lack of long-term employment in the area, particularly for non-Welsh speakers (or those who have some but are not fluent) as they are barred from public sector work. This affects native Welsh people as much as non-native Welsh residents. Therefore, if you need to move to find work you are 'stuck' effectively. The tourist industry provides work for many people and supports many local businesses. It is these people who spend money on their properties and keep the conservation area looking good. You see examples of this in Dolgellau everywhere. Also bad examples of long-term residents not looking after their buildings and nothing being done about it.	Keep our local people here by allowing them to use their buildings to make money. Keeps the Welsh language alive.	
92	I think this is a very bad idea that will negatively impact the housing market and damage employment opportunities for locals	I can't see that this will have any impact on the Welsh language other than driving young people away from lack of jobs	Older and younger people will be negatively impacted. If you want local people to be able to afford housing here they need jobs!

93	I do think that as a self-employed person who has employed local people in a business that is in hospitality, I do not think that anyone should have the right to decide who I sell my house to. For a start, without the tourist industry, there would be a lot less employment in the area. I have 2 children whom I have encouraged to study and work hard and feel that they will probably leave the area to find work. We find ourselves in a very awkward position. Which came first, no decent full time jobs for young people or not enough housing. Why do they leave?? Or do they want to work at all?? If you scroll Social Media, pretty much every business is advertising for employees. I think the problem runs deeper than a housing problem! Also, I am unnerved to think that after working hard alongside my husband for many years to better ourselves and create a better life for our children, (whilst seeing others not bothering at all) then having our achievements become not our fully ours is at the very least pretty awful. It begs the question, why did we bother?? Built up a business, employed local people, and because we have bettered ourselves we may be penalized. What encouragement is that?	If there isn't employment young people who want to work will leave, although I do understand silent t villages outside of the holiday season are a worry. Where I live the Welsh language is well spoken. My daughter sees Welsh as her first language, and is taught Engineering in college bilingually.	I don't see what effect Article 4 would have.
94	Clearly there is a need to support our children to have homes in the area they grew up in and I support the principle of stopping second homes and businesses buying out areas for holiday homes. I do not agree or wish the park authority to restrict local people offering their homes for short term let's. This works to bring much needed income to local people, this system works well in many areas of the world for the benefit of local communities, keeping money local. Don't damage the income of local people target the large holiday firms and second homes. This could also help with freeing up homes for local people while dropping prices.	No effect	Non
95	cefnogi y polisi i rwystro mwy o dai haf		
96	I have invested heavily in my property and therefore into the local community I believe it to be morally if not legally wrong for the Welsh government and or Gwynedd council to limit my options should I wish to sell in the future It will also compromise my ability to extract the equity I have	The Welsh language will die as young people will not be able to stay in the area There are little or no well paid jobs so no lender would give them a mortgage	Instead of damming second home owners create the council should focus on creating well paid work This would minimise the impact on local people
97	It is unclear whether a second home or short term property could be let on a long term basis without losing its planning class. If this does involve losing its rights then in circumstances when the owners would otherwise be willing to rent to a local, it would not be in their best interests to do so. My wife is a [REDACTED] and I own a local business. Since the announcement over Article 4 all discussions we had ended as they are not willing to jeopardise their use class at the time of implementation of Article 4. This could easily be overcome if long term let's were permitted under second home and holiday let use classes without changing their planning status. We will need to leave the area as a result of not finding a home depriving [REDACTED] as an unintended consequence of this process.		
98	Cefnogi yr angen i gyfyngu ar dai gwyliau.		
99	This is an excellent proposal. The quiet village in which I live, just outside the National Park boundary, has seen a vast increase in the number of holiday homes in the last 4-5 years. It must be stopped. It is hollowing out our community and making housing unavailable for purchase or long term rental		
100	Whatever the intended purpose of this direction may be the inevitable result of these proposals, coming on top of the new Council Tax regime affecting second homes, will be stagnation in the property market to the ultimate disadvantage of the local economy.		

101	I don't believe enough research has been carried out to understand the negative impact this will have on local people and their property.	Welsh is very much the first language spoken in this area and Welsh families who have invested in property as a means of extra income in the short term to help children Further down the line by using the income to pay o part of the mortgage for them will lose out if article 4 is introduced. It will drive young Welsh speakers away rather than-encourage them to stay.It is becoming a Nanny state!	
102	Cytunaf â'r gofyniad i ofyn am ganiatad cynllunio i newid defnydd tŷ preswyl i dŷ haf neu dŷ gwyliau. Bydd hyn yn fodd o reoli y nifer o dai haf a thai gwyliau mewn cymuned. Trueni na fyddai wedi ei gyflwyno ddegawdau'n ôl.	Tybiaf y bydd gwell reolaeth ar dai haf yn cael e aith bositif ar y Gymraeg, drwy greu amodau gwell i bobl leol allu prynu tai.	Ni allaf weld sut mae hyn yn berthnasol i'r newidiadau.
103	<p>I strongly object.</p> <p>The Authority and Welsh government is out of touch and misguided. Article 4 will damage the areas in the long term.</p> <p>You should be protecting the rights of your constituents not taking them away.</p> <p>The double council tax is a sufficient policy. Article 4 is an infringement of rights and will damage the local economy.</p> <p>Tourism is not the enemy; it is the only industry left which contributes to taxes and employment yet the Authority is determined to reduce it. What will create employment and income in rural communities if you curtail tourism.? Certainly not mines and farming. Mining has died and can't compete with developing countries. Farming is hard work with little opportunities to make money. Most young local people aren't interested in this any more</p> <p>Retracting the right to use homes as holiday let's or second homes will reduce employment opportunities for local people. Tourism is the main industry and the main employer. By reducing tourist accommodation you will reduce the employment associated with this eg: cleaners, gardeners, miscellaneous suppliers, maintenance contractors. If you reduce employment local people will leave and go to other places where employment exists ie cities.</p> <p>Article 4 will reduce investment in the housing market. It will result in empty properties and create ghost villages, which otherwise could thrive due to tourism.</p> <p>This is a terrible proposal that doesn't have public support. Stop penalising homeowners. If you genuinely want to provide aordable housing, identify disused brownfield sites for development.</p>	This won't increase the use of Welsh language.	Protected characteristics? How does retracting the rights of homeowners help with this.

104	<p>I am a person with [redacted] property in Eryri. It is difficult to find houses at an affordable rent. I know of people with two homes, that they cannot live in at the same time, and while the argument is made that they contribute to the local economy, it prevents local people from affording homes. So for them to have to make a planning application to change to 2nd home or holiday let is a good idea. There are also local estates who change what were workers' cottages to short-term-let holiday homes, and this planning may make them think twice.</p>	<p>Dw i'n dysgu Cymraeg achos dw i'n byw yn Ghymru. There are jobs where you have to learn Welsh to hold the job, so why not have to pass a Welsh language test if you want to have long-term residency in Wales? Like in Italy...</p>	
105	<p>Article 4 being introduced in Gwynedd feels like another attack on the tourism industry in Gwynedd. An industry that this area is reliant on to keep private sector industries afloat and to keep employment opportunities in the area. When purchasing a home the owner should have freedom to decide whether the property will be used for residential purposes or for short-term rental. Gwynedd council has already implemented a 182-day rule, the Article 4 direction is yet another blow to the industry in Gwynedd, the only outcome will be yet another drop in people visiting Gwynedd and have a further impact on businesses in the area that rely on the income from tourism. Since the realisation of the 182-day rule there have already been a number of second homes brought to market, some of those property owners were residents in Gwynedd, and Welsh speaking and as a result of the 182-day rule they have had to sell, this having an impact on their businesses and income.</p> <p>The article 4 will simply add to the problem, it isn't going to solve any housing crisis as those needing homes are likely to not be in a position to purchase, and are reliant on social housing or through the Tai Teg scheme. This simply will result in properties potentially sitting empty for longer periods and will drive housing prices down and also increase the cost of holiday rentals in the area, making it less attractive for customers to visit the area and they will simply take their custom to another beautiful part of the country where they can avoid these charges in what is already a challenging time for people in the midst of a cost of living crisis.</p>	<p>The Article 4 will have a negative impact on the Welsh Language. Many Welsh speaking Gwynedd residents are able to stay in Gwynedd and work in Gwynedd due to the employment opportunities in the area. If the tourism industry in Gwynedd continues to be targeted in this way, it will simply result in Gwynedd residents potentially moving out of the area as they may not be able to find work, this could potentially result in Welsh speaking residents moving out of the area. Article 4 will also decrease the number of people moving to the area with the majority of those people taking Welsh lessons in order to keep our language alive, they own homes here, have them as second homes, they holiday here themselves and a lot of these second homes are intended as homes for retirement, or for homes for their children, short term rentals in a lot of cases is a way for these property owners to cover the costs associated with owning the home. Article 4 will simply deter people from buying second homes in Gwynedd, meaning less people to holiday here and to take away part of our culture and language and also less people to will want to eventually move to the area with their children who would learn the language, and keep the Welsh language in Gwynedd alive.</p>	Nothing to comment

106	<p>I HAVE BEEN AN ██████████ RESIDENT FOR THE LAST 20 YEARS. I DO NOT BELIEVE THAT THE INNATE UNFAIRNESS AND NEGATIVE EFFECTS OF ADOPTING ARTICLE 4 HAVE YET BEEN RECOGNIZED OR TAKEN INTO ACCOUNT BY THE PARC CENEDLAETHOL ERYRI. MY REASONS FOR THIS OPINION ARE AS FOLLOWS.</p> <p>1. THERE IS NO DOUBT THAT THE PROPERTY VALUES FOR THOSE OF US WHO ARE RESIDENTS WILL REDUCE SUBSTANTIALLY IF, BY LIMITING FUTURE PLANNING CONSENT TO PERMANENT RESIDENCY ONLY, YOU TAKE AWAY THE RIGHT THAT WE HAVE ALWAYS ENJOYED TO SELL OUR PROPERTIES ON THE OPEN MARKET. THIS IS UNFAIR AGAINST ONE SECTOR OF THE POPULATION, NAMELY PERMANENT RESIDENTS, INCLUDING THOSE OF US, WELSH AND ENGLISH, WHO HAVE LIVED HERE FOR 20 OR MORE YEARS . IN CONTRAST, SECOND HOME OWNERS, UNDER THE PROPOSED ARTICLE 4, WILL CONTINUE TO HAVE THE RIGHT TO SELL TO OTHER SECOND HOME OWNERS OR TO RESIDENTS WITHOUT RESTRICTION. IT IS ABSURD AND CLEARLY UNJUST THAT LOCAL PERMANENT RESIDENTS SHOULD BE TARGETED AND FINANCIALLY PENALISED IN THIS WAY. IF YOU MUST, (THOUGH FOR OTHER REASONS THIS IS WOULD NOT BE IDEAL EITHER) PLACE THE RESTRICTIONS ON NEW RESIDENTIAL PROPERTIES, NOT EXISTING ONES. IN THIS WAY EXISTING RESIDENTS WOULD AT LEAST NOT BE TREATED UNJUSTLY.</p> <p>2. IN OUR VILLAGE, AS IN MANY OTHER RURAL VILLAGES IN WALES, THERE ARE SIMPLY NOT ENOUGH JOBS AVAILABLE FOR PEOPLE TO MOVE HERE TO TAKE UP EMPLOYMENT. FOR THIS REASON, THE IDEA THAT A REDUCTION IN HOUSE PRICES IN OUR VILLAGE WILL ATTRACT YOUNG PEOPLE TO THE VILLAGE AS RESIDENTS DOES NOT HOLD WATER. IN FACT, THE ADOPTION OF ARTICLE 4 WILL RESULT IN MORE EMPTY HOMES HERE, AS THE LACK OF EMPLOYMENT MEANS THERE WOULD NOT A BIG ENOUGH POOL OF NEW POTENTIAL RESIDENTS TO BUY THE AVAILABLE HOUSING STOCK.</p> <p>3. MANY OF THE OLDER RESIDENTS ARE RELIANT ON THE VALUE OF THEIR HOME TO COVER THEIR POSSIBLE MOVE TO A CARE OR NURSING HOME. WITH ARTICLE 4 THOSE PLANS, FOR SOME, WILL BE IN TATTERS BOTH FINANCIALLY AND BECAUSE OF THE DIFFICULTY THEY WILL FACE IN SELLING THEIR HOME TO THE VERY LIMITED MARKET OF BUYERS IN THE STAGNATED PROPERTY MARKET CREATED BY THE ADOPTION OF ARTICLE 4. HAS THIS DISCRIMINATION AGAINST OLDER PEOPLE BEEN PROPERLY CONSIDERED BY THE PLANNING AUTHORITY?</p> <p>4. THE ECONOMY OF ██████████ IS TOTALLY DEPENDENT ON TOURISM. WEALTHY SECOND HOME OWNERS, MOST OF WHOM ARE VERY REGULAR VISITORS ARE ACTUALLY PART OF OUR LOCAL COMMUNITY. THEY JOIN THE YACHT CLUB, THE GOLF CLUB AND THEY ARE THE ONES THAT KEEP OUR PLUMBERS, ELECTRICIANS, BUILDERS AND OTHER TRADES IN BUSINESS, WHICH IN TURN, CREATE JOBS IN OUR LOCAL ECONOMY. TAKE SECOND HOME OWNERS AWAY AND THE JOBS WILL GO AND THE ECONOMY WILL SUFFER.</p> <p>5. I AM ALSO CONCERENED THAT LOCALS WANTING TO BUY A PROPERTY UNDER AN ARTICLE 4 DIRECTION MAY DIND IT DIFFICULT TO FIND A MORTGAGE LENDER WILLING TO LOAN MONEY ON THE SAME COMMERCIAL TERMS AS AN UNRESTRICTED PROPERTY. FOR EXAMPLE, IN THE CASE OF REPOSSESSION, A LENDER WOULD BE UNABLE TO SELL THE PROPERTY ON THE OPEN MARKET, SO WOULD HAVE TO TAKE THIS INTO ACCOUNT IN ITS LENDING TERMS. WHAT EXTERNAL INVESTIGATIONS HAS THE PLANNING AUTHORITY TAKEN IN THIS REGARD?</p> <p>6. I AM CONCERNED, HAVING READ YOUR CONSULTATION DOCUMENT, THAT YOU HAVE NOT PROPERLY, WITH EXTERNAL AGENCIES, INVESTIGATED THE POSSIBLE SERIOUS ADVERSE EFFECTS ON COMMUNITIES, INCLUDING THOSE OUTLINED ABOVE, OF PLAYING WITH THE OPEN PROPERTY MARKET BY ADOPTING ARTICLE 4, NOR DO YOU APPEAR TO HAVE CONSIDERED THE UNJUSTNESS OF TARGETING EXISTING PERMANENT RESIDENTS AS THOSE WHO WILL SUFFER THE MOST UNDER THE PROPOSAL.</p>		
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107	<p>I live in a barn conversion that had permission to be a bunkhouse. I paid a very large fee, [REDACTED] to get permission to dwell there. I love it. However, I am a [REDACTED] and there is a chance that if anything goes amiss with my visa which would require me to return to the [REDACTED] for a period of several months to revise my visa that I would be left in a very unadvantageous position by this ruling, unable to o set any expenses by doing a short term airBNB while I was gone. I would like to urge decision makers on this topic to consider something that would allow someone like me to have that flexibility who are not trying to run a holiday accomodation business to at least o set their expenses as any other homeowner in the country could.</p>	<p>As a novice Welsh speaker who has learned basic Welsh since living here, I don't feel I am qualified to answer. However I would say that in general, the authority should not assume those of us who are coming from somewhere else do not have huge reverence, passion and interest in Welsh language and culture. In turn, I have introduced same to friends on the other side of the world. I named my property and it was very important to me that it have a Welsh name. Though I was not born here, I don't think anyone could love Wales more than I do, having given up so much to be here.</p>	<p>I don't know the background on this question so will leave this one blank.</p>
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108	<p>I have been an [REDACTED] resident for the last 20 years. I do not believe that the innate unfairness and negative effects of adopting Article 4 have yet been taken into account by the Eryri National Park. My reasons are as follows:</p> <ol style="list-style-type: none">1. There is no doubt that property values for those of us who are residents here will reduce substantially, if by limiting future planning consent to permanent residency use only, the Eryri National Park take away the right that we have always enjoyed to sell our homes on the open market. This is unfair to those of us, Welsh and English alike, who have lived here permanently, some of us for 20 or more years. In contrast, under Article 4, second home-owners will continue to have the right to sell their homes both to permanent residents AND to other second home owners without restriction. It is clearly unjust that local permanent residents should be targeted and financially disadvantaged in this way. The Park could consider applying the restrictions to newly built properties only. Although this, too, may have unwelcome implications, at least existing permanent residents would not then be treated so unjustly.2. In our village, as in many other rural villages in Wales, there are simply not enough jobs available for many people to move here to take up employment. With this lack of jobs, the idea that a reduction in house prices in our village will attract young people as residents does not hold water. In fact, the adoption of Article 4 will result in more empty homes here, as there would not be a big enough pool of new residents to buy the available housing stock.3. Many of our older residents have planned for years to use the value of their home to fund their possible move to a care or nursing home in their later years. If Article 4 is implemented, those plans will be in tatters, not only because of the reduction in their home's value but also because of the difficulty in selling their home to the newly created limited market of buyers created by Article 4. To force this upon the elderly would be discrimination against the elderly.4. The economy of our village, like many others in Wales, is totally dependent on tourism. Wealthy second home-owners, most of whom are regular visitors, have actually been part of our local community for many years. They have joined our sailing club and our golf club. They keep our plumbers, electricians, builders, decorators and other trades in business. Take second home-owners away and jobs will soon start to disappear.5. I am also concerned that people wanting to buy a property under an Article 4 Direction, may find it difficult to find a mortgage lender willing to lend on the same commercial terms as they would on a property without planning restrictions. For example, a lender would have to take into account the fact that if it became necessary to repossess the property they would be unable to sell it on the open market. What external investigations have Parc Eryri taken in this regard?6. Having read the Park's consultation document, I am genuinely concerned that it does not seem to have considered the possible serious adverse financial effects of forcing Article 4 on our communities. Nor does it appear to have considered the unjustness of targeting and depleting the finances of its existing permanent residents who will suffer the most from the adoption of Article 4.		
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109	<p>I have been an [REDACTED] resident for the last 20 years. I do not believe that the innate unfairness and negative effects of adopting Article 4 have yet been taken into account by the Eryri National Park. My reasons are as follows:</p> <ol style="list-style-type: none">1. There is no doubt that property values for those of us who are residents here will reduce substantially, if by limiting future planning consent to permanent residency use only, the Eryri National Park take away the right that we have always enjoyed to sell our homes on the open market. This is unfair to those of us, Welsh and English alike, who have lived here permanently, some of us for 20 or more years. In contrast, under Article 4, second home-owners will continue to have the right to sell their homes both to permanent residents AND to other second home owners without restriction. It is clearly unjust that local permanent residents should be targeted and financially disadvantaged in this way. The Park could consider applying the restrictions to newly built properties only. Although this, too, may have unwelcome implications, at least existing permanent residents would not then be treated so unjustly.2. In our village, as in many other rural villages in Wales, there are simply not enough jobs available for many people to move here to take up employment. With this lack of jobs, the idea that a reduction in house prices in our village will attract young people as residents does not hold water. In fact, the adoption of Article 4 will result in more empty homes here, as there would not be a big enough pool of new residents to buy the available housing stock.3. Many of our older residents have planned for years to use the value of their home to fund their possible move to a care or nursing home in their later years. If Article 4 is implemented, those plans will be in tatters, not only because of the reduction in their home's value but also because of the difficulty in selling their home to the newly created limited market of buyers created by Article 4. To force this upon the elderly would be discrimination against the elderly.4. The economy of our village, like many others in Wales, is totally dependent on tourism. Wealthy second home-owners, most of whom are regular visitors, have actually been part of our local community for many years. They have joined our sailing club and our golf club. They keep our plumbers, electricians, builders, decorators and other trades in business. Take second home-owners away and jobs will soon start to disappear.5. I am also concerned that people wanting to buy a property under an Article 4 Direction, may find it difficult to find a mortgage lender willing to lend on the same commercial terms as they would on a property without planning restrictions. For example, a lender would have to take into account the fact that if it became necessary to repossess the property they would be unable to sell it on the open market. What external investigations have Parc Eryri taken in this regard?6. Having read the Park's consultation document, I am genuinely concerned that it does not seem to have considered the possible serious adverse financial effects of forcing Article 4 on our communities. Nor does it appear to have considered the unjustness of targeting and depleting the finances of its existing permanent residents who will suffer the most from the adoption of Article 4.		
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<p>110</p>	<p>I do not support the Article 4 Direction as proposed.</p> <p>Yes it will give control to the National Park Authority on how properties are used but that is most likely all it will do.</p> <p>For me it misses the main problem in this region that is the lack of well paid jobs. The local authorities and Welsh Government should be investing in creating well paid jobs throughout Wales.</p> <p>Eryri and Gwynedd should be embracing the tourist industry as it all we have aside from farming. Tourism gives a wide range of people a wide range of employment opportunities as well as entrepreneurial opportunities.</p> <p>Article 4 is at odds with your Local Development Plan, Development Policy 29, which seeks to limit the development of Alternative Holiday Accommodation. Surely alternative holiday accommodation is the preferred option - it keeps our tourism alive but doesn't impact local housing stock that Article 4 is keen to encourage back to Class C3.</p> <p>The Article, if approved, cannot be implemented equitably. It could increase discrimination. You have not laid out how the permission/application process will work to ensure it is transparent, equitable and fair.</p> <p>The cost of setting up and managing what is likely to be a highly bureaucratic process is a concern. Local authorities are stating their budgets are being cut and they are struggling to provide basic services and meet their statutory obligations so is it right to be spending on directives such as this one. You have not told us the cost of this process so far or projected ongoing cost.</p> <p>It will very definitely reduce house prices for all. Many people have worked hard and stretched themselves to get onto the property market rather than simply accepting they have been priced out. These people could find themselves in positions such as negative equity and unable to move up the property ladder as their families grow which won't free up first time buyer homes for those starting out for example.</p> <p>Local people also run holiday homes often as a result of an inheritance. They may wish to keep the properties for their children to move into when they grow up for example and with this Article 4 may be unable to do so.</p> <p>The direction will limit the holiday let market and in turn will have a negative impact on those livelihoods who rely on the tourism sector - cleaners, gardeners, window cleaners, handymen, laundries, small local independent shops, cafes, pubs, restaurants, takeaways, tourist attractions etc. These are jobs that can only be done by people living locally. No jobs = no point in living locally = move away for work = negative impact on communities/services = negative impact on Welsh language. A lot of those jobs are also part time and enable young mothers the opportunity to return to work whilst Y Balancing raising their children. This is recognised as a challenge nationally for young mothers.</p>	<p>The creation of well paid jobs is the solution to keeping local people in the area and keeping the Welsh language alive and well. Increasing the housing stock through reduction of holiday accommodation does not automatically mean local families will move into them. There are many a ordable properties on the market that have not sold for many months - look at Rightmove.</p>	
<p>111</p>	<p>On my death my daughter and her family who are Welsh speakers would not be able to continue using my home as a base when visiting "home" as it would be deemed to be their second home.</p>		

<p>112</p>	<p>I previously wrote and asked a number of questions to which I have seen no responses</p> <ol style="list-style-type: none"> 1. Have estate agents agreed to this as they will be the people who have to have these conversations with people buying and selling houses 2. Given the increased number of planning applications this may give rise to, what are the estimates and resources being put in place to deal with this to ensure timely responses to planning requests. 3. If people are currently in the process of buying and selling and therefore this does not impact them as in theory they will complete before the date and so planning would not be required if there is a delay in completion what happens then 4. Will planning permission be required to go from second home / holiday let back to primary residence especially asking about properties which were given only holiday let planning permission for their development example barn conversion, can now these become primary residences without planning changes 5. In the case of a death where the deceased leaves a home to someone whom already has one when does this become considered as a second home and require planning permission if the person inheriting already lives here and are you planning on forcing the sale of the property if the number of second homes in their area is already above the threshold. 6. How will enforcement be done where planning is denied and what will the costs be associated with this. 7. If a person owns a second property that has been a long term let but falls below the EPC rating and therefore they can no longer do long term rents so the property would become a second home / empty property how long will you have to sell the house. Given the person may have paid X and if they can't find anyone to pay X or close to it are you going to force the sale at any price or do you have alternative solutions for landlords whom cannot afford the changes to keep their properties upto standards without increasing rents significantly. Or are you expecting them to be happy about having to sell a house at what maybe we'll below what they paid for it. <p>Where I can see the logic behind the scheme I have a number of questions as to how it is going to be implemented and managed and the cost in doing so.</p> <p>I can also see that this will mean that what is currently an open market won't be and from my basic understanding of economics be one in the future as only certain people can buy certain houses this will impact houses prices, probably causing primary residences to drop and existing second homes to rise. People in the same street may see significant differences in prices of a very similar house and given the fact that the holiday let accommodation is often the bigger houses does this mean there will be an even bigger shortage of these at an affordable price and the price of the house being sold to move for example 2 bedroom terrace to 4 bedroom house will prohibit people from moving.</p>	<p>Given people won't want to sell at less than they paid for their houses, and if they purchased in a holiday area probably paid more than a local can afford they will wait to sell to people probably moving into the area to retire. From my limited knowledge few people who, retire here bother to learn Welsh. So this may in fact just increase the number of retired people versus working people and therefore reduce the number of Welsh speakers.</p>	
<p>113</p>			

114	<p>I am of the opinion that Article 4 will reduce the value of my property. Will Article 4 be an obstruction if I want to get a mortgage? Most of the local jobs are in tourism, so if the number of visitors is reduced, the loss of jobs will follow. Obviously, there will be a cost to get any planning permission. I have worked very hard to better myself and give my children a good start. The creation of more jobs, and a better infrastructure are needed. Is my home not my own anymore??? There are many empty properties that perhaps could be converted into aordable housing, using the funds collected from 2nd home-owners increased Council Tax</p> <p>Examples of the potential economic consequences of Article 4:</p> <ul style="list-style-type: none"> (a) Reduction in Property Values (b) Stagnation of the Market (c) Reduction in Available Mortgages (d) E ect on pension plans/equity release which indirectly discriminates against older members of the community (e) Inheritance complications (f) Impact on Tourism (g) Loss of revenue for locals (h) The proposal will create a class system between properties 	No direct e ect.	I do not think there is any direct e ect.
115	Too much regulation pushes our society further into an autocracy run by the State. Personally, if I had to sell my house I would choose someone purchasing my property as a primary residence and not as a second home, but it should be my choice not the choice of the Local Authority.	I am born and bred in Wales and speak Welsh. Again I can't see how more regulation, especially through housing can help the Welsh language.	Tourists and visitors in general love the fact that we speak Welsh which is what I imagine you refer to as "protected characteristic?" I organise many cultural events through the medium of Welsh which is normally directed at Welsh speakers. More could be done to involve tourists and visitors through advertising, events, infrastructure and tra ic management. Again, I don't see what housing has to do with it!
116	<p>I do not support the imposition of article 4, as I believe it will have an adverse e ect on the economy of the local area. I also do not have confidence that it is based on sound research and accurate facts. I do not believe local government should be interfering in normal market forces (they usually get it wrong) and in people's lives in this manner. Gwynedd is dependant on tourism and yet the Council seems committed to doing everything possible to undermine the tourist industry. The basis for Article 4 appears to be that young people can't a ord to get a foot on the housing ladder because of the high number of second homes and rental properties. However, is there evidence to show that they could a ord to buy, even in a 'normal' area of Wales? If Article 4 is imposed, how will it a ect people who inherit property? On what basis will planning permission be granted for holiday homes and rental property? Will it be based on the percentage of such homes in an area? Will they be categorised by property value? if a change in use is not given because there a too many second homes in an area, will the applicant just have to keep trying to get a change of use, or will they be put on a waiting list? The whole scheme is ill-conceived and based on questionable assumptions. I am a permanent resident in [REDACTED] (and have been for many years) and I strongly believe this scheme will have a significant detrimental impact on the area in which I live.</p>	<p>I live in a Welsh speaking household and I don't believe this scheme will have any impact on the uptake of the Welsh language, either positively or negatively. The Welsh language is currently in good health, largely because it is taught in schools. For example, my next door neighbours are English and moved [REDACTED] s [REDACTED]. None of them spoke Welsh. Both of the</p>	None

		children go to the local school and are now fluent Welsh speakers and, as a result, mum and dad are also starting to learn the language. Article 4 will not have an effect on Welsh.	
117	This is a tourist area and once again home owners are being suppressed in what they can do to help tourism.	I can not see there being any significant effect to the Welsh Language	I can see no Problems
118	My main concern is in respect of unforeseen possible consequences of Article 4. For example, the availability of mortgages for permanent properties which might lessen as a result, because banks and building societies might be cautious to provide a mortgage in case of de-faulting payments and a slower onward sale because of restarted use. It may then lead to many permanent homes only being sold to cash buyers which would have a negative impact on Welsh young people who might not have access to large sums of money for them to make a cash sale. This could lead to further Welsh emigration and fewer people speaking Cymraeg. Cash buyers are most likely to be incomers (not all of course) many of whom will be retired people. The impact on Welsh communities could be even more negative than the existing second homes.	As above - I think that Clause 4 will inadvertently lead to further Welsh emigration and result in fewer people speaking Cymraeg. I.e. indirect discrimination against first language Welsh people.	Young Welsh people unable to buy a permanent home as many permanent homes won't be eligible for mortgages because of restricted onward sale if subject to Article 4
119	I think it should be implemented but also across Gwynedd and Conwy to prevent pressure at the edge of the park	None	None
120	I have lived in Wales for fifty years. I can see that this proposal has good ambitions, it is intended to keep more properties available for full time occupation by local Welsh speaking people. But you are not confronting the fact that when, in particular, rural properties go on the open market, and they are comparatively inexpensive compared to the rest of the UK, local people have little interest in the older type of property that often need upgrading and have few local amenities around them. Two low priced terraced houses have just been sold in our village, there was no local interest in them and they were sold to people from outside Wales. All I can see happening if this legislation is passed, is that properties will remain empty and there may well be a collapse in property values and many people will suffer negative equity. I don't think the Authorities should try to falsely manipulate the market, you won't persuade local people to buy something they don't want in the first place. It is better to have houses in use and restored than sitting unoccupied and the Council will get the Council tax. There are obviously expensive 'honeypot' places but they are a minority.	I think the Authorities have done a good job in promoting the Welsh language. Half of our family speak Welsh.	. I don't think you are clear in what you want in this section. .
121	Another fantastic way to cripple Wales	There are no negative effects on the Welsh language. It is what it is. The world moves forward, you can't keep it in the past	to mitigate negative effects on people, don't continue with article 4. It's that simple. Will you make up the loss in the value of my home?
122	Marvelous idea My holiday let will maintain or increase in value and when I get to retire I will be able to buy a residential property at a discount	Don't see any connection	Don't think any
123	This is a good thing. It's not right that local people are being priced out of their own communities. There must be other ways to meet tourist demand for accommodation.	As an incomer learning Welsh, I feel that restricting second homes and holiday lettings will strengthen the Welsh language.	Can't think of anything.

124	<p>Whilst I understand that there is concern around the number of second home owners and holiday lets, I bought my property as my main and only residence with no intention of ever not living in it. That said, my contingency plan should I ever suffer financial difficulties would be to let it for a week or two to holiday makers to ensure I can cover my mortgage and not go into arrears. Or perhaps when I retire I would like to travel for a few months and holiday my home while I am gone, with the view to returning to it as it would always be my base. However, Article 4 removes both my flexibility and right, as the owner of my property, to be able to do any of these things should I wish or need to. This I do not agree with. Whilst I bought the property to live in and that is what I do, I strongly disagree with being told what I can and can't do with it in the future for a short amount of time if necessary to keep my house. All article 4 would achieve is my potentially having to sell my property, which I would prefer not to have to do given it will always be my home/base.</p>	<p>I don't believe there is any negative impact on the Welsh language. I am a Welsh learner and all the locals I know are Welsh speakers. However there are also plenty of Welsh people who don't speak the language purely because it was not taught to them at school.</p>	
125	<p>After starting a business in Gwynedd, over 30 years ago and still going, raising a family with three children I am incensed to think that the home that my wife and I have worked very hard for is now now being considered to be no longer our property to do with as we see fit.</p>	<p>All three of our children are fluent Welsh speakers who have had to leave home, and leave Wales to find jobs.</p>	
126	<p>Against This just penalises those of us who have to use part of our homes to earn a living in this low income part of the country. What is needed is to spend money on attracting well paid jobs into the area to enable people to afford mortgages Additionally more homes should be built that are affordable to buy or rent</p>	<p>No effect</p>	<p>None</p>
127	<p>I don't think the measures you are proposing will do tourism much good in N Wales, in fact I believe the effect will be opposite by reducing the number of available places to be able to stay and making people look elsewhere to spend their time and money. The economy here is already fragile by being heavily dependent on tourism and this rather dictatorial measure will have a negative effect on the large numbers of people living and working here who's livelihoods are built around servicing the industry, be they cleaners, plumbers, electricians or the hard pressed local shops. You may also initiate a very negative effect on the property values of existing homeowners by determining how their property may or may not be treated in the future where a property that becomes inherited for example by children has a very rigid planning restriction in place that devalues it and also existing property owners may shortly find themselves in a negative equity situation leading to years of misery if trying to move on in their lives.</p> <p>For properties that remain in this elite band that have planning to be involved with tourism, their value would most likely rise significantly and be forever out of local pockets. This has been proved to be the case in other countries eg Barcelona where any A B and B attracts a significant market premium.</p> <p>If this project is aimed at messing up the fragile tourist economy go ahead, if you want affordable housing then I don't believe you will succeed with this proposal, spend some money on drawing in jobs, the people that want those jobs, more affordable housing, better schools that will draw people from out of the area in to help build a more vibrant economy and stop trying to maintain a kind of old fashioned Wales which is falling behind the expectations of the modern tourist pound.</p> <p>I am proud to live and work in this area but it is tiring at times to have to apologise for it to visitors when the services provided across a broad spectrum, from toilets to roads don't come up to scratch.</p> <p>How about investing some effort in those things instead?</p>	<p>The language is valued and cherished and newcomers engage if encouraged, maybe stop trying to weaponise it</p>	<p>Think you're over complicating this.</p>

128	<p>OBJECT TO THE PROPOSAL as it will have a negative impact on the value of residential properties. The proposal would create a two-tier property market with second homes and short-term holiday lets becoming considerably more desirable, and hence valuable, than main residences. The negative impact on home owners would be considerable. Given the potential financial gains of changing the use of a dwelling to second home or short-term holiday let, it is unlikely the need to apply for planning permission will be a deterrent, and the increase in value of such properties over main residences may even accelerate the conversion of properties from residential to holiday use.</p> <p>Furthermore, it is doubtful that this proposal would make more affordable housing available to those in need as there are no plans to increase supply of social housing. The proposal should not be considered complete unless it is accompanied by specific and achievable targets for increasing the supply of social housing. The latter seems unlikely given the 'right to buy' policy which makes building council housing a financial loss-maker.</p> <p>The proposal as it stands seems ill-thought-out and populist. It will not achieve its stated aims, and will instead cause a number of problems as outlined above. I strongly urge you to go back to the drawing board and develop a workable solution to the housing problem without damaging home owners' property values or undermining tourism - the main source of income and spending in Snowdonia.</p>	No comment.	No comment.
129	Rwy'n cefnogi'r argymelliad y dylid cael caniatâd cynllunio cyn troi tŷ yn ail garterf neu dŷ haf neu dŷ gwyliau	Mae tai gwyliau yn lladd cymunedau; os na fedr ein pobl ifanc fyw yn eu cymuned, bydd yr iaith Gymraeg yn dirywio ymhellach	
130	Rwyf yn cefnogi hyn i'r carn, mae'n hen bryd i ni fel cenedl wneud rhywbeth i ymladd yn ôl yn erbyn y mewnlifiad ar niferoedd o ail gartrefi ac air b&b's yn yr ardal syn tansellio ein cymdeithas niweidio ein cymreigod ac yn ei gwneud yn amhosib i bobol leol ifanc fod yn berchen nog Ty yn EU cynefin		Dwi ddim yn gweld y bydd hyn yn cael unrhyw eithiau negyddol ar bobl gyda nodweddion a ddiogelir
131	Full supportive of the Article 4 direction	Without this change there would be an effect on the Welsh language in a negative way	There a lack of housing in the area in both social housing needs and first time buyers. This could help prevent buying for holiday homes/ holiday rental thereby increase housing stock for local and those in need of housing.
132	My worry as a local resident with a local job is the financial implications for the mortgage on my property which me and my family have worked hard to save and convert. With a potential decrease in property pricing i may become in negative equity in my property without the ability to remortgage onto another deal, essentially trapping me into a home and mortgage plan I may not be able to afford. With a potential impact on tourism, which both Eryri and Cyngor Gwynedd have built a financial model on, I'm worried jobs will decrease locally without a plan to increase higher paying non tourism jobs, forcing me and my small family to leave the area I grew up in with debt from a negative equity property, essentially kicking me off the housing ladder. It seems a very rudimentary and brutal way of trying to rectify an issue by having a negative impact on all parties involved including tourism and local families.	I do think the hard work and money Wales has put into the language and the gains it has made could be undone by pushing families away from communities unable to secure mortgages or remortgages on properties.	
133	This policy will have far reaching and unintended consequences if it is implemented. House prices will drop, but not anywhere enough to enable people to get on the housing ladder. Repeated failure by the council and government to create affordable housing and bring industry to the area will not be resolved by article 4. Quite frankly, the arrogance displayed by those wishing to implement this is off the scale! I bought my house, it's my land and I will decide what I do with my property.		

134	<p>Article four restrictions in Snowdonia National Park, particularly those impacting tourism and economic activities, can have significant repercussions on local businesses and employment opportunities.</p> <p>Limitations on commercial activities and development to support this will restrict the expansion or sustained and current tourism-related ventures such as hotels, restaurants, and outdoor recreation facilities, thereby impeding the growth of the tourism sector. This can lead to decreased revenue for businesses in an industry facing little support from the Welsh government with reduced business rates, unlike England. A reduction on tourism will impact with fewer job opportunities in hospitality and service industries which typically offer entry level employment opportunities.</p> <p>Moreover, restrictions through article 4 will can constrain the growth of businesses catering to both residents and visitors, potentially stifling entrepreneurship and innovation within the national park.</p> <p>For example, limitations on new construction projects or infrastructure improvements may deter investors and developers from establishing new businesses or expanding existing ones. This could result in a stagnant economy, reduced competitiveness, and further fewer employment prospects for local residents.</p> <p>Many businesses provide donations and support to projects and charities such as the Welsh Air Ambulance, Mountain Rescue amongst many other local community funded services such as a Cylch Meithrin and even supporting community schools in rural areas. This money is derived directly from tourism and much of it will not be sustained without this direct support.</p> <p>Additionally, the preservation requirements for listed buildings, which are typically found within the national park, can further complicate matters for local residents. The higher costs associated with purchasing, maintaining, and renovating listed properties can deter ordinary purchasers. Businesses or holiday lets will provide an investment to maintain these buildings and without it will limit economic activity and job creation in the area.</p> <p>It would be much better to identify properties such as old dilapidated barn, outhouses and farmland which can be used to renovate into housing to support new residential growth. These of course could have limitations on the transfer and use of them for future change of use.</p>	Na	Na
135	<p>Support the need the policy aims to address but not sure how it actually encourages change in a positive direction ie 2nd homes and holiday lets becoming primary residence. Also unclear on long term impacts for local residents on this way of attempting to limit further change in negative direction ie primary residences becoming 2nd homes/holiday lets. I would like to see an assessment of how the dual market approach used in the Channel Islands might work for us</p>		

136	<p>My first concern is that jobs and other modern lifestyles such as "blended families" often means changing the use of a house multiple times over the ownership of a house e.g. from a main residence for some months/years to a second home and perhaps back again as jobs and family evolve. The uncertainty of whether planning permission would be approved every time such a lifestyle change occurred is frightening. Such uncertainty also means that I cannot invest in improving the house further as costs are unlikely to be recovered if I had to sell. Already local builders and maintenance contractors have seen a marked reduction in such work meaning less jobs for local people.</p> <p>Secondly, I had hoped - when I die - to pass on my home to my children who would certainly wish to retain the house, probably as a second home in order to maintain their lifetime worth of links to the local area and community. That would now be an uncertain choice and makes me wonder if I am now being forced to move to an area where such scenarios can be more certain. My wife and I have been associated with the village for over 35 years and a great shame to have to cut that connection.</p> <p>The article 4 direction is likely to lead to lower house prices for main homes and inflated prices for second homes as already happens when a local residency order is placed on a new build property. Any shortage of houses for local people can be rectified by a very modest building programme and such new, high quality housing can have a local residency order placed on them. The removal of these restrictions - all too common in recent years - by local owners to lift the restriction have successfully claimed there is no call for their house to continue to be used as a main home. The shortage of houses for locals is mainly restricted to 2 villages in Gwynedd.</p> <p>The majority of local housing in Gwynedd is below standard. No bathrooms upstairs near bedrooms, poor insulation etc etc. For many years houses were left to become derelict as the cost of renovating old houses to modern standards far outweighed the market value. The market value for houses needs to be above the renovation / rebuild cost for houses to be maintained and improved. Only in recent years has the market rate approached this level and some properties in Nantlle, Talysarn and Penygroes still sell for less than 100K. A vibrant building industry for new build and maintenance is essential to the area for jobs and the futures of our young people.</p> <p>Lastly, only the tourism industry can offer a substantial growth in local jobs especially if it is connected to a controlled, modest house building programme. Tourism requires accommodation and the building industry requires a buoyant housing market at above rebuild prices. Your proposals will damage both locals (by driving their house prices down below rebuilding cost) and tourism.</p>		
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137	<p>I understand the desire to control second home usage in the National Park but, even after reading your report, I still fundamentally disagree with the courses of action you're taking. The primary problem regarding North Wales housing is a lack of well-paid jobs, not house price cost or availability - which is both plentiful and some of the cheapest in the country.</p> <p>However, to start to legislate what people can do with their PRIMARY residence borders on abuse of Article 8 of the Human Rights Act - freedom from government interference with what people can do with their homes.</p> <p>If we, in our retirement, desire to short-term let our *home* out to provide an income whilst we go travelling - which is something we're very likely to do - then that is of no business to anyone other than the relevant tax authorities to ensure we're paying the correct level of income tax.</p> <p>Thinking more broadly - your actions risk damaging the economy of the National Park and more widely in North Wales. You cannot fix a countrywide housing problem with local sticking plasters. Outside of high-value manufacturing and low-carbon energy - tourism is North Wales' lifeline - rightly so, it's natural for a place like this - and these policies are damaging.</p> <p>Regardless - the proposed restrictions on people's PRIMARY abode are a serious overstep.</p> <p>I cannot see what these policies realistically hope to achieve. There's also the question of how an overstretched planning department, which already lacks the capacity to deal with second homes & holiday accommodation, which make up ~17% of the housing stock - will cope when you add the remaining 83% of housing stock to their scope.</p> <p>This is a poorly thought-out policy that will fuel nothing but resentment from the people that live and work in the park.</p>	<p>The biggest problem the Welsh language could possibly face would be Wales being made to feel unwelcoming again. The policies are hopefully well-meant but can only be counterproductive to the economy, to the language and, now, to the primary residents of the national park.</p>	
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138	<p>Dear sirs</p> <p>I should like to complain about your incredibly racist proposition, namely article 4. This is a complete waste of money. Obviously it will deter second home ownership in the area and completely decimate the tourist industry which many businesses rely on.</p> <p>I am a native Welsh person who has been trying to return to my home area for many years, but the current local employment options mean I have to work in England. I have recently bought a house to retire to in the park, but due to the Covid epidemic my move has been delayed and now I find myself paying thru the nose for council tax for a "second home", which is delaying my relocation even further!!!! This policy is aimed to reduce second home ownership by English people and so is an incredibly racist policy! Furthermore the [REDACTED] where I hope to move to was specifically [REDACTED] and boost the tourist industry. When exactly was this changed to social housing and please could you let me know if the owners were consulted or informed? I look forwards to your response.</p> <p>Surely building more affordable property locally is the solution, without further decimating the struggling tourist industry?</p> <p>I look forwardsto hearing from you.</p> <p>Kind regards [REDACTED]</p>	<p>Will make no difference apart from sending those who work in the tourist industry away to seek employment in England</p>	<p>Build more social housing to prevent the decimation of the tourist industry and mass exodus of Welsh speakers to England (again)</p>
139	<p>This is a draconian measure set to impact every single homeowner in the Park. It will have the effect - as many surveys have found - of reducing the value of every single property not just those 'targeted' by this measure. It presents the possibility of many many people falling into negative equity and potentially losing their homes. It will prevent many homeowners from taking the natural steps to progress up the property ladder, perhaps even preventing local families from expanding their families as they cannot afford to sell their current property at a loss to move to a bigger house.</p>	<p>See above - the artificial suppression of the housing market will lead to those already living in a mortgaged home seeing themselves falling into negative equity which will prevent them from progressing up the property ladder. Where this may be a young Welsh couple seeking to start a family it may sway their decision as they cannot afford to leave their property for something larger. The Park is trying to deter holiday rentals, typically owned by more wealthy people or businesses by applying a blanket rule that will impact</p>	<p>N/A</p>

		those that play no part in the rental economy by supressing the value of their home.	
140	I understand the reasons e.g. a ordable housing etc. but do feel much of this issue and the charging additional costs for second home council tax is short sided. A place like Harlech and around needs its second homes and holiday lets as it needs the resources. Many with second homes and holiday lets use businesses in the local communities they are placed to modernise the homes, care for them and keep them updated. This provides work and money to an area which has little else in terms of employment. Visitors also bring money and resources and again provide work. Like the 20 mph speed limit I believe this is something that it time the government and councils will regret and possibly change.	I am not Welsh speaking although I have lived here for nearly 12 years. I can say a few words now and if younger would probably have learnt more. We need work here and good businesses to make those who speak Welsh as well as English stay. That is another side.	This is not a clear question. If it means disabled or people who say they are a di erent sex to which they are born you need to say.
141	Mae anghenion cymdeithasol yr ardal yn hollol sylfaenol i gynnal natur unigryw y parc.	Mae hi'n hanfodol bod sta , tenantiaid a'r holl swyddogion wedi eu hymrwymo i siarad Cymraeg yn eu gwrithgareddau dyddiol.	
142	I think that Article 4 will have a negative impact on the already fragile economy of Pen Llyn. It has not been thought through. Local people and the language will be negatively a ected.	You are trying to defend the language but have not thought this through. More welsh speakers will be unemployed if this goes through	
143	there are many properties under 150k in Gwynedd., possibly more than in Shropshire or Powys. But even at that level, wages of young and Middle aged people are low due to seasonal/low skill level employment and will not get them a mortgage. Perhaps more social housing/shared housing developments and some proactive employment development opportunities may be more helpful than trashing the economy and flooding the housing market. The loss or depreciation value of many older residents capital investments will in the long run put more pressure on councils as older people will not have the capital to sustain their care needs which will then fall on councils. Sorry but seems really destructive proposal when we need constructive plans.	Could have negative result, either by forcing many Welsh people to sell their family homes, sell their business and loose a great deal of capital from their assets.thus Welsh speakers and their families leaving the area due to these restrictive practices on their properties	These changes could devalue families assets and where they need this capital to provide for disabled Children or when they get old. They will not have the capital to pay for care thus falling upon the council to fund
144			

145	<p>I strongly oppose the implementation of Article 4 in the Eyrri National Park. I believe that, if implemented, it will have a strong negative effect on the local economy and local working people that live in the National Park. In my case, had Article 4 been in place in 2013, I would not have purchased my second home in [redacted].</p> <p>In my case, I bought a semi derelict house on [redacted] that had been empty for 2 years and that was falling into serious disrepair. My house purchase put [redacted].</p> <p>During the restoration I employed a local architect, local structural engineer, several local builders, local roofer, local scaffolding company, local plumber, local electrician, local heating engineer, local window replacement company, local dry stone wall builder, local tiler, local decorator, local kitchen installer, and local project manager. In addition, all materials were bought from local suppliers.</p> <p>The house, on [redacted], is now fully restored and contributes to the feeling of a well kept and thriving village.</p> <p>In total, the purchase of my second home put [redacted] into the local economy over a two year period, and I am proud to have supported so many local businesses. I stress that if Article 4 had been implemented at this time, I would have spent this money outside the Eyrri National Park.</p> <p>Many friends in [redacted] have very similar stories.</p> <p>[redacted] was a second home for 6 years which I visited every weekend, but since 2019 [redacted] has been my primary residence, and I am an active member of the thriving [redacted] community.</p> <p>I believe that today, [redacted] is more vibrant as a result of people like myself moving in to the area.</p> <p>For these reasons I strongly believe that Article 4 will harm the local economy and local working people.</p>		
146	<p>This will not improve the housing crisis - blanket approach is not how it should be applied , mortgages lenders not happy to lend with article 4 covenants , house sales falling through as a result so people unable to sell , this is a failure by councils don't punish every household - this is totally wrong</p>		
147	<p>As a home owner I am concerned on the impact article 4 will have on the value of my property and effect my ability to sell and purchase a property in future. I work and live in Gwynedd and have invested heavily in my small property. The property market in Gwynedd is already stagnant. Employment is hard to find in this area so may need to move away again this will be impacted if I can't sell or the price of my property goes down will effect my ability to purchase property elsewhere. I feel local home owners who have worked hard and saved hard are being asked to subsidise the housing market. Instead we need to enable people to purchase their own properties through better paid job opportunities and also the provision and building of better social housing.</p>	<p>The preservation of the Welsh language is important and will come in hand in hand with economic growth and building further social housing. I would also like to see the option of free welsh lessons to all Gwynedd residents this would help encourage the use of the language.</p>	<p>It will effect people who are retired or are due to retire who rely on there house as their nest egg. They will have difficulty selling their property due to economic hardships caused as a consequence of a poor economy impacting on the spending power of other Gwynedd residents due to the lack of prospects. It will make it more difficult to sell properties to downsize. People with disabilities including age related disabilities will not be able to move.</p>

148	<p>I believe that restrictions on our homes is a big mistake.....you need to careful here.... With out these airbnb .. [REDACTED] would be a ghost townits the di erent people coming in to these homes every week that's keeping the local businesses going ... The 2nd homes are being extra council taxed so are benefiting the community if the money goes to the right place (local a ordable housing).....then there isn't really a problem You have fresh e icient homes being built for local people o the extra council tax money.....which you should have been building anyway !!! Like you used too but not for the last 30 yrs8 in Dolgellau is not enough... Also as [REDACTED] more than half my work is for holiday homessame for all other tradesI wouldn't own my home or feed my children without itI'd probably be working or have moved to England for work....no more 2nd homes is going to crash a lot of local tradesmen's work...to the extent they lose their homes and move away for work.....less locals in the area as no work</p> <p>All this can worked to the advantage of local people....ie taxed ..then new homes ...more jobs ...better standards of living and pay for locals if you embrace tourism..... Without these jobs locals will be moving away for work (as many already have)taking the Welsh language your trying to save with them and you will lose all the hard work..... This is a bad idea Thanks</p>	<p>I believe for the language your going to have the opposite of what your afteras your going to crash the local economy...locals will leave the area for work as all local trades loss half their income ...they have to move away for work taking their families with them ..losing the Welsh language as they gotourism should be embraced and taxed to benefit locals and the local economy we could be in a good place ...locals in new e icient homes and the language staying here in [REDACTED]</p>	<p>Your going crash the local economy....half my work is holiday home related as is most people I knowwe going to lose this ... [REDACTED] after this as half their sales is holiday home relatedit will be the death of [REDACTED] and the language this proposal</p>
149	<p>It's to late greed has set in everyone out to cash in on our Towns and Villages Bethesda has become Airbnb mad</p>	<p>Welsh language is finished even the first minister can't speak Welsh no hope</p>	<p>Protect the Farmers from all the tree planting let the Farmers farm</p>
150			

151	<p>██████████ agrees that there are serious issues with the availability of aordable housing, both to buy and to rent. However we do not believe that the proposed Article 4 Direction will help provide more housing options but that it will hurt locals financially whilst costing Eryri National Park money that should be used to provide social housing and improved job opportunities. The reasoning behind this position is below:</p> <ol style="list-style-type: none"> 1. The Article 4 Direction as planned will create a two-tier property market that will disadvantage local owners and benefit current second home and holiday let owners. Any property that is in Use Class C5 or C6 will be more valuable as the use will be unrestricted so these properties will continue to grow in value. Any property in Use Class C3 will stagnate or lose value as its future use will be restricted by planning. This will result in the exact opposite of Gwynedd Council's stated aims by giving benefit to second home and holiday let owners at the expense of locals. 2. Assuming the statement in the justification report is correct that house prices will drop by 5%, this will wipe approximately £10million of the value of locally occupied houses ██████████. Using the same figures in the report it will bring approximately 40 homes down in value far enough to be "aordable". But that loss in value will be paid for by local owners, taking money from the value of their property limiting their options for down-sizing and making it harder for them to move up the property ladder. 3. The assumption that this change will reduce prices by 5% is not backed up, looking at house prices in ██████████ h, a house with a Local Occupancy clause is for sale at approx. 20% below the value of a similar house without a Local Occupancy clause. It is recognised that a Primary Residence restriction is less onerous than Local Occupancy. 4. Within the documents provided as part of this consultation there is no indication of the conditions that will need to be met for a successful planning application to move from C3 to C5 or C6. Until it is known how planning applications will be assessed it is not possible to comment constructively on the Article 4 Direction. 5. Similarly, there is no economic impact statement in the documentation. How much will it cost to put this in place? What is the initial cost of set-up: writing and consulting on the relevant planning policies, conditions & criteria; assigning all properties to C3, C5 or C6; installing new computer systems and processes to handle this going forward. How is the ongoing cost of running the system going to be covered? As it is permitted development to change from C3 to C5 or C6 unless restricted by an Article 4 direction, it is not permitted to charge for planning permission in this case. How will the planning department be funded to cover these cases? 6. There is a serious concern that mortgage companies may be reluctant to loan on properties with a restricted sales market. This would make it harder for local first time buyers (who require a high LTV mortgage). 7. The data relating to house price needs to be baselined against the national increase in house prices. The report shows a ratio of 5.8:1 for Gwynedd and 6.7:1 for the National Park. The UK average (data from ONS) is 8.3:1 and for Wales 6.1:1 8. The data on house price increases also needs to be baselined. The graph in section 4.4 seems to show a median value home changing from £140k to £220k between 2012 and 2022. The ONS house price index shows a home worth £140k in 2012 would be worth £225k in 2022 on the UK average. So second homes and holiday lets have had no effect at all on house prices. 	High quality, well paid jobs that offer school leavers attractive careers in the area will do more to support the Welsh Language.	No further comments
152	It is a miss guided policy to crash the property market. What right does the government have to dictate to an individual who has worked hard to own a property what they can do with the property. Article 4 properties will be near impossible to get a mortgage on.	I'm afraid the politicians need to understand Welsh language is likely to die out. A few hardline nationalists will not save the situation without inward investment to grow the economy and encourage the next generations to stay in the area	
153	TOO LATE TO RECTIFY THE DAMAGE ALREADY DONE BUT SHOULD STOP FURTHER EROSION OF VILLAGE COMMUNITIES	THE LANGUAGE WOULD BE HELPED IF THESE HOMES	NO OPINION

		WERE RE-OCCUPIED BY LOCALS	
154	<p>The available space provided here is insufficient for my full comments. A cut down version is: I believe that a wholesale approach of introducing Article 4 to all properties within Gwynedd will not provide 'Access to suitable homes' in order to meet the 5 stated objectives (Ref. Justification Paper 1.20).</p> <p>There is no agreed definition for affordable housing, the House of Commons Library indicates that the common definition is as set out in Annex 2 of the National Planning Policy Framework (NPPF – December 2023) and includes 'Discounted market sales housing', referring to housing that is sold at a discount of at least 20% below local market value. Is this possibly a hidden objective?</p> <p>Based on the ONS House Price Index for median house prices in Wales and your quotes average salaries in Gwynedd, 2 full-time earners on average wage and with a healthy mortgage deposit, the maximum housing budget for them is going to be around £200k - within the average house price range.</p> <p>The problem is for larger, often older, houses outside of this range, even a 10% reduction, for example on a £450k house, is not going to bring it within reach of local residents that are earning an average wage in Gwynedd. The need for the provision of greater volumes of houses under £250k is therefore critical and applying local occupancy clauses or even Article 4 restriction to these, the argument would at least have some logic.</p> <p>A concerning scenario that I have heard discussed locally is, for example, where a local resident dies and their larger family home is then empty. If the children are not willing or able to make this their main residence, but would still like to retain their family home as a second home for frequent weekends and holidays in the area, what are their options? Apply for planning permission with no guarantee it would be granted? Put the house on the market, paying premium rates of taxation until it is sold. If the house is valued at, say, £4-500k, for how many years would it need to be advertised before planning permission might be granted? Are they likely to be more successful if applying to convert to a Multiple Occupancy Dwelling?</p> <p>The fundamental objectives of the Gwynedd Council Housing Action Plan can be achieved in a number of ways, but a blanket introduction of an Article 4 Direction to control the use of all houses in the Gwynedd LPA, feels like the focus is really on limiting the availability of "holiday homes" rather than improving the availability of appropriate housing for the local community.</p>		
155	<p>Whats the point of answering this. Your decision will already be made. Just like every other questionnaire and so called consultation put out. This is a perfect example of micro decision making abs blame without considering the wider impact.</p>	No relevance at all. Blame fame	No relevance
156			

157	<p>I believe that there must be a fair and Y Balanced approach to any regulation and that it must not be used as a tool to stop holiday lets who provide income for many local people who own and manage them, or are employed in the hospitality and leisure business directly. The impact of less tourism will have a negative impact on local retail and other hospitality and leisure pursuits.</p> <p>Perhapstighter regulation on monitoring those second home owners who spend very little time within their properties and where these sit empty for extended periods of the year as these are where the real issues are in term of creating ghost town communities.</p> <p>I believe that all homeowners should pay council tax on their property for services that this support, but unsure that additional second home premiums is the right approach to gain income and detour people completely. Those that are then used as holiday lets should possibly have a premium attached to income to account for the increased use of statutory services locally from the resulting footfall of guests.</p> <p>Ensuring local occupancy clauses are applied to a ordable homes coupled with support packages to help first time buyers would go some way to ensure locals are first o ered the chance to purchase properties (Though this will slow the market and bring less to the economy) There are also quite often homes left on the market for significant time which could be utilised for first-time home ownership, but seem to sit for sale for long periods, suggesting that the local housing market is not always the valid reason. Also there have been various help to buy, deposit and home ownership schemes, which haven't spurred on local people to purchase property.</p>	<p>As a struggling Welsh learner, I have missed out on opportunities resulting from being unable to fully convers in Welsh. Whilst the push to get people speaking more and using the language, this does lose experience and skills in key sectors which whilst very Welsh, are also quite anitquated and behind the times. A focus on early education and continuing that through school would be a slower, but more proactive and better managed to achieve more sustainable use of the Welsh Language. In the meantime I shall continue trying to learn!</p>	<p>As a [REDACTED] I believe that my personal protected characteristics are all addressed. The nature of many homes within the national park is that many of these are listed, or simply not set up for those with physical disabilities. Any new builds, or major renovations should be planned with physical accessibility in mind, though with consideration to the point that we cannot totally alter the natural landscape, or historic buildings. There are many opportunities which do present themselves which should be considered and where appropriate implemented.</p>
158	<p>All second homes must have planning permission. Simple as that.</p>	<p>I don't believe there would be a detriment per se but the fact local people will not be and cannot a ord to live in the area due to the elevated prices of holiday homes and holiday lets the certainly a huge negative detriment to Welsh culture and whether this is reflected in the Welsh language, I am unsure. Absolutely needs CONTROL and planning</p>	<p>Unsure</p>
159	<p>Rwyf mewn cegnofaeth gyda'r penderfyniad i gweithredu cyfarwyddyd Erthygl 4 ym Mharc Cenedlaethol Eryri.</p>	<p>Dylai fod flaenoriaeth gyntaf y Parc i warchod yr iaith Gymraeg, ei diwylliant a'i hanes. Beth am gyfarwyddyd i atal newid enw ty o Gymraeg i Saesneg? Mae angen mwy o addysg am enwau llefydd yng Nghymru</p>	<p>Eto, beth am gyfarwyddyd i atal newid enw ty o Gymraeg i Saesneg?</p>

160	<p>I have carefully read your information and understand the problems with the housing market. Whilst I understand that there are spots where the situation is acute within the National Park the problem you are facing is by no means unique. A shortage of housing and incredibly high prices mean that my son is priced out of the housing market despite looking at a graduate salary in the South East of England. The problem lies in a lack of social housing caused by the right to buy and a lack of investment in replacement stock, combined with a lack of well paid work in North Wales. I noticed that very little analysis was given to the economic impact that this is likely to have. I know that there are no precedents but an estimate of the loss of money from the relatively better-off, year round, second home owners who will abandon the area following the introduction of this change deserves some honest discussion. This should be factored in to the already obvious post pandemic decline in visitor numbers as people return to their old habits of cheap holidays abroad. This post pandemic slump has already all but ruined the bike industry and it is threatening to do the same to the tourist trade here. The removal of the guaranteed regular customers will not be replaced by new tourists or greater wealth in the local economy. You skip over the number of young families that have mortgages that will be stuck in negative equity, unable to move for many years, and prevented from having the flexibility to pursue well paid work. Why is more effort not being made to support a stable economy such as the nuclear power station development? There are no signs of the British Space Agency being ready to launch satellites within the next two years as stated by their recruitment drive. Is this due to planning issues or a lack of interest by the council? NRW is abandoning their support of activities that boost the tourist trade and provide employment in the sport and leisure sector with the imminent closure of Coed y Brenin and Nant yr Arian. If I were a young person with potential I would not risk being trapped in North Wales but would be even more inclined to move to an area offering freedom and opportunity. This will not stop this brain drain but is likely to increase it. There is a real risk that this policy could have serious unintended consequences that push an area already in economic difficulty into a spiral of terminal decline. We are all suffering from Liz Truss' attempt to manipulate market forces. Be warned.</p>	<p>I am currently learning Welsh but if forced from the area will abandon this as there will be no point.</p>	
161	Great idea		
162	<p>Whilst I am in full support of the measures outlined in article 4 I am concerned that it doesn't go far enough in addressing holiday lets already established in our rural communities. These holiday lets are preventing the next generation of our communities from getting on the property ladder in their square mile, are creating winter ghost towns and are a major factor in the demise of the Welsh language.</p>	<p>Incentivise holiday let landlords to return their property to the housing stock for rent or purchase. Further incentivise for sales or rentals to young people within a 15 mile radius.</p>	
163	Properties should only be occupied by folk who permanently live in an area	Accessible and affordable Welsh language courses	
164	<p>Leave it as it is. No need to change. The area depends on tourism industry. Attacking property rental market will have long term negative impact on the area.</p>		
165	Bydd Cyfarwyddyd Erthygl 4 yn llesol iawn i bawb sy'n byw yn parhaol yn Eryri neu yn agos i'r Parc	Bydd Cyfarwyddyd Erthygl 4 yn llesol iawn i'r iaith Gymraeg. Ni fydd e aithiau negyddol o gwbl	Bydd Erthygl 4 yn rhyddhau tai ar y farchnad lleol ac felly bydd mwy o ddewis gan bawb ac ni bydd e eithiau negyddol ar neb.
166	This is a terrible idea, poorly thought out with dire financial consequences for villages like Aberdovey.		
167	I fully support all restrictions on second homes having witnessed the pernicious effect that they have had on my own village and surrounding area.	The fact that our children and Welsh youngsters can not afford to buy and live in their home villages has led to a detrimental effect on the community, the schools with	The question is unclear

		knock on effects for the Welsh language	
168	Atal tai yn ein pentrefi a threfi i fynd yn dai gwylia. A cholli y tai iw rhentu a gwerthu i drigolion lleol. Osgoi yr e aith negyddol maer opsiwn o rentu tymor byr a thy haf yn ei gael ar brisiau ein tai. Gall bobl lleol ddim cystadlu gyda pobl syn prynu eiddo gyda'r bwriad o osod tŷ fel llety gwyliau.		
169	In principle I understand the reasoning and am not against it. However I am not clear about what happens when a second home is inherited. Our house was built in 1953 as a second home and was left to us in 1982. We have used it as a second home since then although since retirement I have spent about 75% of my time there. When our sons inherit it will it automatically be classed as a second home or will they have to apply under Article 4?	I feel the effects on the Welsh language have been comprehensively addressed in the consultation paper	
170	I don't agree you should have this level of control over people's lives and the choices they make		
171	I would welcome the introduction of Article 4. Too many houses suitable for long term residence for families are currently being used for holiday lets. Planning already restrict conversion from farm buildings for example and the same rules should exist for changes to use of residential buildings.	Introducing Article 4 would strengthen the Welsh language	No comment
172	I fully support article 4 as a means of ensuring the sustainability of communities and hope that other authorities including my own follow suit in adopting similar measures. Too many towns and villages are swamped with second and holiday homes. As well as the effect on infrastructure such as schools and village pubs the impact on residents is significant. The claim that properties which are vacant for much of the year have an economic benefit for the local area is at best overstated and at worst totally untrue. Planning is the most effective means of protecting communities from being hollowed out in the way Abersoch was. Article 4 looks to be a positive tool in managing this situation	Article 4 will benefit the Welsh language by ensuring more homes are available to local people and hopefully stemming the tide of young people leaving	In terms of age this could benefit young people. Difficult to comment on other protected characteristics
173	Credu fod angen cyflwyno camau i geisio rheoli'r defnydd o eiddo er mwyn rheoli'r defnydd o ail gartrefi/ llety gwyliau, a hynny er mwyn ceisio rhoi cyfleoedd i bobl leol gael mwy o fynediad i dai yn lleol.	Cyfle i siaradwyr Cymraeg aros yn eu cymunedau	amh
174	In favour of it. I lived in [REDACTED] for over 20 years and during that time the road I lived in went from almost entirely primary residences, lived in all year, to at least 25% second homes and holiday lets. This is not sustainable when housing is in short supply.		
175	I reject it wholeheartedly - it is discrimination- unless the policy is applied UK wide it is so unfair. It means my mortgage could fall into negative equity (loss of value) meaning I can't remortgage when my fix rate end, it means I cannot sell my house to who I like for the highest value should I need to move- a house I've bloody worked hard for and am still working hard for. What happens when I die? Should I leave my house to relatives will they be forced to live in it? This is bad policy written on the back of a cigarette packet and I'll make sure I punish Plaid Cymru for it at the ballot box. You're punishing people for the authorities complete lack of investment in housing for decades- perhaps planners and councillors should approve the building of some new estates in the national park then we wouldn't have a housing shortage- we are becoming like Soviet Russia in Gwynedd- blame the people for the politicians failure.	Scarp article 4 and build more house can live there- that way more Welsh speakers like myself can live there. Unfortunately this whole housing issue has been high jacked by narrow minded xenophobic (against the English) nationalist politicians- as a proud Welsh man I am ashamed of what has happened in Gwynedd with these narrow minded elected individuals. Build more houses and more Welsh speakers will come - that	

		<p>way everybody prospers from the cleaners who clean holiday lets to the builders who build to the local individuals in need of housing - building is your answer not restricting people's freedom.</p>	
176	<p>My wife and I, [REDACTED], inherited the property [REDACTED]. GG was built as a second home in [REDACTED]. We enjoy and appreciate its beauty so much so that my wife spends ~75% of the year in GG, but it is deemed a second home with the additional council tax, as we have our home in a retirement village in [REDACTED]. In GG she contributes considerably to the village, [REDACTED], and many other local functions and is now a Welsh speaker. Currently we note that the Article 4 Direction does not apply to us with our current use, but with an Article 4 we seek permission to change use unless GG becomes our main residence, which we can do without seeking permission.</p> <p>We are currently rewriting our wills and wish to leave GG to our two sons, aged ~45. They have both been visiting GG since 1983 during the summer holidays so grew up in GG, and love the place. When they inherit they were planning on using GG in the summer and at other times of the year and short-term holiday let at other times. My wife and I are not sure how the Article 4 will be implemented. Since it is already a second home I assume that they can live there, but does this mean they cannot use the time for visitors when they are not there unless planning permission is sought and granted for short-term holiday let? What happens if it isn't? I would appreciate clarification.</p> <p>Rereading the Notes I am surprised that only ~10% cause so much tension, although having a significant number suddenly increasing the local population will create a problem. But tourism is a significant contributor to the Eryri economy. The best long term contribution to the area is more local creative/manufacturing enterprises, with sta living locally ie employment with good salaries. My son has a lovely 2 bed static caravan elsewhere for his accommodation at his cafe site. This was not expensive and is far better than many built houses.</p>	<p>E ffects on the Welsh language. I suspect nothing major. I admire those that are bilingual and I feel embarrassed that I cannot share the Welsh conversation because for me not only is Welsh a difficult language to master but I am also dyslexic. Manifestly all the problems of Welsh and speakers/non-speakers have been mulled over for years. My only thought is that Welsh is not a language that is spoken much outside of Wales, which can be a limitation if people need to export their talents worldwide, but this shouldn't stop the speaking/literature of Welsh within Wales.</p>	<p>Protected Characteristics I suspect nothing major. As I understand the Equality Act 2011 discrimination towards the Welsh speakers is not considered a protected characteristic, so that Welsh speaker and non-welsh speaker must be respected as any other native speaker within the UK. However judging by the Article 4 comments on equality assessment all facets have been well explored.</p>

<p>177</p>	<p>Article 4 is much needed. I have lived and worked around the periphery of Eryri since 2009 and have watched many friends leave their hometowns as their generational homes are turned into chintzy Live Laugh Love AirBNBs.</p> <p>There should be a cap on the total percentage of housing stock within Eryri NPA which can be let out as holiday accommodation. Ideally perhaps 5% of any community but certainly not more than 10%. Houses should automatically revert back to residential at point of sale so they cannot legally be sold as going concerns. investors in holiday rentals should be made to apply for planning upon takeover of any new property and this should be refused if the number of properties in the area is over the cap.</p> <p>I would also like to see proposals that deal with behemoth holiday rental companies like Sykes who boast they have "over twelve thousand" homes in North Wales alone. With Gwynedd having the lowest median wage in Wales and with thousands of families on waiting lists for social housing it is an INSULT to see these targeted ads from the likes of these companies who have much greater buying power and who turn over enough businesses that they can afford to keep some properties on when smaller businesses would be giving them up and returning them to local housing stock.</p> <p>I know it's not exclusively for the NPA to deal with, but I would like to see a sliding scale element of NNDR which is linked to how many properties a company is paying these rates for. The more they own altogether, the greater the rate they should be paying. And that money should be ring fenced for local investment into social housing stock.</p> <p>Article 4 is a good step in the right direction but it is not nearly enough to tackle decades of mismanagement, overtourism and an abject failure to protect the homes and livelihoods of people who live in or near Eryri.</p>	<p>Article 4 on its own will not positively impact the Welsh language. It needs to go hand in hand with some way of imposing a greater number of Section 106 on local housing stock. Perhaps Gwynedd CC and Conwy CBC can work with the likes of Tai Teg to purchase any houses leaving the holiday rental market and being sold freehold on the open market, slap a Section 106 on them and THEN sell them. House prices are beyond the reach of many local people and they end up moving away, which is a great shame and definitely negatively impacts the Welsh language.</p>	
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<p>178</p>	<p>I am very concerned that the proposals will</p> <ol style="list-style-type: none"> 1 have no actual impact on the supply of a ordable housing (see what is happening at the moment in Abersoch) 2 will cause local businesses (shops, restaurants, builders etc) to go out of business - so reducing the job opportunities and income for permanent residents. Please discuss with local restaurants in Deganwy to see the impact that the council tax increases has had on visitors and their trade. 3 lead to less people staying and more day trippers who do not spend money locally and so will diminish the income generated in the area. <p>The report notes that the impact of art 4 is uncertain. I think it is becoming clear from the council tax increases that it creates reductions in housing prices (and so consequential loss claims against the authority) with no consequent increase in housing supply. So the policy has little chance of securing a positive result. It is likely to lead to more migration from the area.</p> <p>Young people are always likely to leave the area they grow up in for a time - that is common in huge parts of the world. Young people cannot afford housing initially - on a country wide basis.</p> <p>The focus should be on bringing good sustainable jobs to the area. Increasing connectivity (particularly broadband) is likely to encourage people to come and live permanently in the area as they can work from home and support the local economy.</p> <p>Non Domestic Rates for any residential property should be scrapped. It seems an aberration that it was ever brought in and is unfair to the wider community. I strongly suggest that that is done and it will create a consequential uptick in tax takings with very little problem. The properties that get the NDR relief are known, so can be taxed once the (mistaken) law is appropriately changed.</p> <p>Please do not make this another disastrous policy (20mph all over again)</p>	<p>The proposals will not increase the numbers who speak Welsh as the economy will become worse and more people will move away.</p>	<p>As above</p>
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179	<p>1. There is a lack of detailed evidence to justify the blanket application of the proposed Article 4 direction across the whole national park area. Some community areas suffer more from the impact of second homes and short term let accommodation than others.</p> <p>2. There is a lack of detailed evidence regarding the impacts, both positive and negative, of second homes and short term let accommodation on the communities of Eryri.</p> <p>3. There is a lack of evidence to suggest that the implementation of the proposed direction will increase the supply of affordable housing for local people.</p> <p>4. There is a lack of information describing the planning policy framework which will be used to decide future planning applications required as a consequence of Article 4 implementation.</p> <p>5. The Local Plan for the national park area should establish the context of, and policy justification for, any proposed implementation of planning measures to control the occupancy of private housing. The current approach will not provide policy coherence with other planning policy frameworks for the national park covering issues such as employment, economy and community wellbeing.</p> <p>6. Because Article 4 measures are being proposed without adequate integration with wider national park policies, there is a danger of unintended consequences on the local housing market.</p> <p>7. Areas outside the national park area could suffer detrimental impacts following Implementation of the proposed Article 4 direction.</p>		
180	it is important to retain the Welsh Language, but also important to embrace all other languages as well. To retain people in the community they need work, the council should be spending more time attracting industry to provide work for all. The tourist trade is a major win for the Area, and should be embraced with open arms as this at the moment is probably the biggest employer on the Llyn Peninsular.	No work for people, they will move away to find employment, once they have gone, they may not want to return.	Don't know enough to comment
181	I cannot understand why the National Park authority, whose members are not elected, should be involved in this at all. All residents have an interest in the subject and all adults can vote in local authority and Senedd elections. . I agree that housing for locals is important, but far more important is the provision of local jobs; the young leave to find work, not because they cannot find somewhere to live. Deliberately damaging the tourist industry, which like it or not is a major employer locally, will have a negative effect.		
182	PERCHEN AR FWTHYN GWYLIAU		

183	<p>Rydym yn rhedeg eiddo fel bwthyn gwyliau ac wedi bod yn ei osod fel llety gwyliau byr am 365 diwrnod y flwyddyn ers [REDACTED]. Roedd teulu fy nhad wedi byw yn yr eiddo ers canrifoedd cyn iddo fynd yn furddun ac yno y cafodd ei eni a'i fagu, a hefyd lle y cafodd fy mhlant innau eu geni a'u magu. Yn 2011 fe wnaethom symud i'r tŷ drws nesaf - [REDACTED] lle'r ydym yn byw heddiw - mae mor agos fel ei fod yn rhannu clawdd. Y rheswm am symud oedd ein bod eisiau tir a thai allan a dim eisiau cymdogion mor agos na pherchennog tŷ haf (y prynwr mwyaf tebygol). Ar ôl prynu [REDACTED] (am grobris!) roedd angen i ni osod [REDACTED] i dalu morgais [REDACTED] ac rydan ni wedi bod yn gwneud hynny ers prynu [REDACTED] yn 2011. Rydym yn 100% o blaid mesurau a fyddai'n atal tai haf / tai gwyliau ac yn cadw mwy o'n tai lleol ar gyfer pobl leol. Fodd bynnag, dylai fod eithriadau ar gyfer pobl leol o dan rai amgylchiadau, er enghrai t:</p> <ol style="list-style-type: none"> 1. Os ydyn nhw'n gallu profi cysylltiad lleol ers o leiaf 10 mlynedd - byw a gweithio - fel na fyddai angen i bobl leol sy'n bodloni'r meini prawf hyn ofyn am ganiatâd ar gyfer adeilad sydd ar dir erm / tyddyn / neu ar dir ym mherchnogaeth pobl leol yn barod. 2. Os ydyn nhw'n gallu profi cysylltiad lleol ers o leiaf 10 mlynedd - byw a gweithio - dylid hefyd edrych yn fwy afriol ar geisiadau gan bobl leol sy'n gofyn am ganiatâd i droi eiddo unigol yng nghefn gwlad yn dy haf os defnyddiwyd yr eiddo hwnnw fel cartref o'r blaen ond gydag amod na ellid ei werthu ymlaen fel tŷ llety gwyliau a bod angen gofyn am ganiatâd eto wrth ei werthu, gan ddibynnu ar bwy a fyddai'n ei brynu. 3. Dylai caniatâd o unrhyw fath hefyd fod yn seiliedig ar werth / pris yr eiddo. Ni ddylai unrhyw dai a allai fod o fewn cyrraedd pobl leol o ran pris - er enghrai t llai na £250,000 a'r trothwy hwn i amrywio yn ôl prisiau'r farchnad yn flynyddol - byth gael caniatâd i gael eu troi'n llety gwyliau byr. 4. Dim caniatâd ar gyfer tai / eiddo o fewn iniau datblygu tref / pentref neu o fewn cyrraedd hawdd i gyfleusterau. <p>Rydym yn 100% o blaid erthygl 4 ar gyfer pawb sy'n gofyn am ganiatâd i ddefnyddio eiddo fel tŷ haf / llety gosod os nad ydynt yn bobl leol a hefyd os ydyn nhw'n byw i wrdd ac yn defnyddio eiddo arall fel eu prif gartref.</p>		
184	<p>Insufficient space has been allocated for my comments so I will send them in writing. I am objecting to the proposed A4 Direction as it is neither fully justified nor robustly evidenced and I will suffer detriment as a result of the loss of permitted rights.</p>		
185			

186	<p>We bought our house in January 2023. At the time we knew nothing about Article 4. I do not see how this restriction will help local people to get on the housing ladder. Without holidaymakers, there would be no jobs for local people, therefore they would still not be able to afford to live here.</p> <p>Also, it is grossly unfair on existing homeowners, who have settled here permanently, to have restrictions put on them when they wish to sell their primary home. This could be when becoming too elderly and infirm to live independently or on death, leaving other family members with potentially great difficulty in selling our house.</p> <p>We bought this house in good faith, fully expecting if we ever decide to sell for downsizing purposes, we would be able to do so on an even playing field. However, if Article 4 does become law in Wales, those of us who live here on a permanent basis will be at a considerable disadvantage from second home owners as they will be able to sell their properties to either first or second homeowners.</p> <p>I believe that this would be an unintended consequence of measures to limit second home ownership in this area.</p> <p>I am concerned that gaining planning permission for change of use will be made very difficult to obtain from primary to second home but not the other way round. Those of us who have invested with a full commitment to the area will be the ones who miss out.</p>		
187	I do not think it is democratic or reasonable to dictate to people how they use their properties when there is no risk posed to the national park		
188	<p>Cymeradwyaf a chefnogaf y bwriad i weithredu Cyfarwyddyd Erthygl 4 ar gyfer holl ardal Awdurdod Parc Cenedlaethol Eryri er mwyn diddymu'r hawliau datblygu a ganiateir canlynol:</p> <ul style="list-style-type: none"> • Newid defnydd prif gartref (dosbarth defnydd C3) i ail gartref (dosbarth defnydd C5) neu lety gwyliau tymor byr (dosbarth defnydd C6) a defnyddiau cymysg penodol; • Newid defnydd ail gartref (dosbarth defnydd C5) i lety gwyliau tymor byr (dosbarth defnydd C6) a defnyddiau cymysg penodol; • Newid defnydd llety gwyliau tymor byr (dosbarth defnydd C6) i ail gartref (dosbarth defnydd C5) a defnyddiau cymysg penodol <p>Mae 17% o'r stoc tai o fewn ardal APCE yn ail gartrefi neu'n lety gwyliau ac mae 65% o holl boblogaeth Eryri wedi eu prisio allan o'r farchnad dai. Tystiolaeth glir o anghyfartaledd system marchnad agored sy'n tanseilio cynladwyedd cymunedau ac yn bygwth dyfodol y Gymraeg fel iaith gymunedol fyw.</p> <p>Bydd gweithredu'r Cyfarwyddyd Erthygl 4 yn gam pwysig i fynd i'r afael â'r argyfwng tai drwy reoli'r defnydd o dai o fewn cymunedau Parc Cenedlaethol Eryri. Yn y pen draw, bydd yn rhaid trawsnewid y system dai drwy Ddeddf Eiddo a fyddai'n ymgori egwyddor o dai er lles pawb, gan drin tai fel hawl sylfaenol a rhoi anghenion tai cyn elw.</p>	<p>Cytunaf â'ch asesiad o'r eithiau negyddol cronol ar y Gymraeg a nifer y siaradwyr Cymraeg yn Eryri o barhau i ganiatáu niferoedd cynyddol o ail gartrefi a llety gwyliau o fewn cymunedau Eryri heb ymyrraeth. Un o'r prif resymau dros gostau tai cynyddol a'r gostyngiad mewn orddiadwyedd tai ar draws y DU a thu hwnt yw trin tai fel asedau ariannol neu nwyddau i'w prynu a'u gwerthu am y pris uchaf. Dangosodd gyfnod y pandemig Cofid e eithiau niweidiol y farchnad agored ar ei waethaf e.e. cystadleuaeth yrnig am dai wrth i bobl gefnog ddianc o'r dinasoedd, tai mewn pentrefi glan môr yn cael eu prynu dros nos fel ail gartrefi a thai gwyliau, landlordiaid preifat yn troi tenantiaid lleol allan a gosod eu cartrefi fel llety</p>	<p>Cytunaf â'ch asesiad y bydd gweithredu'r Cyfarwyddyd Erthygl 4 yn cael e aith gadarnhaol ar bob unigolyn gan gynnwys unigolion â nodweddion cydraddoldeb gwarchoddedig. Mae'r anghydraddoldeb cymdeithasol sy'n bodoli ar hyn o bryd mewn rhai cymunedau oherwydd di yg argaeledd tai ynghyd â phrisiau tai sydd y tu hwnt i'w cyrraedd yn creu cymdeithas ranedig anghynaliadwy. Drwy diddymu'r hawliau datblygu a ganiateir, fel y bwriadwyd drwy'r Cyfarwyddyd Erthygl 4, bydd Awdurdod Parc Cenedlaethol Eryri yn cael y cyfle i asesu priodoldeb unrhyw fwriad sy'n ymwneud â newid defnydd tŷ preswyl i ddefnydd gwyliau, boed hynny'n llety gwyliau. defnydd neu ail gartref. Cytunaf y dylai gweithredu'r polisi hwn arwain at gymdeithas decach drwy sicrhau</p>

		<p>gwyliau. Mae anallu pobl ifanc a theuluoedd i ddod o hyd i gartref orddiadwy i'w brynu neu ei rentu wedi arwain at lawer ohonynt yn gadael eu cymunedau – sydd yn ei dro yn eithio ar y ddarpariaeth o wasanaethau hanfodol, dyfodol ysgolion gwledig, y gweithlu sydd ar gael i fusnesau lleol a chynaliadwyedd y cymunedau hyn yn gymdeithasol, yn economaidd ac yn ddiwylliannol. Rwy'n croesawu'r amcan craidd o gyflwyno'r Cyfarwyddyd Erthygl 4 i ddiogelu a chynnal cymunedau Cymraeg eu hiaith, trwy gynnig cyfleoedd i bobl fyw a gweithio ynddynt. Mae eich asesiad e aith ar yr iaith Gymraeg yn gynhwysfawr ac yn dangos yn glir bod niferoedd uchel o lety gwyliau ac ail gartrefi yn fygythiad gwirioneddol i yniant cymunedau ar draws Eryri. Trwy weithredu'r Cyfarwyddyd Erthygl 4 bydd argaeledd ail gartrefi ac eiddo ar osod tymor byr yn gyfyngedig i'r stoc bresennol, sydd yn ei dro yn debygol o gadw prisiau tai o leiaf yn sefydlog os nad yn gostwng prisiau tai.</p>	<p>cyfleoedd i bobl leol allu aros yn eu hardal ddewisol.</p>
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189	<p>I fully understand the motivation of this proposal but am concerned by what I think can be unintended consequences. The tests the planners apply when granting permission to move from a main residence to second home will be important. Where can these be seen? For example our property is our main residence and we have had it since 1998, so our children have grown up with it. When my wife and I die we had imagined leaving it to them but I have no idea where they will be based for work then. It may need to be a "second home" to them all whilst they decide where they want to be long term. We would hate for them to be forced to sell because planning to allow this was rejected.</p> <p>This Direction will create a two tier market - what in Guernsey they call a local market and an open market. The open market house prices there are much higher because there is a bigger market place. My understanding of your proposal is that no family will effectively be able to market their property to the open market in practise if that property has been designated main residence. In practise estate agents will have to disclose that it is a local market main residence property subject to planning permission if to be used as a second home. This may be the intention but it is dramatically financially penalising local families who wish their beneficiaries to benefit from, what for most people, is their main financial asset. It seems a bit unfair that a second home designated property next door will be able to fetch much more than a similar property, say in a row of terraced houses. However much you feel that the property supply problem to locals needs to be addressed you may feel it is unfair if your neighbours house is worth so much more. They would in practise being "paying" for the solution whilst the second home owner isn't. In effect the unintended consequence of this Direction will be to increase the value of second homes, many of which already exceed the average house prices you quote so are already beyond the reach of many locals, and make them a much better investment for their owners.</p> <p>This last point could drive main resident home owners to opt to make their homes "second homes," and pay the 300% council tax each year, before June 2025 in order to be able to sell at a higher price later on. This would further reduce the supply of properties on the local market.</p> <p>If it is understood that planners would, within reason, grant permission to move from main residence to second home in the event of the death of parents I think that would help prevent that but I can't find anywhere where the considerations are explained.</p> <p>Reading the consultation document it seems that the unintended consequence of increasing council tax for holiday lets was to drive properties from the local council tax net to the national business rates system where most have nothing to pay due to relief, so their tax costs actually reduced as a result of that policy. This is what has partly led to the Article 4 Direction. Would it not be more sensible to get the rules changed so that holiday lets cannot be owned by a business so have to pay the higher council tax? This would either increase the amount tax received by the local council or result in the property being put up for sale increasing availability. A win win situation.</p> <p>I hope this is helpful. I thought the consultation document was very interesting.</p>		
190	<p>I am deeply disturbed by the implications of article 4 from both my perspective and Welsh people who have lived here all their lives. I bought my property freehold, i.e. with no restrictions.</p> <p>I used to have a holiday home here, but moved to live here full time.</p> <p>As I understand it, if the property is my second home, I can sell it to anyone who either wanted it as a second home or permanent home, but because this is my only home I will be directed to only sell it to someone who wants to live here full time. This cannot be right, it's a breach of my rights and the fact that my property was bought freehold shouldn't be subject to a retrospective change of who I am allowed to sell the property to in the future. My property will have no impact on the Welsh language other than being positive, as we have invested in the area, we spend money and support local business in the area, supporting local people.</p>	See above	Dont know enough about this

191	<p>Use Class C – ‘places where people sleep’. The Article 4 proposal is that C5 is to become 1st home/primary residence ONLY. Then adds a new category of C6 as holiday lets only, and additionally the new C3 as 2nd homes only. In June 2025 a snapshot of Use will be taken and will remain in place unless a planning application is made & consent granted.</p> <p>The aim of the Policy is to make full time homes more affordable. This will happen because C5 ‘normal’ full time houses will lose value sharply, given the existing owners will only be allowed to sell to other full time residents. If a Vendor cannot sell to 2nd home owners or for holiday let use, 2 of the 3 options of potential buyers will be removed. It follows, a re-sale value could become a 1/3rd of their current value (without the Article 4 restrictions.) The housing market has already stalled, given the forthcoming Policy is set for June 2025. This is good news for cash buyers as in an area with already some of the cheapest housing in the UK (under £60k for a 2 bed flat) as the values will fall still further.</p> <p>And buyers will need to pay cash, because to exacerbate this housing crash still further Mortgage companies have now stated they will not lend on a restricted property due to such concerns over drastically dropping values. This is recent, following the announcement of the Article 4 Policy being put in place.</p> <p>Of course, the drop in C5 values is most likely to cause many existing home owner to lose the equity they thought they had in their investment of a life time. Many home-owners may end up in negative equity due to Article 4 restrictions on re-sale.</p> <p>If C6 is to be created and officially becomes short term Holiday lets, committing to 26 weeks minimum rental and receiving small business rate relief, that seems pragmatic. The region relies heavily on tourists for employment.</p> <p>If C3 is to be introduced, officially creating second homes as a formal category, they will increase in value given the supply of housing stock will be ring fenced. Basic supply & demand underpins that prevalent prediction from the informed. That is assuming, of course, Consent for change of use from C5 (full time residential) to C3 will not be granted.</p> <p>Personally, I [redacted] so it makes no difference. I had hoped to buy before long, but will not now given it will not be an investment and will only give my children (in England) a problem in due course.</p> <p>My [redacted] relies heavily on 2nd home owners (70% + of trade) all year round as they visit all year round and support all local amenities with their considerable disposable income, very well indeed. In turn, we employ local people 12 months a year and consistent trade justifies our investment in their training. Many other outlets in [redacted] can be viable too, including the village shop and the Butchers. C3/ 2nd home owners are often members of the sports clubs & volunteer their valuable expertise a good deal. With C3 properties becoming a rare & cherished commodity, our business should not be adversely affected and C3 owners also employ many local people as builders, gardeners, decorators and cleaners too.</p> <p>I accept there are a few 2nd homes not used much, but a very small percentage. In remote areas they may well sell up given the resentment. In other areas with a high percentage of static caravans with shutdown periods I am assuming they are unaffected. Work opportunities within seasonal tourism is less reliable, so earning potential for the young is limited.</p> <p>The Holiday let visitors don’t contribute much aside from the property owner; the renting visitors tend to not know the area well enough to buy much local produce and typically use online shopping and large vans (which are very unwelcomed). The formal changes to introduce C6 will not make a huge difference, they’re run as businesses already. The Day tripper market will not change much either, given visitors are</p>	None	None
192	Article 4 will seriously diminish the value of my property even if it is not on the market. I believe this is an invasion of my rights.	The Article will do nothing to protect the Welsh language. All school children are taught Welsh but most will have to move away to develop a career. Whilst this will not affect their	nothing to add

		ability in welsh it diminishes their use of it. There are very few good jobs in	
193	I support Article 4	The time in which it takes article 4 to come into place is too long, by implementing it faster it would help the Welsh language and homes for Welsh people. Additionally, there could be a total ban on new holiday homes and Airbnbs.	I don't believe so.
194	I do not own a second home. I do however have several patients who do. They actually live in the North Wales region. They have worked hard and used their resources to purchase a second home as is their right. They pay the the high council tax, even though I don not believe that th9se who live in the area should have to. These people bring income to the area by using local people to help maintain their property and put money into the local comm unity.	Instead of being so fanatical about this issue, isn't it more important to consider who supports the local economy, and local people? Do you really think local people would live in these properties otherwise? Less fanaticism and more big picture thinking needed.	My particular clients wife has a severe wasting disease, coming to their second home is one of the few pleasures they have.
195	Rwyf yn cyfnogi Cyfarwyddyd Erthygl 4 yn llawn. Mae prisiau tai wedi codi cymaint dros y blynnyddoedd diweddar na fedra'i - sydd ar gyflog cymharol dda - orddio prynu ty yn lleol. Mae'r sefyllfa yn ddirifol.	Mae y gymuned Gymraeg yn cael ei erydu gan dai 'Airbnb'. Mae'n rhaid gwneud rhywbeth ar frys. Mae mesurau tebyg wedi eu cymeryd yng Nghernyw er mwyn amddi yn cymunedau gwledig yn Lloegr. Yma yng Nghymru, mae'r iaith bod yr iaith Gymraeg o dan fygythiad cynyddol oherwydd tai haf a tai Airbnb yn ei gwneud hi'n bwysicach fyth i weithredu ar lefel gynllunio gwlad a thref gan fod gennym ni, yn Eryri adnodd pwysicach fyth o iaith brin sydd o dan fygythiad. Heb gymunedau cynhaliol a thai orddiadwy bydd y Gymraeg wedi marw yma o fewn 20 mlynedd. Erthygl 4 rwan!	Nid wyf yn ymwybodol o unthwy eithiau negyddol a allai ddeillio o gyflwyno Cyfarwyddyd Erthygl 4 ar unrhyw unigolion sydd a nodweddion a ddiogelir, naillai yn uniongyrchol neu'n anuniongyrchol

196	<p>Whilst we understand the reasoning behind the Article 4 Direction, we object to the blanket implementation of any Article 4 Direction "Notice" on existing owners property. We have owned this property since 2012 and at no time has the issue of our descendants not being able to use the property after our death, been highlighted during the purchase process and indeed at anytime afterwards. Our family [REDACTED] and it is therefore unreasonable to expect them to move to Eryri or obtain planning permission to use [REDACTED] as a second home. However, we would support the implementation of the Article 4 Direction for any new home owners, as this directive would have been highlighted during the purchasing process. Thus new owners would have had the opportunity to consider the wider ramifications of purchasing a home within the Eryri National Park.</p> <p>We do understand the need for more a ordable housing within Gwynedd, allowing local people to live and work within the area. However, there has been no discussion about a gradual implementation of this "Directive" and we feel that this is unjust. We have lived and worked in the area for a number of years and feel that we have added to the economy only for our family to be penalised by this blanket change of policy. Our family may not wish to use this property as a residence or second home. However, we strongly feel that they should be given the choice due to the change of policy being implemented 13 years after we moved here.</p> <p>Please log this response as a concern and a suggestion for a way forward with this issue.</p> <p>[REDACTED]</p>	<p>I am currently attending welsh classes [REDACTED]. These could be extended and provided for all non-welshspeaking residents.</p>	<p>The proposal will have a negative a ect on elderly and disabled people having to negotiate the new policy</p>
197			
198	<p>Rwy'n cefnogi'r cyfyngiadau newydd yn llawn ac yn edrych ymlaen at eu rhoi ar waith cyn gynted â phosibl.</p>	<p>Bydd Erthygl 4 yn cael e aith gadarnhaol iawn ar y Gymraeg. Yn raddol, bydd ein cymunedau Cymraeg eu hiaith yn cryfhau.</p>	
199	<p>It seems to me the Welsh Govt has already dealt with the matter, by allowing council tax to increase to 300% on second homes. There seems very little reason to burden an already overstretched planning department with this matter! Give for-instance a person working away for a year or two. They might decide to tell the LA that their home in Wales is their 2nd home, and pay the double council tax in the interim (to avoid being accused of underpaying council tax). However - are they going to want to do that, if they are going to have to get planning permission first? And how long will that take (and what cost)? And how scary the prospect of not being allowed to live "back at home" afterwards, if they have to reapply to remove the 2nd home status (and who knows the whims of the planners at the time)? Perhaps they'll only allow them back if they pass a Welsh Language test.</p>	<p>The entire population (including welsh speakers) may disappear if the tourist industry is eradicated, leaving no work, or shops or facilities.</p>	
200	<p>What will the planning policy criteria against which an application for change of use to a holiday let (or second home) be determined? Will the policy criteria be subject to public consultation? If so what is the timetable for this?</p>	<p>No comments</p>	<p>No comments</p>
201	<p>Rwyf yn cefnogi cyfarwyddyd erthygl 4. Mae'r sefyllfa o ail-gartrefi wefi mynd allan o reolaeth yn y parc. Mae di gy rheolaeth yn ei gneud yn anodd i bobol leol brynu tai orddiadwy.</p>	<p>Mae llawer o bobol sy'n symud i'r ardal o Loegr yn aml iawn ddimyn neud yr ymdrech i ddysgu'r iaith. Fel canlyniad, mae hun yn gael e aith negyddol yn y gymuned.</p>	
202	<p>Rwy'n cefnogi'r Erthygl 4</p>		
203	<p>Cytuno gyda Erthygl 4</p>		
204			

205	<p>Cannot disagree with the Article 4 Direction per se but how it is applied needs nuance. Cyngor Gwynedd's use of the Council Tax premium is a blunt instrument, and I hope the application of Planning Permission decisions will have more precision. For this we need regularly updated analysis of 1. where more a ordable primary residence housing is actually needed, and 2. what kind of housing is needed and wanted.</p> <p>Many second homes and holiday lets are not in locations where more a ordable housing is actually needed. Some are in locations from which it would be impossible to travel to employment or even work from home. Many are of a type and size that simply would not meet the needs and tastes of those who need housing. Unless such housing is used, as second homes (without prohibitive Council Tax premiums) or Holiday Lets, much of it will rapidly deteriorate. Local residents and businesses will lose income and be unable to turn property assets into income streams or realised capital.</p>	<p>The assessment is well argued. Re. my comments in 12 above, there should be analysis of where Y Cymry in Eryri actually want to live. Ironic that the English language site includes Snowdonia in the address rather than Eryri. I thought we were adopting Eryri as the sole name for the region.</p>	<p>The assessment is well argued. Nothing to add.</p>
206	<p>Cymeradwyaf a chefnogaf y bwriad i weithredu Cyfarwyddyd Erthygl 4 ar gyfer holl ardal Awdurdod Parc Cenedlaethol Eryri er mwyn diddymu'r hawliau datblygu a ganiateir canlynol:</p> <p>Newid defnydd prif gartref (dosbarth defnydd C3) i ail gartref (dosbarth defnydd C5) neu lety gwyliau tymor byr (dosbarth defnydd C6) a defnyddiau cymysg penodol;</p> <p>Newid defnydd ail gartref (dosbarth defnydd C5) i lety gwyliau tymor byr (dosbarth defnydd C6) a defnyddiau cymysg penodol;</p> <p>Newid defnydd llety gwyliau tymor byr (dosbarth defnydd C6) i ail gartref (dosbarth defnydd C5) a defnyddiau cymysg penodol</p> <p>Mae 17% o'r stoc tai o fewn ardal APCE yn ail gartrefi neu'n lety gwyliau ac mae 65% o holl boblogaeth Eryri wedi eu prisio allan o'r farchnad dai. Tystiolaeth glir o anghyfartaledd system marchnad agored sy'n tansellio cynladwyedd cymunedau ac yn bygwth dyfodol y Gymraeg fel iaith gymunedol fyw.</p> <p>Bydd gweithredu'r Cyfarwyddyd Erthygl 4 yn gam pwysig i fynd i'r afael â'r argyfwng tai drwy reoli'r defnydd o dai o fewn cymunedau Parc Cenedlaethol Eryri. Yn y pen draw, bydd yn rhaid trawsnewid y system dai drwy Ddeddf Eiddo a fyddai'n ymgori ori egwyddor o dai er lles pawb, gan drin tai fel hawl sylfaenol a rhoi anghenion tai cyn elw.</p>	<p>Cytunaf â'ch asesiad o'r eithiau negyddol cronol ar y Gymraeg a nifer y siaradwyr Cymraeg yn Eryri o barhau i ganiatáu niferoedd cynyddol o ail gartrefi a llety gwyliau o fewn cymunedau Eryri heb ymyrraeth. Un o'r prif resymau dros gostau tai cynyddol a'r gostyngiad mewn orddiadwyedd tai ar draws y DU a thu hwnt yw trin tai fel asedau ariannol neu nwyddau i'w prynu a'u gwerthu am y pris uchaf. Dangosodd gyfnod y pandemig Cofid e eithiau niweddiol y farchnad agored ar ei waethaf e.e. cystadleuaeth yrnig am dai wrth i bobl gefnog ddianc o'r dinasoedd, tai mewn pentrefi glan môr yn cael eu prynu dros nos fel ail gartrefi a thai gwyliau, landlordiaid preifat yn troi tenantsiaid lleol allan a gosod eu cartrefi fel llety gwyliau. Mae anallu pobl ifanc a theluoedd i ddod o hyd i gartref orddiadwy i'w brynu neu ei rentu wedi arwain at lawer ohonynt yn gadael eu cymunedau – sydd yn ei dro yn eithio ar y ddarpariaeth o wasanaethau hanfodol, dyfodol ysgolion gwledig, y gweithlu sydd ar gael i fusnesau lleol a chynaliadwyedd y cymunedau hyn yn gymdeithasol, yn economaidd ac yn ddiwylliannol. Rwy'n croesawu'r amcan craidd o</p>	<p>Cytunaf â'ch asesiad y bydd gweithredu'r Cyfarwyddyd Erthygl 4 yn cael e aith gadarnhaol ar bob unigolyn gan gynnwys unigolion â nodweddion cydraddoldeb gwarchoddedig. Mae'r anghydraddoldeb cymdeithasol sy'n bodoli ar hyn o bryd mewn rhai cymunedau oherwydd di yg argaeledd tai ynghyd â phrisiau tai sydd y tu hwnt i'w cyrraedd yn creu cymdeithas ranedig anghynaliadwy. Drwy ddiddymu'r hawliau datblygu a ganiateir, fel y bwriadwyd drwy'r Gyfarwyddyd Erthygl 4, bydd Awdurdod Parc Cenedlaethol Eryri yn cael y cyfle i asesu priodoldeb unrhyw fwrriad sy'n ymwneud â newid defnydd tŷ preswyl i ddefnydd gwyliau, boed hynny'n llety gwyliau. defnydd neu ail gartref. Cytunaf y dylai gweithredu'r polisi hwn arwain at gymdeithas decach drwy sicrhau cyfleoedd i bobl leol allu aros yn eu hardal ddewisol.</p>

		<p>gyflwyno'r Cyfarwyddyd Erthygl 4 i ddiogelu a chynnal cymunedau Cymraeg eu hiaith, trwy gynnig cyfleoedd i bobl fyw a gweithio ynddynt. Mae eich asesiad e aith ar yr iaith Gymraeg yn gynhwysfawr ac yn dangos yn glir bod niferoedd uchel o lety gwyliau ac ail gartrefi yn fygythiad gwirioneddol i ymiant cymunedau ar draws Eryri. Trwy weithredu'r Cyfarwyddyd Erthygl 4 bydd argaeledd ail gartrefi ac eiddo ar osod tymor byr yn gyfyngedig i'r stoc bresennol, sydd yn ei dro yn debygol o gadw prisiau tai o leiaf yn sefydlog os nad yn gostwng prisiau tai.</p>	
207	<p>I currently rent a second home out to local welsh family, according to the proposal of article 4 the value of the property would be severely affected as it is not currently a holiday let or second home, planning would be required for change of use after September 2024. We are a welsh family who has lived and worked in the county all my life and contributed to the local economy, children going to local schools, clubs and promoting the welsh language. Because of my decision to rent out as long term to locals I would be penalised for doing so in the properties value, whilst others who have done holiday lets second home will be allowed to carry on with no impact on their property value! There have been many section 106 clauses removed from properties in the area and that is a disgrace as if these were policed correctly it would provide more affordable housing also the amount of 106 properties that are used as holiday lets.</p>	<p>If article 4 is to truly protect the welsh language will the houses under restrictions be limited to welsh speakers and learners only!! If not how can you claim to be acting in the language's best interest?? There are many locals who have worked hard to purchase an additional property and implementing such a rule that can devalue the investment and lending ability to an extent is itself detrimental to the local economy.</p>	<p>If this direction is to be followed careful consideration should be taken that legal challenges could be made as it discriminates those who have purchased properties without restrictions but now may have them added to compensate for loss in value. Article 4 is a short sighted policy that could encourage more influx as prices lower those selling outside the county would get more for their property and influx into Gwynedd which won't benefit the minority.</p>
208	<p>Dylai fod angen caniatad cynllunio i newid defnydd ty.</p>		

209	<p>I am a Welsh speaker born and bred in Gwynedd! Retired here! Built a house using everything and everyone local. I am ashamed to be Associated with Plaid now! What you propose to implement is unjust and will have far reaching negative consequences! You are penalising those who you claim to represent! It is a politics of envy not one designed to help the lack of a ordable housing! Use all the extra revenue you collected on second homes to build? You are squandering my money just to bully through an ill thought out policy! You will divide communities and the very ugly racist behaviour is being fuelled. It feels like I am living in a nanny state where my rights to control my own finances are being eroded by the very ones I chose thinking you had our interests at heart! You are not objective and are completely dismissing all the seriously worrying e ects! I hope you will be held accountable and that my money does not go towards your defence!</p>	<p>Wales never been so Welsh!!!! grew up herein60's!! English education</p>	<p>Elderly who want to release equity. Sell home for care!</p>
210	<p>If it results in more a ordable housing for locals then its a positive step forward. However, it is vague in that it does not provide information on criteria when applying i.e. will be there a percentage of homes allowed before planning is refused? If not, what will determine a refusal? It does not give any idea of cost to the homeowner and does not address the issue of Council Tax which becomes void on short term lets after the number of days criteria has been met on those properties that remain as holiday lets, which in itself is unfair on the general public in itself. Additionally, it was also felt that more a ordable housing should be built in the areas so as such changes would not be necessary and the tourist sector would not be a ected.</p>	<p>No comment</p>	<p>A ordability is the main issue in many areas because of low income, less jobs but higher priced properties which even if reduced in value are likely to be too expensive for many</p>

211	<p>I am a second homeowner of the National Park and I am strongly opposed to the implementation of Article 4. I don't think this is the solution to the housing problem here.</p> <p>The primary reason lack of new housing being built across the region. Only 104 new homes have been built in the NP since 2018. Coupled with the very difficulty of local builders getting planning permission.</p> <p>I do realise that in a protected area of outstanding natural beauty suitable sites are not numerous, however there are many empty buildings that could be bought up for young families and people wanting to downsize. This approach is positive and should be upscale. It is these homes that could be placed under Article 4, a targeted approach is what's needed not a blanket response on existing homeowners. Future new builds similarly. One example is the Gelert shop and adjoining buildings in Beddgelert. It has been empty for years. It may be privately owned but should have been bought up, developed into aordable homes for locals. The site is in the heart of the village, a stone's throw from the primary school. Perfect for young families. An opportunity to strengthen the Welsh language in this community has been lost.</p> <p>Article 4 is unfairly aimed at second homeowners, to deflect from the Park's and the Council's lack of housing provision over the years. Our property was bought and paid for by ourselves, we own it, and as such should not now be the subject of a restriction order imposed on us by any Authority.</p> <p>Article 4 will affect ALL homeowners in NP, many residents are unaware of because they have not been adequately informed. I did not receive a letter. The negative impact of this directive will affect all householders, they have a right to be properly informed. I had to phone to obtain a letter. The negative effects are numerous, local people are even now, unaware of the impact. There are consequences should they wish their children to inherit their property, when they come to re-mortgage their home, or if they want to take equity out of their property or sell their home to pay for care. A4 will severely restrict, if not prevent these aspirations completely.</p> <p>I do not believe that there is a lack of aordable housing in the area. A quick search on Rightmove this morning has revealed that there are 668 properties under £200,000 within the Snowdonia area and up to 1 mile outside that are available to buy, 390 of which are under £160,000. There is clearly no shortage of available and aordable housing. Gwynedd has some of the cheapest housing in the UK. This reality begs the question as to why people aren't buying. I believe the reason is that would-be buyers don't earn enough to aord repayments on a mortgage or even a deposit. The reliance on low paid seasonal employment within NP means that many people can't get a mortgage.</p> <p>Well paid employment opportunities are needed, just like anywhere else in the UK. It is notable that 1805 people sold up in N. Wales to move to areas in England (2020 Census), areas such as Cheshire, Shropshire, Liverpool, where houses are more expensive but with better paid employment prospects.</p> <p>The lack of aordable housing issue is a UK wide problem, the reasons are many: high interest rates due to Worldwide economic events (COVID, war in Ukraine then UK Recession) which has resulted in the cost of living crisis plus little/no investment in social housing over the years (selling o council houses too). The whole of the UK are watching Gwynedd Council and Eryri NP with your A4 experiment. You are going to impact people's futures, negatively.</p> <p>Please put all your efforts into the positive measures you have adopted. The imposition of A4 is a negative, undemocratic measure that will not solve your perceived housing question. And as demonstrated, there IS more than enough aordable housing on the market. No need to try to reclaim second homes.</p>	<p>Welsh speakers are having to leave for improved employment (higher wages) opportunities for them and their children's futures. Provide/attract higher paid employment to the region. I understand completely the desire to keep the language alive but you must face up to the reasons why Welsh speakers have to move away.</p>	<p>If you mean people with special needs then I do not feel qualified to give an opinion.</p>
212			

<p>213</p>	<p>Cymeradwyaf a chefnogaf y bwriad i weithredu Cyfarwyddyd Erthygl 4 ar gyfer holl ardal Awdurdod Parc Cenedlaethol Eryri er mwyn diddymu'r hawliau datblygu a ganiateir canlynol:</p> <p>Newid defnydd prif gartref (dosbarth defnydd C3) i ail gartref (dosbarth defnydd C5) neu lety gwyliau tymor byr (dosbarth defnydd C6) a defnyddiau cymysg penodol;</p> <p>Newid defnydd ail gartref (dosbarth defnydd C5) i lety gwyliau tymor byr (dosbarth defnydd C6) a defnyddiau cymysg penodol;</p> <p>Newid defnydd llety gwyliau tymor byr (dosbarth defnydd C6) i ail gartref (dosbarth defnydd C5) a defnyddiau cymysg penodol</p> <p>Mae 17% o'r stoc tai o fewn ardal APCE yn ail gartrefi neu'n lety gwyliau ac mae 65% o holl boblogaeth Eryri wedi eu prisio allan o'r farchnad dai. Tystiolaeth glir o anghyfartaledd system marchnad agored sy'n tanseilio cynladwyedd cymunedau ac yn bygwth dyfodol y Gymraeg fel iaith gymunedol fyw.</p> <p>Bydd gweithredu'r Cyfarwyddyd Erthygl 4 yn gam pwysig i fynd i'r afael â'r argyfwng tai drwy reoli'r defnydd o dai o fewn cymunedau Parc Cenedlaethol Eryri. Yn y pen draw, bydd yn rhaid trawsnewid y system dai drwy Ddeddf Eiddo a fyddai'n ymgorori egwyddor o dai er lles pawb, gan drin tai fel hawl sylfaenol a rhoi anghenion tai cyn elw.</p>	<p>Cytunaf â'ch asesiad o'r e eithiau negyddol cronol ar y Gymraeg a nifer y siaradwyr Cymraeg yn Eryri o barhau i ganiatáu niferoedd cynyddol o ail gartrefi a llety gwyliau o fewn cymunedau Eryri heb ymyrraeth. Un o'r prif resymau dros gostau tai cynyddol a'r gostyngiad mewn orddiadwyedd tai ar draws y DU a thu hwnt yw trin tai fel asedau ariannol neu nwyddau i'w prynu a'u gwerthu am y pris uchaf. Dangosodd gyfnod y pandemig Cofid e eithiau niweddiol y farchnad agored ar ei waethaf e.e. cystadleuaeth yrnig am dai wrth i bobl gefnog ddianc o'r dinasoedd, tai mewn pentrefi glan môr yn cael eu prynu dros nos fel ail gartrefi a thai gwyliau, landlordiaid preifat yn troi tenantsiaid lleol allan a gosod eu cartrefi fel llety gwyliau. Mae anallu pobl ifanc a theuluoedd i ddod o hyd i gartref orddiadwy i'w brynu neu ei rentu wedi arwain at lawer ohonynt yn gadael eu cymunedau – sydd yn ei dro yn e eithio ar y ddarpariaeth o wasanaethau hanfodol, dyfodol ysgolion gwledig, y gweithlu sydd ar gael i fusnesau lleol a chynaliadwyedd y cymunedau hyn yn gymdeithasol, yn economaidd ac yn ddiwylliannol. Rwy'n croesawu'r amcan craidd o gyflwyno'r Cyfarwyddyd Erthygl 4 i ddiogelu a chynnal cymunedau Cymraeg eu hiaith, trwy gynnig cyfleoedd i bobl fyw a gweithio ynddynt. Mae eich asesiad e aith ar yr iaith Gymraeg yn gynhwysfawr ac yn dangos yn glir bod niferoedd uchel o lety gwyliau ac ail gartrefi yn fgythiad gwirioneddol i ymiant cymunedau ar draws Eryri.</p>	<p>Cytunaf â'ch asesiad y bydd gweithredu'r Cyfarwyddyd Erthygl 4 yn cael e aith gadarnhaol ar bob unigolyn gan gynnwys unigolion â nodweddion cydraddoldeb gwarchoddedig. Mae'r anghydraddoldeb cymdeithasol sy'n bodoli ar hyn o bryd mewn rhai cymunedau oherwydd di yg argaeledd tai ynghyd â phrisiau tai sydd y tu hwnt i'w cyrraedd yn creu cymdeithas ranedig anghynaliadwy. Drwy ddiddymu'r hawliau datblygu a ganiateir, fel y bwriadwyd drwy'r Gyfarwyddyd Erthygl 4, bydd Awdurdod Parc Cenedlaethol Eryri yn cael y cyfle i asesu priodoldeb unrhyw fwriad sy'n ymwneud â newid defnydd tŷ preswyl i ddefnydd gwyliau, boed hynny'n llety gwyliau. defnydd neu ail gartref. Cytunaf y dylai gweithredu'r polisi hwn arwain at gymdeithas decach drwy sicrhau cyfleoedd i bobl leol allu aros yn eu hardal ddewisol.</p>
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<p>214</p>	<p>Cymeradwyaf a chefnogaf y bwriad i weithredu Cyfarwyddyd Erthygl 4 ar gyfer holl ardal Awdurdod Parc Cenedlaethol Eryri er mwyn diddymu'r hawliau datblygu a ganiateir canlynol:</p> <p>Newid defnydd prif gartref (dosbarth defnydd C3) i ail gartref (dosbarth defnydd C5) neu lety gwyliau tymor byr (dosbarth defnydd C6) a defnyddiau cymysg penodol;</p> <p>Newid defnydd ail gartref (dosbarth defnydd C5) i lety gwyliau tymor byr (dosbarth defnydd C6) a defnyddiau cymysg penodol;</p> <p>Newid defnydd llety gwyliau tymor byr (dosbarth defnydd C6) i ail gartref (dosbarth defnydd C5) a defnyddiau cymysg penodol</p> <p>Fel rhywun sydd wedi fy magu o fewn y parc a bellach yn byw ar in y parc rwyf yn ymwybodol bod 65% o holl boblogaeth Eryri wedi eu prisio allan o'r farchnad dai. Mae 17% o'r stoc tai o fewn ardal APCE yn ail gartrefi neu'n lety gwyliau. Rwyf i a llawer o'm cyfoedion yn cael ein prisio allan o'r parc ac yn gweld cymunedau yn cael eu gwasgaru. Mae'n glir bod cynaladwyedd cymunedau yn dioddef oherwydd anghyfartaledd y system marchnad agored a dyfodol y Gymraeg fel iaith gymunedol fyw yn fregus o'r herwydd.</p> <p>Bydd gweithredu'r Cyfarwyddyd Erthygl 4 yn gam pwysig i fynd i'r afael â'r argyfwng tai drwy reoli'r defnydd o dai o fewn cymunedau Parc Cenedlaethol Eryri. Bydd yn llesol i ynniant cymunedau Eryri o gael deddf eiddo a fyddai'n ymgor ori egwyddor o dai er lles pawb, gan drin tai fel hawl sylfaenol a rhoi anghenion tai cyn elw.</p>	<p>Cytunaf â'ch asesiad o'r eithiau negyddol cronol ar y Gymraeg a nifer y siaradwyr Cymraeg yn Eryri o barhau i ganiatáu niferoedd cynyddol o ail gartrefi a llety gwyliau o fewn cymunedau Eryri heb ymyrraeth. Un o'r prif resymau dros gostau tai cynyddol a'r gostyngiad mewn orddiadwyedd tai ar draws y DU a thu hwnt yw trin tai fel asedau ariannol neu nwyddau i'w prynu a'u gwerthu am y pris uchaf. Dangosodd gyfnod y pandemig Cofid e eithiau niwedol y farchnad agored ar ei waethaf e.e. cystadleuaeth yrnig am dai wrth i bobl gefnog ddianc o'r dinasoedd, tai mewn pentrefi glan môr yn cael eu prynu dros nos fel ail gartrefi a thai gwyliau, landlordiaid preifat yn troi tenantiaid lleol allan a gosod eu cartrefi fel llety</p>	<p>Cytunaf â'ch asesiad y bydd gweithredu'r Cyfarwyddyd Erthygl 4 yn cael e aith gadarnhaol ar bob unigolyn gan gynnwys unigolion â nodweddion cydraddoldeb gwarchoddedig. Mae'r anghydraddoldeb cymdeithasol sy'n bodoli ar hyn o bryd mewn rhai cymunedau oherwydd di yg argaeledd tai ynghyd â phrisiau tai sydd y tu hwnt i'w cyrraedd yn creu cymdeithas ranedig anghynaliadwy. Drwy ddiddymu'r hawliau datblygu a ganiateir, fel y bwriadwyd drwy'r Gyfarwyddyd Erthygl 4, bydd Awdurdod Parc Cenedlaethol Eryri yn cael y cyfle i asesu priodoldeb unrhyw fwriad sy'n ymwneud â newid defnydd tŷ preswyl i ddefnydd gwyliau, boed hynny'n llety gwyliau. defnydd neu ail gartref. Cytunaf y dylai gweithredu'r polisi hwn arwain at gymdeithas decach drwy sicrhau</p>

		<p>gwyliau. Mae anallu pobl ifanc a theluoedd i ddod o hyd i gartref orddiadwy i'w brynu neu ei rentu wedi arwain at lawer ohonynt yn gadael eu cymunedau – sydd yn ei dro yn eithio ar y ddarpariaeth o wasanaethau hanfodol, dyfodol ysgolion gwledig, y gweithlu sydd ar gael i fusnesau lleol a chynaliadwyedd y cymunedau hyn yn gymdeithasol, yn economaidd ac yn ddiwylliannol. Rwy'n croesawu'r amcan craidd o gyflwyno'r Cyfarwyddyd Erthygl 4 i ddiogelu a chynnal cymunedau Cymraeg eu hiaith, trwy gynnig cyfleoedd i bobl fyw a gweithio ynddynt. Mae eich asesiad e aith ar yr iaith Gymraeg yn gynhwysfawr ac yn dangos yn glir bod niferoedd uchel o lety gwyliau ac ail gartrefi yn fgyrthiad gwirioneddol i yniant cymunedau ar draws Eryri. Trwy weithredu'r Cyfarwyddyd Erthygl 4 bydd argaeledd ail gartrefi ac eiddo ar osod tymor byr yn gyfyngedig i'r stoc bresennol, sydd yn ei dro yn debygol o gadw prisiau tai o leiaf yn sefydlog os nad yn gostwng prisiau tai.</p>	<p>cyfleoedd i bobl leol allu aros yn eu hardal ddewisol.</p>
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215	<p>Having read the Justification Report which includes The Future Generations (Wales) Act 2015</p> <p>A better way of fulfilling the first 5 aims would be if better well paid jobs were brought to the area.</p> <p>Please explain how Article 4 would deliver an 'Equal Wales' when the locals who have worked, saved and achieved buying their own home are going to be facing devaluation, negative equity, loss of decent equity release and higher premiums on re mortgage even if a company will lend with a restriction such as Article 4 in place.</p> <p>The justification mentions de population of rural areas and blames second homes for no a ordable housing stock. No mention of: Lack of jobs - well paid or otherwise. No social housing being built - for those who wish to rent or are to poorly paid to buy. All the empty unused properties that could be brought back into use (statistics say more empty properties than second homes)</p> <p>So the answer is to penalise EVERY LOCAL property owner by implementing planning restrictions that will a ect not only the present owner but future generations inheriting.</p> <p>Most properties purchased are FREEHOLD - Dictionary meaning: Permanent and absolute tenure of land or property, with the FREEDOM to dispose of it at will.</p> <p>Not as dictated to by a planning restriction.</p> <p>Hopefully this consultation will not be the usual tick box procedure that proceeds regardless of opposition.</p>		<p>(Age Protected Characteristic) Unfairly disadvantaged, most having finally completed the largest purchase of their lives find they may not be able to realise their asset. Some reward for remaining in Wales and not relocating when young?</p>
216	mi ydwyf yn cefnogi erthygl 4 yn gyfangwbl	mae unrhyw fesyr sydd yn help i'r iaith yn cael fy nghefnogaeth llawn	yn fy marn i does dim bwys am yr e eithiau negyddol,maen rhaid gwneud rhywbeth,unrhywbeth,nawr
217			
218	<p>Rwy'n cytuno gyda cyflwyno'r cyfarwyddyd erthygl 4. Mae'n sobor o drist tystio i ddirywiad y gymuned lle dwi'n byw yn L[REDACTED] wrth i gynifer o'r tai fynd yn ail-gartrefi ac yn dai gwyliau. Mae prisiau tai allan o gyrraedd pobl lleol. Nid yw fy mhiant a'u cyfoedion yn gallu orddio i brynu tai yn lleol ac mae prisiau rhent wedi mynd yn uchel iawn hefyd, a prinder tai i'w rhentu tymor hir. Rwyf wedi bod yn cefnogi teulu ifanc wedi cael eu evictio oherwydd methu talu rhent yn ddiweddar ac mae di bod yn dorcalonnnus gweld y straen mae hyn di achosi iddyn nhw a'u plant.</p> <p>Mae'r sefyllfa'n dangos anghyfartaledd mawr. Mae unigolion a teuluoedd yn gorfod gadael yr ardal, Mae llai o bobol i gynnal y cymunedau a cefnigi'r rhai mwy bregus yn y gymdeithas, a hyn yn mynd yn fwy o broblem wrth i'r boblogaeth heneiddio.</p>	<p>Rwyf wedi tystio i'r dirywiad yn y niferoedd sy'n siarad y Gymraeg yn fy ardal. Gallaf weld bod y sefyllfa tai yn cyfrannu at hyn, a bod y sefyllfa'n gwaethygu. Mae'n achosi tristwch a loes imi weld hyn yn digwydd. Mae'n teimlo fel ein bod yn cael ein boddi.</p>	<p>Mae'r sefyllfa tai yn creu ac amlygu anghyfartaledd mawr yn y gymdeithas, ac yn eithio'n waeth byth ar unigolion sydd eisioes yn fregus ee oherwydd tlodi neu anabledd.</p>

219	<p>If article 4 is introduced you will be restricting the property market for home owners. Aberdyfi does have a high proportion of holiday and second homes, this however does not have a detrimental impact on the community, the impact is very positive. It gives work to many local trades people, cleaning companies, restaurants and shops, allowing the hospitality industry to flourish, increasing the turnover of local shops and therefore allowing the local community to thrive. All these places employ local people. If the intention of article 4 is to supply housing for local people, this will not be achieved. As anyone employed locally would not on average be able to afford a property in excess of £140k by virtue of their income, also an article 4 on a property would not attract any lender to provide a mortgage. Surely you cannot restrict the sale of anyones house by this method, the properties were bought without restrictions and should remain so. Many houses including mine would have to reduce by 70/80% to be able to be bought by a local resident. On a personal point, you will make it very difficult for me to sell my house on an open market. This could stagnate the market. If I needed to raise money from my house to fund future care, would I be able to achieve it's current value? If I wanted to sell to move closer to family, would I be able to achieve it's current value? When I die you would be preventing my son from using the house for his family to come for holidays as I'm sure planning permission is unlikely to be granted, as this would be his second home. Would the property then not be used and his only option would be to sell and not achieve the current value? Properties are passed to families as inheritance, often their main asset and also used as equity for people. In many cases current second homes become permanent homes when circumstances allow. There is definitely a need for aordable housing for local residents. The introduction of article 4 cannot possibly achieve this, causing more problems than you are trying to solve. It's introduction would be very much prejudiced against anyone who owns a permanent home already.</p>	<p>local welsh speaking people will still not be able to afford to purchase properties in many areas, therefore the welsh speaking community cannot increase. You will not be increasing or maintaining adequate stock in some areas for residents of Eryri</p>	<p>The introduction cannot increase the possibility of with protected characteristics being able to purchase a property.</p>
220	<p>Cytunaf gyda ymdrechion y Llywodraeth, yr Awdurdodau Lleol a'r Parc i reoli'r farchnad dai er lles pobl lleol a'n cymunedau Cymraeg a Chymreig.</p>		
221	<p>Mi fyddai cyflwyno Cyfarwyddyd Erthygl 4 yn gam ymlaen tuag at ddatrys y broblem o ddi yg tai i bobl leol.</p>		
222	<p>Dwi'n cytuno bod rhai cael rheolau dynnach parthed newid defnydd tai er mwyn tynnu nhw allan o ddefnydd llawn amser sy'n budd i'n cymunedau. Mae hyn jyst yn cam gyntaf. Yn fy marn i dylid rhoi cap ar y nifer o ail gartrefi/llety gwyliau sydd ar gael mewn unrhyw ardal. Mae ail-gartrefi/llety gwyliau yn anheg, yn tansilio ein hiaith a'n cymunedau ac yn gwthio pobl leol allan o'r cefn gwlad.</p>		
223	<p>The planning restrictions will slow down sales of property, which are already difficult. These restrictions will not solve any problems with the housing market but will just lead to empty unsold properties. It is also changing retrospectively the use of existing properties like main residences by not allowing a free market when selling.</p>	<p>No Comment</p>	
224	<p>Cytuno efo Erthygl 4</p>		
225	<p>Dwi'n cytuno 100% efo'r bwriad i weithredu Cyfarwyddyd Erthygl 4 ar gyfer holl ardal Awdurdod Parc Cenedlaethol Eryri er mwyn diddymu'r hawliau datblygu a ganiateir canlynol:</p> <p>Newid defnydd prif gartref (dosbarth defnydd C3) i ail gartref (dosbarth defnydd C5) neu lety gwyliau tymor byr (dosbarth defnydd C6) a defnyddiau cymysg penodol;</p> <p>Newid defnydd ail gartref (dosbarth defnydd C5) i lety gwyliau tymor byr (dosbarth defnydd C6) a defnyddiau cymysg penodol;</p> <p>Newid defnydd llety gwyliau tymor byr (dosbarth defnydd C6) i ail gartref (dosbarth defnydd C5) a defnyddiau cymysg penodol</p>	<p>Yn cytuno efo'r amcanion. Mae sefydlogi ac wedyn tyfu'r poblogaeth oedran ysgol tu fewn y Parc yn ystyriaeth hanfodol wrth gynllunio, er mwyn magu cymunedau, parhaol byw, ac wrth ochr hynny, ymestyn hawliau i gymdeithasau tai i fuddsoddi yn y stoc o dai.</p>	<p>Cydweithio efo Cyngorau Gwynedd a Chonwy i ehangu'r cynnig o lesio tai preifat wrth ochr grantiau gwella ansawdd ac eithiolrwydd ynni, i gryfhau ein cymunedau.</p>

<p>226</p>	<p>I understand that SNP Authority & Gwynedd Council policies (including Article 4 and the council tax premium) are intended to tackle the homelessness crisis and make sure that local people can afford to buy houses in the areas where they live and work. Unfortunately these policies are likely to do more harm than good.</p> <p>In my view, article 4 is a very blunt instrument – that will cause job losses and reduce household and business income while doing little to make housing more affordable. Instead, we need a focussed set of policies to improve the provision of social housing and discourage the use of specific types of property for second homes and holiday lets. Article 4 (combined with other policies) aims to reduce the number of holiday homes but this may lead to hundreds of job losses – making hundreds of families worse off.</p> <p>House prices are falling because of the state of the economy and high mortgage rates. Article 4 may add to downward pressure. However, many of the houses put on the market will not meet the needs of local people (because they are too expensive, in the wrong place, or the wrong size). Falling prices will do little to make houses more affordable but will reduce the wealth of local residents and some will end up with negative equity. Jobs in tourism and related sectors may fall. Business income may also decline.</p> <p>There is a lot of agreement on what needs to be done to reduce homelessness – more social housing and a more equitable society where people can afford to buy or rent decent accommodation. Many will also remember the mistaken policies of central and local government that led to our chronic shortage of social housing – but there is little evidence for holiday homes as a cause of homelessness – nor of planning controls or property rates as a good solution. Gwynedd Council’s own research refers to a Welsh Government study that found no relationship between house prices and high levels of holiday home ownership. The same report noted that second homes and holiday lets bring increased spending and more jobs.</p> <p>I urge the authority to reject Article 4. Instead, it should take time to develop specific policies which will directly ensure that local people can find an affordable home in the place they have grown up and to that end I offer my support and expertise.</p> <p>There good reason to believe that A4 will not achieve its stated aims and will cause significant economic detriment for home owners in the affected areas. Adverse effects include reduction in property values, stagnation of the housing market, difficulties in accessing mortgages, adverse effects on older members of the community, inheritance complications, adverse effects on the tourism industry and loss of revenue for local residents,</p> <p>THE REST OF MY RESPONSE FOLLOWS BY EMAIL BECAUSE THIS FORM DOES NOT PROVIDE SUFFICIENT SPACE</p>	<p>Firstly It seems most unlikely that Article 4 will support the Welsh language. Welsh language speaking in this area is very strong and has carried on in the face of the Norman invasion, its removal from teaching in schools and many other difficulties. To the extent that A4 will have an effect it will be negative - by harming the local economy and making it harder for young people to get work thus increasing the chance that they will leave the area. A4 will also make it very hard for children who may have moved away from retaining family homes that they may inherit - this will make it hard for such families to retain ties with their area of birth. The only way to mitigate the negative effects I have described is to cancel the plan to implement article 4.</p>	<p>Older people will be disadvantaged.) Effect on pension plans/equity release which indirectly discriminates against older members of the community Those who wish to release equity in their properties will be significantly affected if property prices fall. Older residents and others will be disadvantaged by the Proposal, which may amount to unlawful discrimination under S.19 of the Equality Act 2010. Older residents will generally have a lower or no mortgage and may have been planning to release equity later in their life to live on or fund their care at home or in a residential care home. If property prices are significantly reduced as a result of A4, their retirement plan and nest egg to fund their retirement will have disappeared. Within the paperwork supporting A4, NPA do not appear to properly recognise this potential indirect discrimination, and have failed to properly consider the effects and consequences as part of the decision-making process.</p> <p>Gwynedd Council’s comment within the A4 paperwork is also relevant to the national park area - as follows: “Should there be a reduction in house prices in light of introducing Article 4, this could have a disproportionately negative impact on older people if they intend to sell their family home to buy a smaller house and release equity”.</p>
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<p>227</p>	<p>Cymeradwyaf a chefnogaf y bwriad i weithredu Cyfarwyddyd Erthygl 4 ar gyfer holl ardal Awdurdod Parc Cenedlaethol Eryri er mwyn diddymu'r hawliau datblygu a ganiateir canlynol:</p> <p>Newid defnydd prif gartref (dosbarth defnydd C3) i ail gartref (dosbarth defnydd C5) neu lety gwyliau tymor byr (dosbarth defnydd C6) a defnyddiau cymysg penodol;</p> <p>Newid defnydd ail gartref (dosbarth defnydd C5) i lety gwyliau tymor byr (dosbarth defnydd C6) a defnyddiau cymysg penodol;</p> <p>Newid defnydd llety gwyliau tymor byr (dosbarth defnydd C6) i ail gartref (dosbarth defnydd C5) a defnyddiau cymysg penodol</p> <p>Mae 17% o'r stoc tai o fewn ardal APCE yn ail gartrefi neu'n lety gwyliau ac mae 65% o holl boblogaeth Eryri wedi eu priso allan o'r farchnad dai. Tystiolaeth glir o anghyfarfartaledd system marchnad agored sy'n tanseilio cynladwyedd cymunedau ac yn bygwth dyfodol y Gymraeg fel iaith gymunedol fyw.</p> <p>Bydd gweithredu'r Cyfarwyddyd Erthygl 4 yn gam pwysig i fynd i'r afael â'r argyfwng tai drwy reoli'r defnydd o dai o fewn cymunedau Parc Cenedlaethol Eryri. Yn y pen draw, bydd yn rhaid trawsnewid y system dai drwy Ddeddf Eiddo a fyddai'n ymgor ori egwyddor o dai er lles pawb, gan drin tai fel hawl sylfaenol a rhoi anghenion tai cyn elw.</p> <p>Y camgymeriad mwyaf mae Cyngor Gwynedd yn ei wneud ydy peidio a'i wneud yn ôl-weithredol. Mae'r nifer o letai gwylia (dwi'n byw drws nesa i dair lat sydd yn letai gwyliau) yn barod allan o reolaeth a mae angen i'r adrannau gynllunio cysidro yr e aith y ma'r lletai gwylia yn cael ar bobol fel fi sy'n byw drws nesa iddyn nhw...ma nhw'n cael e aith mawr ar fy mywyd i yn ddyddiol...pobol yn llau yma hefyd ben bora sul a gwyliau banc ...a sw'n nifer fawr o bobol yn mynd ac yn dod o'r adeilad yn gyson.</p> <p>Rwyf hefyd yn meddwl dylsa pob llety gwyliau sydd mewn tŷ trigannol dalu treth cyngor NID trethi busnes (tydi'r rhan fwyaf ddim yn talu beth bynnag oherwydd mae nhw'n cael 100% rhyddhad SBRR!) Y lletai gwyliau sydd yn defnyddio tai orddiadwy: maent yn cael eu gwerthu fel eiddo trigannol nid masnach ac felly dylsa'r perchnogion dalu treth cyngor.</p>	<p>Cytunaf â'ch asesiad o'r e eithiau negyddol cronol ar y Gymraeg a nifer y siaradwyr Cymraeg yn Eryri o barhau i ganiatáu niferoedd cynyddol o ail gartrefi a llety gwyliau o fewn cymunedau Eryri heb ymyrraeth. Un o'r prif resymau dros gostau tai cynyddol a'r gostyngiad mewn orddiadwyedd tai ar draws y DU a thu hwnt yw trin tai fel asedau ariannol neu nwyddau i'w prynu a'u gwerthu am y pris uchaf. Dangosodd gyfnod y pandemig Cofid e eithiau niweddiol y farchnad agored ar ei waethaf e.e. cystadleuaeth yrnig am dai wrth i bobl gefnog ddianc o'r dinasoedd, tai mewn pentrefi glan môr yn cael eu prynu dros nos fel ail gartrefi a thai gwyliau, landlordiaid preifat yn troi tenantiaid lleol allan a gosod eu cartrefi fel llety gwyliau. Mae anallu pobl ifanc a theuluoedd i ddod o hyd i gartref orddiadwy i'w brynu neu ei rentu wedi arwain at lawer ohonynt yn gadael eu cymunedau – sydd yn ei dro yn e eithio ar y ddarpariaeth o wasanaethau hanfodol, dyfodol ysgolion gwledig, y gweithlu sydd ar gael i fusnesau lleol a chynaliadwyedd y cymunedau hyn yn gymdeithasol, yn economaidd ac yn ddiwylliannol. Rwy'n croesawu'r amcan craidd o gyflwyno'r Cyfarwyddyd Erthygl 4 i ddiogelu a chynnal cymunedau Cymraeg eu hiaith, trwy gynnig cyfleoedd i bobl fyw a gweithio ynddynt. Mae eich asesiad e aith ar yr iaith Gymraeg yn gynhwysfawr ac yn dangos yn glir bod niferoedd uchel o lety gwyliau ac ail gartrefi yn fgythiad gwirioneddol i ymiant cymunedau ar draws Eryri.</p>	<p>Cytunaf â'ch asesiad y bydd gweithredu'r Cyfarwyddyd Erthygl 4 yn cael e aith gadarnhaol ar bob unigolyn gan gynnwys unigolion â nodweddion cydraddoldeb gwarchoddedig. Mae'r anghydraddoldeb cymdeithasol sy'n bodoli ar hyn o bryd mewn rhai cymunedau oherwydd di yg argaeledd tai ynghyd â phrisiau tai sydd y tu hwnt i'w cyrraedd yn creu cymdeithas ranedig anghynaliadwy. Drwy ddiddymu'r hawliau datblygu a ganiateir, fel y bwriadwyd drwy'r Gyfarwyddyd Erthygl 4, bydd Awdurdod Parc Cenedlaethol Eryri yn cael y cyfle i asesu priodoldeb unrhyw fwriad sy'n ymwneud â newid defnydd tŷ preswyl i ddefnydd gwyliau, boed hynny'n llety gwyliau. defnydd neu ail gartref. Cytunaf y dylai gweithredu'r polisi hwn arwain at gymdeithas decach drwy sicrhau cyfleoedd i bobl leol allu aros yn eu hardal ddewisol.</p>
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228	<p>Llwyr gefnogol o weithredu Erthygl 4 - mae'r sefyllfa o ran prinder cartrefi (addas / orddiadwy) i bobl leol - a phobl ifanc yn enwedig - yn drychinebus, ac fe wna'i gefnogi pob cam a gweithred i wella'r sefyllfa yma, a thorri nol ar y niferoedd sylweddol o ail-gartrefi a lletyau gwyliau sydd yn lladd ein cymunedau gwledig.</p>	<p>Mae e aith ail-gartrefi / lletyau gwyliau ar yr iaith Gymraeg wedi ei brofi heb unrhyw amheuaeth. Dim cartrefi i bobl ifanc, yn arwain ar golli ysgolion gwledig a chalon cymunedau.</p>	
229	<p>I am worried, as an [REDACTED], who has worked all of my working life, and have lived in [REDACTED]. I am worried that when my time comes, my sons will have a problem with my home [REDACTED]. He has voiced that he would like to keep the family home to use when visiting the UK. But, if Article 4 is passed, it seems that the home that myself and my husband worked hard for, for the later benefit of our children and grandchildren, is no longer ours!!!</p>	<p>NA</p>	<p>NA</p>

230	<p>There was a time when tourism actually benefitted Wales, when the tourists came with their tents and caravans, helping the local farms to earn extra income, perhaps stopping in local hotels or guest houses for a couple of weeks during the summer, helping the local economy. But leaving the winter months for the local people to enjoy some peace and quiet. Now tourists want to own a piece of Wales themselves for year round use, even buying up parcels of land and using them for holiday accommodation, building eco-cabins, et cetera. It is exploitation and Wales risks losing everything the summer tourists used to come to appreciate.</p> <p>Planning permission must be the answer to limit this practice. But it should be across the board. There should be no exclusions for existing holiday lets, there are too many now, furthermore, if there is a delay in introducing the new rules, there is likely to be a huge surge in purchases of property by people wanting to use them as holiday lets before the new rules take effect, so there will be yet more exempt properties. The proposals do not go far enough.</p> <p>Initially the second home/holiday let speculators came here for the more desirable properties. Now they are targeting first time buyer homes. I know three people who sold their mid terrace recently and all three wound up selling their property as a holiday let. This absolutely has to stop. Tourism is no longer an economic benefit to Wales, quite the opposite, in fact. It has to be asked, how many are benefitting from this surge in holiday let/second home tourism, and how many are suffering its effects? Only certain business owners actually make any profit from tourism whilst the rest of the residents have to put up with the fall-out from year round tourism (whereas it used to be the summer months only), the increased traffic, the increase in the amount of litter on our road verges and the commercialisation of any little area of the country which might attract a tourist –now, all the hidden places local people used to go to for some peace have been made into tourist attractions. Importantly, most of the money is leaving Wales in any event, and going into the pockets of people from elsewhere wealthy enough to afford two (or possibly more) properties, whilst local people are unable to buy just one, to live in. This practice is now so ubiquitous that local people cannot even find a suitable home let alone buy one (I have personal experience of this, it took me two years to secure a place to live and then only through a fortunate turn of events). This is not fair and not democratic.</p>	<p>Too many holiday lets in one place would naturally reduce the amount of people speaking Welsh. There is no question of that, but should local people be able to buy these properties this would not happen and communities would remain Welsh speaking.</p>	
231	<p>Authorities have no right to have control of properties they do not own. Only planning for fabric alterations. They have probably worked hard to afford properties, and by living here add to the economy.</p> <p>Children brought up here should be able to inherit a family home and use it as they wish.</p> <p>This will put people off coming to work here.</p> <p>The market will stagnate.</p> <p>Our area depends on tourism and tourists need accommodation.</p> <p>Our jobs here in the main involve tourism in none way or another.</p> <p>Very important. Mortgage lenders will think twice before lending with these rules hanging over properties. That it is not going to help anyone.</p> <p>Locals will still not be able to afford properties until Councils work with Government to bring work into the area.</p>	<p>In my experience people who have moved into this area are very keen to learn the language.</p>	<p>People should be allowed to inherit family homes and use as they wish. Making it more difficult will not help the housing market. Enough rules supply already for second homes etc. People now able to afford the higher council rates for second homes have to have higher incomes from before making a tiered system</p>
232	<p>I totally agree that the local authority needs more control over change of use of dwellings due to the high number of second homes and the need for more homes for local people.</p>		

233	<p>I feel that this is a very bad proposal. This step will reduce the future value of properties in the Eryri National Park to the detriment of ALL of its residents. Any steps like this to potentially limit the use of a property will reduce demand and therefore reduce market value. This is completely unfair on those who already own a property. At this point I have no plans whatsoever to change my property into a second home / holiday let but I might have to at some point in the future to fund residential care for my wife and I if we become infirm. I also might in the future take an equity release in order to support my retirement , again this would be impacted by the proposal. We have 3 children and in the future they will inherit our property , it is clear to me that any restriction on use of existing domestic homes will reduce their likely inheritance. In addition to this these steps would in the long term impact on tourism (as the number of holiday lets would start to dwindle through natural attrition) and this would impact the economic prospects of the national park residents. So many people rely on this. this proposal will also create a class discrimination between residents - those who have permission and those who don't (and therefore have lower valued properties). In future properties on the market with second home / holiday let usage permission will be advertised as a benefit which is unfair on the future prospects of those without. I understand the desire to control second home / holiday lets but that is already being done by the council tax levy. People choosing to change use right now do so knowing the implications on them in this way. You seem to be punishing those of use with residential homes now by removing the option to change usage (and pay the increased council tax)</p> <p>I am all in favour of providing a ordable starter homes in this rural community. The way to do that is for local councils to build starter homes and make them available to local people. To drive down the price of homes in the National Park in the hope that they become more a ordable to younger key workers is completely wrong. If the councils just took their responsibility for building a ordable houses seriously (which hasn't been the case for decades) we have a chance of resolving this situation.</p> <p>I strongly object to this proposal , not just for the impact on me and my family but on the long term impact for ALL residents of the National Park</p>		
234	<p>We agree that the proposed Article 4 direction is an effective way of helping to address the impacts of second homes and short-term holiday lets. We support the proposal for the direction to cover the whole of Eryri National Park as this will avoid the risk of displacing the impacts to neighbouring areas of the Park which are not covered. It is evident from the Article 4 Justification report produced by the NPA that there is a clear need for this change and that if implemented effectively it will deliver significant benefits for local communities within the Park. However, we believe that further consideration should be given as to whether there is a need to allow exemptions for properties which temporarily fall into Use Class C5, for example, if their permanent occupant is working overseas for an extended period, or as a result of inheritance. Finally, we would like to encourage the NPA to monitor the impacts of introducing this direction in order to quickly identify and plan for any unintended consequences.</p>	No comment.	No comment.
235	How would this affect properties left to family in the event of death		
236	<p>I strongly support the need for planning permission to change the use of a property and would like to see retrospective planning permission needed for any property that has had a change of use in recent times (last 5 or 10 years). While tourism is a vital part of the local economy the proliferation of houses not being used as permanent residences in some areas is dramatically altering the character of these places and leaving them without a sense of community.</p>		
237	I disagree with the need fir the Article 4 Direction.	More a ordable housing and re-purposing of derelict, neglected and abandoned properties by absentee landlords and owners	We need more a ordable housing solutions for trades ie plumbers electriciansand other professionals such as victims etc
238	When I die my property will pass to my nephew or niece. It will not be their main residence since they live in [redacted] ry. Will Article 4 apply in this instance?		

239	I oppose this measure. It will detract from willingness to live in the area permanently and boosting the local economy. It will restrict tourism on which the economy depends.		
240	There is not enough space here to adequately respond to the proposal - I don't know if that is deliberate. I will email you separately	As you note in paragraph 3.18 of the Justification Report, the expert in this area found that there was no evidence to support the view that second homes are detrimental to the use of the Welsh language. You seem to have decided to ignore the expert and replace his views with anecdotal views - perhaps because those anecdotal views support the course you seem determined to take and the expert view is not helpful to you.	
241	Fel [REDACTED], dwi'n holl gefnogol o'r bwriad i weithredu Cyfarwyddyd Erthygl 4 ar gyfer holl ardal Awdurdod Parc Cenedlaethol Eryri. Mae e aith negyddol ail-gartrefi a llety gwyliau ar [REDACTED] sa chymunedau eraill Eryri wedi cynyddu yn sylweddol dros y blynyddoedd diweddar ac mae angen rheoleiddio eithiol i sicrhau cydbwysedd iachus rhwng cymunedau lleol ac ymwelwyr. Un arf ymysg nifer yw'r system cynllunio, ond arf pwysig er hynny.	Dwi'n nodi nad yw'r 'Papur Cyfiawnhau Cyflwyno Cyfarwyddyd Erthygl 4' yn ystyried data ysgolion argyrion y Parc [REDACTED]. Mae'r data yma yn cydfynd ag hynny sydd wedi ei gyflwyno ar gyfer ysgolion y tu fewn i'r Parc - crybachiad sylweddol yn y nifer o ddisgyblion. Mae'r tystiolaeth hwn yn tanlinellu yr e aith andwyol o ail-gartrefi ac, yn enwedig, llety gwyliau AirBnB ar ein cymunedau ac, o ganlyniad, ar yr iaith Gymraeg.	Nid wyf yn rhagweld unrhyw eithiau ychwanegol ar bobl sydd gyda nodweddion a ddiogelir.
242		No comment	No comment
243	[REDACTED] is my pension fund. After I purchased the property I spent over £20,000 on renovations. All of the work was done by local tradesmen. The property is for the sole use of my wife and I. We enjoy our weekends in [REDACTED] and always make use of the local business facilities (shops, restaurants etc.) We bring valuable income into the community. Should Article 4 be adopted there may well be a general fall in property values and selling a main residence or a second home could prove more difficult due to the imposition of additional restrictions on use. We are already penalised due to the Council Tax surcharge that is levied on second homes. Implementation of Article 4 will present us with further hardship and make life in retirement that much more difficult for us both. This seems very unfair. The answer to the housing problem in Wales is to build more affordable homes and not to drive down house prices and seek to force out those home owners who actually contribute more to the local economy than they take out.	No comment	No comment

244	<p>I strongly oppose Article 4.</p> <p>As a local resident, I think it will devalue my home. Should I want to sell, I will be forced to sell to people who cannot afford to pay full market value. It will be worth less than a holiday home or a holiday let. I bought a house with a freehold. I should be free to use my home as I want rather than be dictated to by the council.</p> <p>Gwynedd council should build homes with a local residency clause if there are not sufficient affordable homes.</p> <p>In my opinion there are plenty of affordable homes in [REDACTED].</p> <p>I am a pensioner. I may need the money from my home in the future. I can't afford to sit back and wait and see if my home is worth less.</p>	Not relevant	Pensioners who may need the money from their homes to provide security in their old age
245	<p>Cymeradwyrwn a chefnogwn y bwriad i weithredu Cyfarwyddyd Erthygl 4 ar gyfer holl ardal Awdurdod Parc Cenedlaethol Eryri er mwyn diddymu'r hawliau datblygu a ganiateir canlynol:</p> <ul style="list-style-type: none"> • Newid defnydd prif gartref (dosbarth defnydd C3) i ail gartref (dosbarth defnydd C5) neu lety gwyliau tymor byr (dosbarth defnydd C6) a defnyddiau cymysg penodol; • Newid defnydd ail gartref (dosbarth defnydd C5) i lety gwyliau tymor byr (dosbarth defnydd C6) a defnyddiau cymysg penodol; • Newid defnydd lety gwyliau tymor byr (dosbarth defnydd C6) i ail gartref (dosbarth defnydd C5) a defnyddiau cymysg penodol <p>Mae 17% o'r stoc tai o fewn ardal APCE yn ail gartrefi neu'n lety gwyliau ac mae 65% o holl boblogaeth Eryri wedi eu priso allan o'r farchnad dai. Tystiolaeth glir o anghyfartaledd system marchnad agored sy'n tanseilio cynnaladwyedd cymunedau ac yn bygwth dyfodol y Gymraeg fel iaith gymunedol fyw.</p> <p>Bydd gweithredu'r Cyfarwyddyd Erthygl 4 yn gam pwysig i fynd i'r afael â'r argyfwng tai drwy reoli'r defnydd o dai o fewn cymunedau Parc Cenedlaethol Eryri. Yn y pen draw, bydd yn rhaid trawsnewid y system dai drwy Ddeddf Eiddo a fyddai'n ymgori egwyddor o dai er lles pawb, gan drin tai fel hawl sylfaenol a rhoi anghenion tai cyn elw.</p>	<p>Cytunwn â'ch asesiad o'r eithiau negyddol cronol ar y Gymraeg a nifer y siaradwyr Cymraeg yn Eryri o barhau i ganiatáu niferoedd cynyddol o ail gartrefi a llety gwyliau o fewn cymunedau Eryri heb ymyrraeth. Un o'r prif resymau dros gostau tai cynyddol a'r gostyngiad mewn orddiadwyedd tai ar draws y DU a thu hwnt yw trin tai fel asedau ariannol neu nwyddau i'w prynu a'u gwerthu am y pris uchaf. Dangosodd gyfnod y pandemig Cofid eithiau niweidiol y farchnad agored ar ei waethaf e.e. cystadleuaeth yrnigam dai wrth i bobl gefnog ddianc o'r dinasoedd, tai mewn pentrefi glan môr yn cael eu prynu dros nos fel ail gartrefi a thai gwyliau, landlordiaid preifat yn troi tenantiaid lleol allan a gosod eu cartrefi fel llety gwyliau. Mae anallu pobl ifanc a theuluoedd i ddod o hyd i gartref orddiadwy i'w brynu neu ei rentu wedi arwain at lawer ohonynt yn gadael eu cymunedau – sydd yn ei dro yn eithio ar y ddarpariaeth o wasanaethau hanfodol, dyfodol ysgolion gwledig, y gweithlu sydd ar gael i fusnesau lleol a chynaliadwyedd y cymunedau hyn yn gymdeithasol, yn economaidd ac yn ddiwylliannol. Rydym yn croesawu'r amcan craidd o gyflwyno'r Cyfarwyddyd Erthygl 4 i ddiogelu a chynnal</p>	<p>Cytunwn â'ch asesiad y bydd gweithredu'r Cyfarwyddyd Erthygl 4 yn cael eithio gadarnhaol ar bob unigolyn gan gynnwys unigolion â nodweddion cydraddoldeb gwarchoddedig. Mae'r anghydraddoldeb gymdeithasol sy'n bodoli ar hyn o bryd mewn rhai cymunedau oherwydd di yd argaeledd tai ynghyd â phrisiau tai sydd y tu hwnt i'w cyrraedd yn creu cymdeithas ranedig anghynaliadwy. Drwy diddymu'r hawliau datblygu a ganiateir, fel y bwriadwyd drwy'r Cyfarwyddyd Erthygl 4, bydd Awdurdod Parc Cenedlaethol Eryri yn cael y cyfle i asesu priodoldeb unrhyw fwriad sy'n ymwneud â newid defnydd tŷ preswyl i ddefnydd gwyliau, boed hynny'n llety gwyliau. defnydd neu ail gartref. Cytunwn y dylai gweithredu'r polisi hwn arwain at gymdeithas decach drwy sicrhau cyfleoedd i bobl leol allu aros yn eu hardal ddevisiol.</p>

		<p>cymunedau Cymraeg eu hiaith, trwy gynnig cyfleoedd i bobl fyw a gweithio ynddynt. Mae eich asesiad e aith ar yr iaith Gymraeg yn gynhwysfawr ac yn dangos yn glir bod niferoedd uchel o lety gwyliau ac ail gartrefi yn fygythiad gwirioneddol i ymiant cymunedau ar draws Eryri. Trwy weithredu'r Cyfarwyddyd Erthygl 4 bydd argaeledd ail gartrefi ac eiddo ar osod tymor byr yn gyfyngedig i'r stoc bresennol, sydd yn ei dro yn debygol o gadw prisiau tai o leiaf yn sefydlog os nad yn gostwng prisiau tai.</p>	
246	<p>Cymeradwywn a chefnogwn y bwriad i weithredu Cyfarwyddyd Erthygl 4 ar gyfer holl ardal Awdurdod Parc Cenedlaethol Eryri er mwyn diddymu'r hawliau datblygu a ganiateir canlynol:</p> <ul style="list-style-type: none"> • Newid defnydd prif gartref (dosbarth defnydd C3) i ail gartref (dosbarth defnydd C5) neu lety gwyliau tymor byr (dosbarth defnydd C6) a defnyddiau cymysg penodol; • Newid defnydd ail gartref (dosbarth defnydd C5) i lety gwyliau tymor byr (dosbarth defnydd C6) a defnyddiau cymysg penodol; • Newid defnydd llety gwyliau tymor byr (dosbarth defnydd C6) i ail gartref (dosbarth defnydd C5) a defnyddiau cymysg penodol <p>Mae 17% o'r stoc tai o fewn ardal APCE yn ail gartrefi neu'n lety gwyliau ac mae 65% o holl boblogaeth Eryri wedi eu priso allan o'r farchnad dai. Tystiolaeth glir o anghyfartaledd system marchnad agored sy'n tansellio cynladwyedd cymunedau ac yn bygwth dyfodol y Gymraeg fel iaith gymunedol fyw.</p> <p>Bydd gweithredu'r Cyfarwyddyd Erthygl 4 yn gam pwysig i fynd i'r afael â'r argyfwng tai drwy reoli'r defnydd o dai o fewn cymunedau Parc Cenedlaethol Eryri. Yn y pen draw, bydd yn rhaid trawsnewid y system dai drwy Ddeddf Eiddo a fyddai'n ymgor ori egwyddor o dai er lles pawb, gan drin tai fel hawl sylfaenol a rhoi anghenion tai cyn elw.</p>	<p>Cytunwn â'ch asesiad o'r eithiau negyddol cronol ar y Gymraeg a nifer y siaradwyr Cymraeg yn Eryri o barhau i ganiatáu niferoedd cynyddol o ail gartrefi a llety gwyliau o fewn cymunedau Eryri heb ymyrraeth. Un o'r prif resymau dros gostau tai cynyddol a'r gostyngiad mewn orddiadwyedd tai ar draws y DU a thu hwnt yw trin tai fel asedau ariannol neu nwyddau i'w prynu a'u gwerthu am y pris uchaf. Dangosodd gyfnod y pandemig Cofid eithiau niweidiol y farchnad agored ar ei waethaf e.e. cystadleuaeth yrnig am dai wrth i bobl gefnog ddianc o'r dinasoedd, tai mewn pentrefi glan môr yn cael eu prynu dros nos fel ail gartrefi a thai gwyliau, landlordiaid preifat yn troi tenantiaid lleol allan a gosod eu cartrefi fel llety gwyliau. Mae anallu pobl ifanc a theuluoedd i ddod o hyd i gartref orddiadwy i'w brynu neu ei rentu wedi arwain at lawer ohonynt yn gadael eu cymunedau – sydd yn ei dro yn eithio ar y ddarpariaeth o wasanaethau hanfodol, dyfodol ysgolion gwledig, y gweithlu</p>	<p>Cytunwn â'ch asesiad y bydd gweithredu'r Cyfarwyddyd Erthygl 4 yn cael e aith gadarnhaol ar bob unigolyn gan gynnwys unigolion â nodweddion cydraddoldeb gwarchoddedig. Mae'r anghydraddoldeb cymdeithasol sy'n bodoli ar hyn o bryd mewn rhai cymunedau oherwydd di yg argaeledd tai ynghyd â phrisiau tai sydd y tu hwnt i'w cyrraedd yn creu cymdeithas ranedig anghynaliadwy. Drwy diddymu'r hawliau datblygu a ganiateir, fel y bwriadwyd drwy'r Cyfarwyddyd Erthygl 4, bydd Awdurdod Parc Cenedlaethol Eryri yn cael y cyfle i asesu priodoldeb unrhyw fwriad sy'n ymwneud â newid defnydd tŷ preswyl i ddefnydd gwyliau, boed hynny'n llety gwyliau. defnydd neu ail gartref. Cytunwn y dylai gweithredu'r polisi hwn arwain at gymdeithas decach drwy sicrhau cyfleoedd i bobl leol allu aros yn eu hardal ddewisol.</p>

		<p>sydd ar gael i fusnesau lleol a chynaliadwyedd y cymunedau hyn yn gymdeithasol, yn economaidd ac yn ddiwylliannol. Rydym yn croesawu'r amcan craidd o gyflwyno'r Cyfarwyddyd Erthygl 4 i ddiogelu a chynnal cymunedau Cymraeg eu hiaith, trwy gynnig cyfleoedd i bobl fyw a gweithio ynddynt. Mae eich asesiad e aith ar yr iaith Gymraeg yn gynhwysfawr ac yn dangos yn glir bod niferoedd uchel o lety gwyliau ac ail gartrefi yn fygythiad gwirioneddol i ynniant cymunedau ar draws Eryri. Trwy weithredu'r Cyfarwyddyd Erthygl 4 bydd argaeledd ail gartrefi ac eiddo ar osod tymor byr yn gyfyngedig i'r stoc bresennol, sydd yn ei dro yn debygol o gadw prisiau tai o leiaf yn sefydlog os nad yn gostwng prisiau tai.</p>	
247	I fully support the concerns requiring this report as the need to support living communities, language and culture of this entire area.	<p>Sadly many Welsh people have had to leave the area to seek work but would love to return to live in the area but the lack of opportunities is a deterranr.</p>	<p>Please do not make it harder for people who have had family in the area or local Welsh families that have inherited their family property and have to work and live elsewhere. They often return for short weekends, holidays and may be able to return to live in the area. Locals or family with connections with the area should be given special consideration as they do in Switzerland and other countries.</p>
248	Article 4 cannot happen soon enough		
249	Credaf ei fod yn cynnig modd o ceisio arafu y cynnydd mewn ail gartrefi a llety gwyliau. Ond yn sicr ni all lwyddo heb chwistrelliad ariannol ac economaidd ehangach i'r Parc	<p>Mae'r Gymraeg yn nwylo y trigolion cynhenid, a mae unrhyw bolisi a gall sicrhau cynnal ynniant ei cymunedsu Cymreig angen ei groedswi.</p>	<p>Credaf bod gweithrediadau eisoesar y gweill iddynt</p>

<p>250</p>	<p>Cymeradwyaf a chefnogaf y bwriad i weithredu Cyfarwyddyd Erthygl 4 ar gyfer holl ardal Awdurdod Parc Cenedlaethol Eryri er mwyn diddymu'r hawliau datblygu a ganiateir canlynol:</p> <p>Newid defnydd prif gartref (dosbarth defnydd C3) i ail gartref (dosbarth defnydd C5) neu lety gwyliau tymor byr (dosbarth defnydd C6) a defnyddiau cymysg penodol;</p> <p>Newid defnydd ail gartref (dosbarth defnydd C5) i lety gwyliau tymor byr (dosbarth defnydd C6) a defnyddiau cymysg penodol;</p> <p>Newid defnydd llety gwyliau tymor byr (dosbarth defnydd C6) i ail gartref (dosbarth defnydd C5) a defnyddiau cymysg penodol</p> <p>Mae 17% o'r stoc tai o fewn ardal APCE yn ail gartrefi neu'n lety gwyliau ac mae 65% o holl boblogaeth Eryri wedi eu prisio allan o'r farchnad dai. Tystiolaeth glir o anghyfartaledd system marchnad agored sy'n tanseilio cynladwyedd cymunedau ac yn bygwth dyfodol y Gymraeg fel iaith gymunedol fyw.</p> <p>Bydd gweithredu'r Cyfarwyddyd Erthygl 4 yn gam pwysig i fynd i'r afael â'r argyfwng tai drwy reoli'r defnydd o dai o fewn cymunedau Parc Cenedlaethol Eryri. Yn y pen draw, bydd yn rhaid trawsnewid y system dai drwy Ddeddf Eiddo a fyddai'n ymgori ori egwyddor o dai er lles pawb, gan drin tai fel hawl sylfaenol a rhoi anghenion tai cyn elw.</p>	<p>Cytunaf â'ch asesiad o'r e eithiau negyddol cronol ar y Gymraeg a nifer y siaradwyr Cymraeg yn Eryri o barhau i ganiatáu niferoedd cynyddol o ail gartrefi a llety gwyliau o fewn cymunedau Eryri heb ymyrraeth. Un o'r prif resymau dros gostau tai cynyddol a'r gostyngiad mewn orddiadwyedd tai ar draws y DU a thu hwnt yw trin tai fel asedau ariannol neu nwyddau i'w prynu a'u gwerthu am y pris uchaf. Dangosodd gyfnod y pandemig Cofid e eithiau niweddiol y farchnad agored ar ei waethaf e.e. cystadleuaeth yrnig am dai wrth i bobl gefnog ddianc o'r dinasoedd, tai mewn pentrefi glan môr yn cael eu prynu dros nos fel ail gartrefi a thai gwyliau, landlordiaid preifat yn troi tenantiaid lleol allan a gosod eu cartrefi fel llety gwyliau. Mae anallu pobl ifanc a theuluoedd i ddod o hyd i gartref orddiadwy i'w brynu neu ei rentu wedi arwain at lawer ohonynt yn gadael eu cymunedau – sydd yn ei dro yn e eithio ar y ddarpariaeth o wasanaethau hanfodol, dyfodol ysgolion gwledig, y gweithlu sydd ar gael i fusnesau lleol a chynaliadwyedd y cymunedau hyn yn gymdeithasol, yn economaidd ac yn ddiwylliannol. Rwy'n croesawu'r amcan craidd o gyflwyno'r Cyfarwyddyd Erthygl 4 i ddiogelu a chynnal cymunedau Cymraeg eu hiaith, trwy gynnig cyfleoedd i bobl fyw a gweithio ynddynt. Mae eich asesiad e aith ar yr iaith Gymraeg yn gynhwysfawr ac yn dangos yn glir bod niferoedd uchel o lety gwyliau ac ail gartrefi yn fgythiad gwirioneddol i ymiant cymunedau ar draws Eryri.</p>	<p>Cytunaf â'ch asesiad y bydd gweithredu'r Cyfarwyddyd Erthygl 4 yn cael e aith gadarnhaol ar bob unigolyn gan gynnwys unigolion â nodweddion cydraddoldeb gwarchoddedig. Mae'r anghydraddoldeb cymdeithasol sy'n bodoli ar hyn o bryd mewn rhai cymunedau oherwydd di yg argaeledd tai ynghyd â phrisiau tai sydd y tu hwnt i'w cyrraedd yn creu cymdeithas ranedig anghynaliadwy. Drwy ddiddymu'r hawliau datblygu a ganiateir, fel y bwriadwyd drwy'r Gyfarwyddyd Erthygl 4, bydd Awdurdod Parc Cenedlaethol Eryri yn cael y cyfle i asesu priodoldeb unrhyw fwriad sy'n ymwneud â newid defnydd tŷ preswyl i ddefnydd gwyliau, boed hynny'n llety gwyliau. defnydd neu ail gartref. Cytunaf y dylai gweithredu'r polisi hwn arwain at gymdeithas decach drwy sicrhau cyfleoedd i bobl leol allu aros yn eu hardal ddewisol.</p>
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		Trwy weithredu'r Cyfarwyddyd Erthygl 4 bydd argaeledd ail gartrefi ac eiddo ar osod tymor byr yn gyfyngedig i'r stoc bresennol, sydd yn ei dro yn debygol o gadw prisiau tai o leiaf yn sefydlog os nad yn gostwng prisiau tai.	
251	<p>Regulation of numbers of holiday houses is essential. Some areas are fast becoming ghost towns. I have lived in [REDACTED] and have seen a large increase in holiday/second homes. The school has closed, 2 chapels and the church, garage and post office is part time. The pubs struggle, one has been on the market for ages and the other keeps changing tenants. One of the chapels has put in a planning application for 7 holiday flats. Fortunately we still have an excellent village shop with a dedicated owner - who is retiring age. Traditional seaside holiday areas are desolate in winter. I don't know if high rents in the private sector are a problem with landlords not wanting the hassle of holiday lets charging long term tenants exorbitant rents. Should we think about controlled rents? There is a shortage of affordable housing for local people and people moving to work here. These are not all retirees. [REDACTED]. Wales should not be seen as solely a nice place for a holiday or retirement!</p>		
252	<p>As a home owner, I don't feel it is fair that the rules regarding use of my property are being changed without my consent. My house already has a covenant restricting it's sale to local residents only. This means that selling the house is likely to be a lengthy process; there are very few families/people eligible to purchase it. The house next door has been for sale for a considerable time already, without interest. We accepted this risk when purchasing, as we assumed we could rent out the house if needed, during any delay in re-sale. This further restriction will financially imprison us here as we will be unable to rent the house, however briefly, whilst waiting for a buyer. We need to move [REDACTED]. I don't see how the rules on this are able to change, having such a significant impact on our lives, without taking this into account.</p>	I don't think there will be a positive or negative effect on use of the Welsh language by implementation of article 4.	
253	<p>I feel that controlling the use of second homes is important, especially where it is becoming increasingly difficult for local young people to buy homes in their locality. However, I also feel strongly that local people should not be disadvantaged in utilising rooms within their own single homes as holiday rental space such as air b&b. In many cases, the renting of spaces within a primary home is the only way that local people can afford to reside in Snowdonia, and people should not be prevented from doing this. Governing what someone can do with their own home is simply not right.</p>	Protecting the language is important, so the introduction of some regulation about utilising the language alongside English should be considered.	Any policy decisions must of course be completely inclusive and cannot show any favour or advantage to specific groups.

<p>254</p>	<p>Thank you for the chance to comment.</p> <p>We are a couple in our [redacted] in a C3 home. It's difficult to picture the whole Eryri planning area, so my comments really focus on [redacted]</p> <p>Half of the properties in our area second homes (C5) and it is sad to see so many empty homes. I estimate that these homes are only occupied on average for 10%-20% of the time. They have been internally (mostly) upgraded to make damp and unsuitable accommodation into pleasant acceptable accommodation. The properties were on the market for a long time before purchase and so were available for local purchasers. Not being on mains water or sewage can be a deterrent.</p> <p>Without holiday accommodation in houses, most holiday accommodation would be caravans or tents (hotel accommodation tends to be of poor quality). We do need a supply of C6 properties. We wouldn't be living here now if this class of property hadn't existed when we were looking to retire – maybe that's the problem!! Holidaying in C6 properties lets you live in the area whereas staying in caravans doesn't – nor do overnight stays in public laybys in camper vans.</p> <p>Imposing a planning permission requirement for anything other than physical changes to a property seems to create a negative impression of what the National Park is about. The mechanism where councils/authorities can charge variable council tax fees seems to be a more appropriate tool. I think that people in [redacted] and its immediate surroundings are brought up here and stay in the area much more in any of the areas in the [redacted]. A good example is the local football team – [redacted]. The players are local, they were taught at school by the coach, their parents, partners and kids come to the games. The generations seem to stay. They live here and this suggests that suitable property is currently available.</p> <p>Employment opportunities can be seasonal and tend to lowly paid. Introduction of high-speed broadband doesn't seem to have benefited local employment. Conversely high-speed broadband seems to allow children of "new to the area" retirees to spend time with their parents and have online meetings etc. High value employment ought to be a major focus.</p> <p>Some of the property affected by the proposals comes with land attached for historical reasons. There ought to be a responsibility placed on owners for managing this land.</p> <p>Some C5 residents appear to be quite happy (financially able) to own a property for many years, leaving it unoccupied for 80% to 90% of the time with a view to eventual retirement. This property is only occupied for say 50% of its time under their ownership. This is a barrier to local occupancy and doesn't foster the best possible local community. Perhaps it should require planning permission to sell any C5 property.</p> <p>I think we should maximise C3, permit C6 and try and find a way of forcing, encouraging or enticing C5 homes to be occupied. This means the most important need for planning permission ought to be a requirement that, when a C5 property is sold, retaining C5 status requires planning permission. Switching to C3 should not require planning permission. C5 property sold to another C5 owner could mean such property is hardly ever occupied.</p> <p>The trend of local school closures together with closures of other village-based shops, pubs etc. must make some remote locations less attractive for younger families. Bontddu is the local example where all such facilities have disappeared over a 10 to 15-year period.</p> <p>Our personal concern as C3 occupants would be to understand what happens when our home gets passed to the next generation. We would want our children to be able decide whether to keep our home for their future or not. If they need to keep the property temporarily unoccupied for a period, then surely it is unfair if the National Park can deny them this right by rejecting a planning application.</p>	<p>I can't make any judgements. One of the first things we did when we moved here was to start Welsh Lessons. Many people are motivated to do so.</p>	<p>None</p>
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255	<p>CYFARWYDDYD ERTHYGL 4</p> <p>Rwy'n cefnogi'r cynnig i ddefnyddio cyfarwyddyd Erthygl 4 i alluogi Awdurdod Parc Cenedlaethol Eryri i'w gwneud yn ofynnol i berchnogion eiddo dderbyn caniatâd cynllunio cyn newid y defnydd o etifedddion domestig i ail gartrefi neu lety gwyliau. Mae amlder anheddau o'r fath yn tanseilio lles cymdeithasol ac economaidd cymunedau Eryri, lle mae'r mater hwn wedi cael ei gydnabod ers amser maith fel problem gronig. Nid yw'r galwadau am newidiadau radical i'r ddeddfwriaeth gynllunio a thai wedi cael sylw dros ddegawdau lawer. Mae eithiau negyddol ail gartrefi ar gymunedau gwledig bellach yn cael ei gydnabod yn eang ac mae'r eithiau hyn yn llawer gorbwyso unrhyw fuddion a nodir i'r gwrthwyneb.</p> <p>Mae rhai o'r anfanteision yn cynnwys:</p> <ul style="list-style-type: none"> - Yr ymfudo i wrdd o ardal 'pobl ifanc' sy'n methu dod o hyd i swyddi yn cynnig incwm i'w galluogi i brynu tai y gallant eu orddio; - Yr angen, yn ddiodyn, i ddarparu'r tai cymdeithasol sicrhau bod tai cymdeithasol ar gael i'r rhai na allant orddio cystadlu yn y farchnad dai agored mwyach; - Gofynion diangen yn cael eu gwneud ar dir a ddyrannwyd ar gyfer tai pan fydd syr edu eiddo mewn llawer o gymunedau y gellid eu rhoi fel arall i helpu i ddiwallu anghenion lleol; - Colli cymeriad ac ansawdd bywyd mewn cymunedau sydd â chyfrannau uchel o ail gartrefi a gosodiadau gwyliau AirB&B. Ymhlith y problemau mae parcio a thagfeydd ar y stryd, colli bythynnod traddodiadol 'deniadol' i ail gartrefi a mwy o alw am dai cymdeithasol llai deniadol eu golwg; - Cwtogi posib cymunedau fel y stoc dai draddodiadol yng nghanol pentrefi a threfi yn cael ei 'cholli' dim ond wedyn i gael ei disodli gan dai cymdeithasol newydd ar gyrrion aneddiadau; - Colli siopau, gwasanaethau a chyfleusterau (trafnidiaeth gyhoeddus, ysgolion, addoldai, ca is a thafarndai), a - Colli ysbryd, cymeriad a bywiogrwydd cymunedau gwledig yn fwyaf amlwg yn y gostyngiad yn nifer y siaradwyr Cymraeg ac amlder llai o ddigwyddiadau sy'n adlewyrchu cymeriad ieithyddol Eryri fel eisteddfodau, sioeau amaethyddol lleol, grwpiau theatr a chorau yn fwyaf amlwg. 	Gweler uchod	Gweler uchod
256	<p>I support the proposal to use an Article 4 direction to enable the Snowdonia National Park Authority to require property owners to receive planning permission before changing the use of domestic hereditaments to second homes or holiday accommodation.</p> <p>I speak from the experience of more than [REDACTED] I chose to live in a predominantly Welsh speaking community, made a concerted effort to learn Welsh, married locally and raised two children here. Even then I vividly recall my children's, sadness witnessing the challenges facing young people searching for their first homes. I worked at [REDACTED] In 1980 a new Housing Act gave tenants the right to buy their Council homes at discounted prices. The social housing stock became depleted and made the plight of locals seeking their first home far worse. Eryri was among the first planning authorities to register concerns about this looming housing crisis. The National Park Authority did what it could to incorporate policies in its development and management plans which sought to restrict the occupancy of new dwellings to 'local people'. New properties only make up a very small fraction of the overall housing stock and so had little effect. More radical measures, such as that now being proposed, were needed then. It has taken us more than 40 years to reach this point, but better late than never.</p>	<p>I moved to Eryri in large part because I wanted to live in a Welsh speaking community. I chose [REDACTED] in the heart of the National Park. It was a very vibrant community then, with 16 active businesses, drapers, carpet store, hardware store, post office, three pubs, a pharmacy, two butchers, a gift shop several chapels and even 3 petrol filling stations. Almost all have now gone. In the meantime, the number of second homes has grown exponentially. More recently AirB&Bs have taken over from Bed and Breakfast accommodation. Typically, AirB&B visitors now book online, key in the code to their holiday accommodation in a Masterbox digital safe by the</p>	<p>I consider too little is happening to promote the special cultural qualities of Eryri to visitors. The Welsh language is a precious resource and one of the 'special qualities' that give character to the place that the National Park is statutorily expected to help protect. More concerted effort needs to be given to raising awareness and understanding of, and, the challenges facing the Welsh language. The opening of Yr Ysgwrn, the ancestral home of Hedd Wyn - one of Wales' foremost bards - to visitors, is an excellent example of how this can happen. Visitors are welcome and accommodation is needed to house them. There are established hotels, chalet and caravan parks that employ local people support the local economy in ways second</p>

		front door and rarely see, let alone speak, to the absentee owner. Bed and Breakfast accommodation at least provided visitors with some semblance of cultural connection with their host community and an opportunity, as they are served their cooked breakfast, to learn about the Welsh language, history and way of life here.	homes and AirB&B establishments, cannot match. They too can be enhanced and encouraged to improve the visitor experience by engaging with the local communities to better effect. Dwi'n llawn gobeithio fydd y mesur cynllunio yma yn cael ei mabwysiadu.
257	<p>Article 4 will have a impact on house prices in general and will put young local homeowners in negative equity due to the glut of second homes coming on the market and having to be sold for less than their market value, due to the criminal amount of council tax that is collected from them. From what I personally see locally to me the majority of these houses aren't been bought by locals although they are selling for less than market value and easily affordable by locals they are been bought as second homes again, which begs the question where are all these local people who actually want to buy houses.</p> <p>There are plenty of local people that want social housing not so much affordable homes.</p> <p>That's down to the councils and authorities selling off social housing stock and not building new housing stock, and just blaming second home owners for purchasing properties that otherwise would be empty since majority of locals that need housing cannot get mortgages in the first place.</p>	No negative effects it will be used by the people who want to use it I say this a a Welsh speaker the majority of time.	
258	Having had a second home in Wales and then moved to it as our primary residence I think that this can/ will discourage people that have the ability to buy second homes to do so in Wales. This is very short sighted as it will reduce the tourism and options for travellers as with the rise in the cost of living people can't afford to stay in hotels. Our economy will suffer and this will bleed into reduced jobs for locals and the industry supporting tourism. Either we embrace and welcome the investment in our houses and economy or we risk losing it at our peril. We have had our house for over 20 years and in that time I have seen towns like Caernarfon move from a place of closed shops and struggle to thriving and as above to risk bleeding back to ghost towns is a real risk. Once done it takes decades to recover.	The Welsh language is thriving in my area and I am taking Welsh lessons to support this. Is it dying due to the negative stance felt from people who want to move to the area in the short sighted view and resistance/ welcome to people from different cultures and backgrounds	People with protected characteristics are less likely to move to the area due to the shortsighted stance taken to embrace non Welsh residents. This reduces the awareness and understanding/options to feel part of the community by default. This needs reversing as communities should represent all people freely not just local born Welsh people. You are manufacturing an inY Balanced community
259	I agree with the proposals.	It will have a beneficial effect. It will make houses more affordable thus allowing young people to live locally.	No comment

260	<p>I am a holiday let owner, through an inherited cottage that has been in the family over 30 years, There have been a number of changes in the past years to the holiday let market, with a huge expansion in Airbnb which isn't as regulated as the traditional holiday let, the 182 days commercially let rule and perhaps the tourist tax also coming in. With so many changes happening at once there seem to be a lot of owners who are already thinking of selling, especially if they can't meet the 182 day rule, so is it not wise to see whether this is sufficient to bring down the number of holiday homes. Within [REDACTED] there are a few cottages with a local occupancy clause and these tend to sit on the market for some time (the one currently on has been on the market for 3 years!).</p> <p>Guests using our holiday let tend to spend a lot of money locally - 2 or 3 meals out in the local pubs restaurants /numerous cafes trips as well as excursions to castles/adventures/guided walks and climbs all in a weeks stay thus supporting a lot of local businesses as well as cleaners and gardeners in the area.</p> <p>How will the expansion and use of the large scale wooden cabin style short holiday lets such as the one in Beddgelert work within the article Direction within the term</p> <p>These style developments tend to be owned by large companies often outside the UK, have their own supermarkets and restaurants on site so very little money spent on food supports shops/restaurants in the area. Maintenance and building work tends to be done by national companies/contractors from outside the area. They also pay cleaning and gardening staff the minimum wage whereas our changeover staff and gardeners who service a lot of the holiday lets around the [REDACTED] can afford to live close by because we pay them a lot above the minimum wage.</p> <p>How will the new Article definitions work where a dwelling serves as a 2nd home and holiday let combined or a case whereby an owner wants to turn a holiday let back into a main dwelling?</p>		
261	<p>Bringing in Article 4 is likely to keep the prices of 'residential' housing lower but it will not be low enough for most of 'local' buyers'. The lower price of residential houses will be taken up by people from outside the area to move here to live.</p>		
262	<p>A total invasion of the rights of property owners. The state of the planning system at the moment is pathetic and if this Article 4 goes ahead it could take years to sell a house. The whole thing is about the language no consideration for social housing which is very much required in this area since no decent employment exists unless you are employed by the local government or in the farming industry. Young residents are unable to earn enough for a deposit on a home therefore they depend on social housing. If Article 4 goes ahead, Mortgage Lenders will be refusing mortgages since they will not want properties on their books with such stringent restrictions. My wife and myself are born and bred locally and have voted Plaid Cymru all our lives but never again as a few fanatics are absolutely destroying an excellent area and people will be moving out of the national park to live.</p>	<p>Do not push it down the throats of people as they will reject it as is happening at the moment.</p>	<p>Do not implement Article 4 and let people decide what they want to do with their own properties</p>
263	<p>Article 4 Direction will not result in a level playing field especially for Class 3. I am sure that the value of Class 5 and 6 will hold but Class 3 might come down. In a fair world every house that comes on the market should be considered a Class 3 dwelling and then change of use applied for. It is the Y Balance of classes that needs to be corrected in some areas. A rule that would be suitable for one area would not be right for the next area.</p>	<p>If a Class 3 is put on the market they would have a greater chance of getting the value they want by selling to a buyer from an area where the property values are higher. This could be to a family that do not have Welsh as their first language. This would add to the pressure on the Welsh language in schools. They could try and sell to someone from a higher value area, this might mean a family would move in and their first language would not be Welsh.</p>	

<p>264</p>	<p>Mae [REDACTED] wedi cefnogi gwaith yr ENPA i fynd i'r afael ag e aith ail gartrefi a gosod tai ar gyfer gwyliau tymor byr ac i gynyddu argaeledd cartrefi i bobl leol. Felly rydym yn cefnogi'r cynigion yn y bôn.</p> <p>Rydym yn nodi fod newid tebyg iawn yn cael ei weithredu ar draws Gwynedd. Mae hyn ynddo'i hun yn ddadl ychwanegol dros gymryd y cam hwn o fewn Parc Cenedlaethol Eryri. Hynny yw, pe na bai hyn yn digwydd, byddai risg o ddadleoli tai haf a rhenti tymor byr i mewn i'r Parc Cenedlaethol. Mae'n ymddangos o'r adroddiad Cyfiawnhad Erthygl 4 a gynhrychwyd gan Awdurdod y Parc Cenedlaethol fod y newid hwn yn angenrheidiol ac os cai ei weithredu'n e eithiol gallai sicrhau manteision sylweddol i gymunedau lleol yn y Parc.</p> <p>Rydym yn pwysleisio, fodd bynnag, nad yw'r aith bod angen caniatâd cynllunio ar gyfer i newid defnydd o brif annedd i rent tymor byr neu dŷ gwyliau yn golygu y dylid gwrthod cais o'r fath bob amser. Mae yna dai o fewn y Parc Cenedlaethol a all, oherwydd eu natur a'u lleoliad, fod yn anaddasfel cartrefi i'r rhan fwyaf o deuluoedd lleol, ond a all fod yn ddymunol o hyd fel tai gwyliau. Mae'n well o lawer i'r gymuned leol fod y rhain yn cael eu defnyddio, gan helpu cynnal yr economi leol mewn gwahanol yrdd, na'u bod yn segur.</p> <p>Ymhellach, credwn y dylid rhoi ystyriaeth bellach hefyd a oes angen caniatâd eithriadau ar gyfer eiddo sy'n disgyn i Ddosbarth Defnydd C5 dros dro, er enghraif t, os yw eu preswlydd parhaol yn gweithio dramor am gyfnod estynedig, neu o ganlyniad. o etifeddiaeth.</p> <p>Yn olaf, ho em annog APC i fonitro e eithiau cyflwyno'r cyfeiriad hwn er mwyn nodi a chynllunio ar gyfer unrhyw ganlyniadau anfwriadol yn gyflym. Un maes arbennig i'w wyllo fydd ardal Gogledd Ddwyrain y Parc Cenedlaethol, o gofio na fydd Conwy yn dilyn yr un agwedd a Pharc Cenedlaethol Eryri a Gwynedd.</p> <p>Or in English:</p> <p>[REDACTED] has supported the work by the ENPA to address the impact of second homes and short-term holiday lets and to increase the availability of homes for local people. We therefore broadly support the proposals.</p> <p>We note that a parallel change is being implemented across the whole of Gwynedd. This in itself is an additional argument for taking this step within the Eryri National Park. That is, if this did not happen, there would be a risk of displacement of holiday houses and short-term rentals into the National Park.</p> <p>It appears from the Article 4 Justification report produced by the NPA that there is a need for this change and that if implemented effectively it could deliver significant benefits for local communities within the Park.</p> <p>We stress, however, that the fact that planning permission is required for use from a principal dwelling to a short-term rental or holiday house does not mean that such an application should always be refused. There are houses within the National Park which, due to their nature and location, may be unsuitable as homes for most local families, but which may still be desirable as short-term rents or holiday houses. It's much better for the local community that these be used, benefiting the local economy in a wide range of ways, than that they fall into disuse.</p> <p>Moreover, we believe that further consideration should also be given as to whether there is a need to allow exemptions for properties which temporarily fall into Use Class C5, for example, if their permanent occupant is working overseas for an extended period, or as a result of inheritance. Finally, we would like to encourage the NPA to monitor the impacts of introducing this direction in order to quickly identify and plan for any unintended consequences. One particular area to watch will be the area of the North East of the National Park, bearing in mind that Conwy will not be following the same approach and the Eryri National Park and Gwynedd.</p>	<p>We have nothing to add to the language assessment that has been carried out.</p>	<p>We have nothing to add to the language assessment that has been carried out.</p>
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<p>265</p>	<p>Cymeradwyaf a chefnogaf y bwriad i weithredu Cyfarwyddyd Erthygl 4 ar gyfer holl ardal Awdurdod Parc Cenedlaethol Eryri er mwyn diddymu'r hawliau datblygu a ganiateir canlynol:</p> <p>Newid defnydd prif gartref (dosbarth defnydd C3) i ail gartref (dosbarth defnydd C5) neu lety gwyliau tymor byr (dosbarth defnydd C6) a defnyddiau cymysg penodol;</p> <p>Newid defnydd ail gartref (dosbarth defnydd C5) i lety gwyliau tymor byr (dosbarth defnydd C6) a defnyddiau cymysg penodol;</p> <p>Newid defnydd llety gwyliau tymor byr (dosbarth defnydd C6) i ail gartref (dosbarth defnydd C5) a defnyddiau cymysg penodol</p> <p>Mae 17% o'r stoc tai o fewn ardal APCE yn ail gartrefi neu'n lety gwyliau ac mae 65% o holl boblogaeth Eryri wedi eu prisio allan o'r farchnad dai. Tystiolaeth glir o anghyfartaledd system marchnad agored sy'n tanseilio cynladwyedd cymunedau ac yn bygwth dyfodol y Gymraeg fel iaith gymunedol fyw.</p> <p>Bydd gweithredu'r Cyfarwyddyd Erthygl 4 yn gam pwysig i fynd i'r afael â'r argyfwng tai drwy reoli'r defnydd o dai o fewn cymunedau Parc Cenedlaethol Eryri. Yn y pen draw, bydd yn rhaid trawsnewid y system dai drwy Ddeddf Eiddo a fyddai'n ymgori ori egwyddor o dai er lles pawb, gan drin tai fel hawl sylfaenol a rhoi anghenion tai cyn elw.</p>	<p>Cytunaf â'ch asesiad o'r e eithiau negyddol cronol ar y Gymraeg a nifer y siaradwyr Cymraeg yn Eryri o barhau i ganiatáu niferoedd cynyddol o ail gartrefi a llety gwyliau o fewn cymunedau Eryri heb ymyrraeth. Un o'r prif resymau dros gostau tai cynyddol a'r gostyngiad mewn orddiadwyedd tai ar draws y DU a thu hwnt yw trin tai fel asedau ariannol neu nwyddau i'w prynu a'u gwerthu am y pris uchaf. Dangosodd gyfnod y pandemig Cofid e eithiau niweddiol y farchnad agored ar ei waethaf e.e. cystadleuaeth yrnig am dai wrth i bobl gefnog ddianc o'r dinasoedd, tai mewn pentrefi glan môr yn cael eu prynu dros nos fel ail gartrefi a thai gwyliau, landlordiaid preifat yn troi tenantiaid lleol allan a gosod eu cartrefi fel llety gwyliau. Mae anallu pobl ifanc a theuluoedd i ddod o hyd i gartref orddiadwy i'w brynu neu ei rentu wedi arwain at lawer ohonynt yn gadael eu cymunedau – sydd yn ei dro yn e eithio ar y ddarpariaeth o wasanaethau hanfodol, dyfodol ysgolion gwledig, y gweithlu sydd ar gael i fusnesau lleol a chynaliadwyedd y cymunedau hyn yn gymdeithasol, yn economaidd ac yn ddiwylliannol. Rwy'n croesawu'r amcan craidd o gyflwyno'r Cyfarwyddyd Erthygl 4 i ddiogelu a chynnal cymunedau Cymraeg eu hiaith, trwy gynnig cyfleoedd i bobl fyw a gweithio ynddynt. Mae eich asesiad e aith ar yr iaith Gymraeg yn gynhwysfawr ac yn dangos yn glir bod niferoedd uchel o lety gwyliau ac ail gartrefi yn fgythiad gwirioneddol i ymiant cymunedau ar draws Eryri.</p>	<p>Cytunaf â'ch asesiad y bydd gweithredu'r Cyfarwyddyd Erthygl 4 yn cael e aith gadarnhaol ar bob unigolyn gan gynnwys unigolion â nodweddion cydraddoldeb gwarchoddedig. Mae'r anghydraddoldeb cymdeithasol sy'n bodoli ar hyn o bryd mewn rhai cymunedau oherwydd di yg argaeledd tai ynghyd â phrisiau tai sydd y tu hwnt i'w cyrraedd yn creu cymdeithas ranedig anghynaliadwy. Drwy ddiddymu'r hawliau datblygu a ganiateir, fel y bwriadwyd drwy'r Gyfarwyddyd Erthygl 4, bydd Awdurdod Parc Cenedlaethol Eryri yn cael y cyfle i asesu priodoldeb unrhyw fwriad sy'n ymwneud â newid defnydd tŷ preswyl i ddefnydd gwyliau, boed hynny'n llety gwyliau. defnydd neu ail gartref. Cytunaf y dylai gweithredu'r polisi hwn arwain at gymdeithas decach drwy sicrhau cyfleoedd i bobl leol allu aros yn eu hardal ddewisol.</p>
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<p>266</p>	<p>There continues to be a lack of provision of a ordable housing despite the fact that since 2018 a premium on council tax has been levied on holiday homes. You state in your Justification Report that the council tax premium has led to a percentage of holiday homes transferring from second homes to short term lets liable for non-domestic business rates reducing the revenue to the Council and eroding the housing stock. You also confirm the number of new homes completed within the National Park is low.</p> <p>You state the Eryri National Park has been recognised and designated nationally and internationally as an area that attracts a large number of visitors and makes an important contribution to the local economy.</p> <p>You state that the house prices have risen significantly since 2021 but in fact only in line with average UK percentage increases and you recognise there is little evidence second homes are the main cause of high house prices as opposed to buyers moving into the area.</p> <p>Of course, there needs to be a Y Balance within Eryri National Park to protect the communities and provide a healthy economy. Tourism is the overwhelming source of revenue to the region and the loss of second homes and short term lets will adversely affect tourism in the National Park.</p> <p>Whilst communities need people to survive, the local economy needs tourism to provide employment for the community to stop an exodus of local young people particularly who cannot find sustainable employment. People need a ordable housing but not at any cost and if tourism is not promoted within the National Park providing employment to the local Welsh speakers, then they will have no alternative but to move away from the region.</p> <p>There needs to be a realistic plan to ensure adequate a ordable housing is built including social housing and local authority council housing within the National Park to provide homes to enable local people to remain in the region. These homes should include a condition restricting them for use as main residence to ensure the housing stock is increased to maintain the community and the local economy. You state a main place of residence condition has in other planning authorities led to a reduction in the price of property and would secure lower cost houses within the housing market</p> <p>The Article 4 Justification Report provides no facts to support the need to implement the Article 4 Direction and does not consider the alternative of concentrating on new a ordable housing specifically for use by residents in the community. The report's conclusion states you cannot predict or measure the implications that could arise from implementing Article 4. The impact of removing permitted development under Article 4 could have significant adverse implications on the Eryri National Park and there should be further consideration and consultation on investment in a ordable housing in the region and promoting tourism to ensure the sustainability of the vulnerable communities of Eryri.</p> <p>BOX 13 AND 14 would not extend to allow more than one line of typing so I have included my answers here as follows:</p> <p>13 Welsh Language The vulnerable communities can only survive if there is adequate employment in the region which primarily will be within the tourist industry either directly or in the associated industries of construction and associated trades. Provide the employment and the a ordable housing to sustain the region and the communities will survive as will the Welsh language</p> <p>14. Protected Characteristics The Equality Act 2010 was implemented to ensure equality, diversity and inclusion in the workforce. The Article 4 Directive does nothing to discourage discrimination and on the contrary seeks to encourage division within the residents of Eryri National Park.</p>	<p>See 13 above</p>	<p>See 14 above</p>
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<p>267</p>	<p>Cymeradwyaf a chefnogaf y bwriad i weithredu Cyfarwyddyd Erthygl 4 ar gyfer holl ardal Awdurdod Parc Cenedlaethol Eryri er mwyn diddymu'r hawliau datblygu a ganiateir canlynol:</p> <p>Newid defnydd prif gartref (dosbarth defnydd C3) i ail gartref (dosbarth defnydd C5) neu lety gwyliau tymor byr (dosbarth defnydd C6) a defnyddiau cymysg penodol;</p> <p>Newid defnydd ail gartref (dosbarth defnydd C5) i lety gwyliau tymor byr (dosbarth defnydd C6) a defnyddiau cymysg penodol;</p> <p>Newid defnydd llety gwyliau tymor byr (dosbarth defnydd C6) i ail gartref (dosbarth defnydd C5) a defnyddiau cymysg penodol</p> <p>Mae 17% o'r stoc tai o fewn ardal APCE yn ail gartrefi neu'n lety gwyliau ac mae 65% o holl boblogaeth Eryri wedi eu prisio allan o'r farchnad dai. Tystiolaeth glir o anghyfartaledd system marchnad agored sy'n tanseilio cynladwyedd cymunedau ac yn bygwth dyfodol y Gymraeg fel iaith gymunedol fyw.</p> <p>Bydd gweithredu'r Cyfarwyddyd Erthygl 4 yn gam pwysig i fynd i'r afael â'r argyfwng tai drwy reoli'r defnydd o dai o fewn cymunedau Parc Cenedlaethol Eryri. Yn y pen draw, bydd yn rhaid trawsnewid y system dai drwy Ddeddf Eiddo a fyddai'n ymgori ori egwyddor o dai er lles pawb, gan drin tai fel hawl sylfaenol a rhoi anghenion tai cyn elw.</p>	<p>Cytunaf â'ch asesiad o'r eithiau negyddol cronol ar y Gymraeg a nifer y siaradwyr Cymraeg yn Eryri o barhau i ganiatáu niferoedd cynyddol o ail gartrefi a llety gwyliau o fewn cymunedau Eryri heb ymyrraeth. Un o'r prif resymau dros gostau tai cynyddol a'r gostyngiad mewn orddiadwyedd tai ar draws y DU a thu hwnt yw trin tai fel asedau ariannol neu nwyddau i'w prynu a'u gwerthu am y pris uchaf. Dangosodd gyfnod y pandemig Cofid e eithiau niweddiol y farchnad agored ar ei waethaf e.e. cystadleuaeth yrnig am dai wrth i bobl gefnog ddianc o'r dinasoedd, tai mewn pentrefi glan môr yn cael eu prynu dros nos fel ail gartrefi a thai gwyliau, landlordiaid preifat yn troi tenantiaid lleol allan a gosod eu cartrefi fel llety gwyliau. Mae anallu pobl ifanc a theuluoedd i ddod o hyd i gartref orddiadwy i'w brynu neu ei rentu wedi arwain at lawer ohonynt yn gadael eu cymunedau – sydd yn ei dro yn e eithio ar y ddarpariaeth o wasanaethau hanfodol, dyfodol ysgolion gwledig, y gweithlu sydd ar gael i fusnesau lleol a chynaliadwyedd y cymunedau hyn yn gymdeithasol, yn economaidd ac yn ddiwylliannol. Rwy'n croesawu'r amcan craidd o gyflwyno'r Cyfarwyddyd Erthygl 4 i ddiogelu a chynnal cymunedau Cymraeg eu hiaith, trwy gynnig cyfleoedd i bobl fyw a gweithio ynddynt. Mae eich asesiad e aith ar yr iaith Gymraeg yn gynhwysfawr ac yn dangos yn glir bod niferoedd uchel o lety gwyliau ac ail gartrefi yn fgythiad gwirioneddol i ymiant cymunedau ar draws Eryri.</p>	<p>Cytunaf â'ch asesiad y bydd gweithredu'r Cyfarwyddyd Erthygl 4 yn cael e aith gadarnhaol ar bob unigolyn gan gynnwys unigolion â nodweddion cydraddoldeb gwarchoddedig. Mae'r anghydraddoldeb cymdeithasol sy'n bodoli ar hyn o bryd mewn rhai cymunedau oherwydd di yg argaeledd tai ynghyd â phrisiau tai sydd y tu hwnt i'w cyrraedd yn creu cymdeithas ranedig anghynaliadwy. Drwy ddiddymu'r hawliau datblygu a ganiateir, fel y bwriadwyd drwy'r Gyfarwyddyd Erthygl 4, bydd Awdurdod Parc Cenedlaethol Eryri yn cael y cyfle i asesu priodoldeb unrhyw fwriad sy'n ymwneud â newid defnydd tŷ preswyl i ddefnydd gwyliau, boed hynny'n llety gwyliau. defnydd neu ail gartref. Cytunaf y dylai gweithredu'r polisi hwn arwain at gymdeithas decach drwy sicrhau cyfleoedd i bobl leol allu aros yn eu hardal ddewisol.</p>
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268	Mae tai haf wedi codi prisiau tai yn yr ardal ac felly mae pobl lleiol yn cael yn anodd i fedru prynu tai fel cartref	I gadw'r iaith yn fyw mae'n rhaid cael Cymry i fyw yn yr ardaloedd dan sylw. Os nad oes tai i brynu neu rhentu gally pobl lleol ddim aros yn eu bro.	Mi fydd gweithredu'r polisi yn rhoi cyfle i bobl lleol yn arbennig y rhai ifanc i weithio ac aros yn yr ardal.
269	Rwyn cefnogi yn llwyr unrhyw modd i sicerhau cartrefi i pobl lleol felly cefnogaf y mesyriadau hyn. Fel [REDACTED], rwyn ymwybodol iawn o'r newed sy'n dod o ddi yg cartref/ ansefydlogrwydd sydd o ganlyniad o fethu prynu neu rhentu yn lleol. Felly mae'r agwedd seicolegol llawn mor bwysig a'r ochr arianol.	Fel yr uchod; rhaid rhoi sylw i'r ochr seicolegol a cymdeithasol o endio eich hun yn gorfod newid i'w mwyngyfarthrebu hefo newydd ddyfodiaid.	Fel yr uchod

<p>270</p>	<p>Cymeradwyaf a chefnogaf y bwriad i weithredu Cyfarwyddyd Erthygl 4 ar gyfer holl ardal Awdurdod Parc Cenedlaethol Eryri er mwyn diddymu'r hawliau datblygu a ganiateir canlynol:</p> <p>Newid defnydd prif gartref (dosbarth defnydd C3) i ail gartref (dosbarth defnydd C5) neu lety gwyliau tymor byr (dosbarth defnydd C6) a defnyddiau cymysg penodol;</p> <p>Newid defnydd ail gartref (dosbarth defnydd C5) i lety gwyliau tymor byr (dosbarth defnydd C6) a defnyddiau cymysg penodol;</p> <p>Newid defnydd llety gwyliau tymor byr (dosbarth defnydd C6) i ail gartref (dosbarth defnydd C5) a defnyddiau cymysg penodol</p> <p>Mae 17% o'r stoc tai o fewn ardal APCE yn ail gartrefi neu'n lety gwyliau ac mae 65% o holl boblogaeth Eryri wedi eu prisio allan o'r farchnad dai. Tystiolaeth glir o anghyfartaledd system marchnad agored sy'n tanseilio cynladwyedd cymunedau ac yn bygwth dyfodol y Gymraeg fel iaith gymunedol fyw.</p> <p>Bydd gweithredu'r Cyfarwyddyd Erthygl 4 yn gam pwysig i fynd i'r afael â'r argyfwng tai drwy reoli'r defnydd o dai o fewn cymunedau Parc Cenedlaethol Eryri. Yn y pen draw, bydd yn rhaid trawsnewid y system dai drwy Ddeddf Eiddo a fyddai'n ymgori ori egwyddor o dai er lles pawb, gan drin tai fel hawl sylfaenol a rhoi anghenion tai cyn elw.</p>	<p>Cytunaf â'ch asesiad o'r eithiau negyddol cronol ar y Gymraeg a nifer y siaradwyr Cymraeg yn Eryri o barhau i ganiatáu niferoedd cynyddol o ail gartrefi a llety gwyliau o fewn cymunedau Eryri heb ymyrraeth. Un o'r prif resymau dros gostau tai cynyddol a'r gostyngiad mewn orddiadwyedd tai ar draws y DU a thu hwnt yw trin tai fel asedau ariannol neu nwyddau i'w prynu a'u gwerthu am y pris uchaf. Dangosodd gyfnod y pandemig Cofid e eithiau niweddiol y farchnad agored ar ei waethaf e.e. cystadleuaeth yrnig am dai wrth i bobl gefnog ddianc o'r dinasoedd, tai mewn pentrefi glan môr yn cael eu prynu dros nos fel ail gartrefi a thai gwyliau, landlordiaid preifat yn troi tenantiaid lleol allan a gosod eu cartrefi fel llety gwyliau. Mae anallu pobl ifanc a theuluoedd i ddod o hyd i gartref orddiadwy i'w brynu neu ei rentu wedi arwain at lawer ohonynt yn gadael eu cymunedau – sydd yn ei dro yn e eithio ar y ddarpariaeth o wasanaethau hanfodol, dyfodol ysgolion gwledig, y gweithlu sydd ar gael i fusnesau lleol a chynaliadwyedd y cymunedau hyn yn gymdeithasol, yn economaidd ac yn ddiwylliannol. Rwy'n croesawu'r amcan craidd o gyflwyno'r Cyfarwyddyd Erthygl 4 i ddiogelu a chynnal cymunedau Cymraeg eu hiaith, trwy gynnig cyfleoedd i bobl fyw a gweithio ynddynt. Mae eich asesiad e aith ar yr iaith Gymraeg yn gynhwysfawr ac yn dangos yn glir bod niferoedd uchel o lety gwyliau ac ail gartrefi yn fgythiad gwirioneddol i ymiant cymunedau ar draws Eryri.</p>	<p>Cytunaf â'ch asesiad y bydd gweithredu'r Cyfarwyddyd Erthygl 4 yn cael e aith gadarnhaol ar bob unigolyn gan gynnwys unigolion â nodweddion cydraddoldeb gwarchoddedig. Mae'r anghydraddoldeb cymdeithasol sy'n bodoli ar hyn o bryd mewn rhai cymunedau oherwydd di yg argaeledd tai ynghyd â phrisiau tai sydd y tu hwnt i'w cyrraedd yn creu cymdeithas ranedig anghynaliadwy. Drwy ddiddymu'r hawliau datblygu a ganiateir, fel y bwriadwyd drwy'r Gyfarwyddyd Erthygl 4, bydd Awdurdod Parc Cenedlaethol Eryri yn cael y cyfle i asesu priodoldeb unrhyw fwriad sy'n ymwneud â newid defnydd tŷ preswyl i ddefnydd gwyliau, boed hynny'n llety gwyliau. defnydd neu ail gartref. Cytunaf y dylai gweithredu'r polisi hwn arwain at gymdeithas decach drwy sicrhau cyfleoedd i bobl leol allu aros yn eu hardal ddewisol.</p>
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271	<p>House prices are already reasonable in Snowdonia area. The aim of introducing these restrictions is to drive down house prices (as admitted by Gwynedd Council). I was planning to build a house and already have the land. The margins for builders to make a profit at today's prices are too low to take any risk. This is why you do not see any significant new houses in the area. Driving down the house prices will only put a total stop to new house projects. You need to seriously conduct a study into new house building and access the build cost vs sale price. If Snowdonia was serious about creating more homes, then they should focus on house building schemes. Has Snowdonia allocated land (or identified land) for self-build schemes? Professional builders in my area are very scarce, and to competitively price self builds is severely compromised by the lack of skills in the area, What is Snowdonia doing to improve the house building skills? It appears that article 4 is a mis-use of devolved powers. No other areas in the UK are covering so much with the use of article 4.</p> <p>The charging of up to 300% council tax surcharge should be having an effect to solve the new build problems identified above.</p> <p>The council is guilty of insider trading in my opinion. You are essentially forcing house sales due to the threat of these high premiums, then using the proceeds of the premiums to buy peoples houses at lower prices due to the effect of article 4. The stock market (and UK law) wouldn't allow this market manipulation, so why does Wales think it's acceptable.</p> <p>Another major issue which needs to be taken into account is the ability to raise mortgages and to re-mortgage at the end of fixed terms. Forcing down house prices will inhibit new mortgage deals and work against local people trying to get into the housing market. Gwynedd council are being negligent in considering this point.</p>	<p>It's a totally different topic. If you need houses, then don't complicate things. Just get the houses built.</p>	<p>Sounds like a lot of waffle written by people with too much time on their hands. Just keep it simple - build houses needed.</p>

<p>272</p>	<p>The Welsh Government has said that an Article 4 Direction of this nature must consider substantiated evidence of the harm being caused by the current unrestricted ability to change between the 3 categories of use of a residential dwelling, second home or short term holiday let under permitted development rights and without planning permission and so only be introduced in exceptional circumstances.</p> <p>The proposed option to apply this Article 4 Direction across the whole of the Eryri National Park area is not a targeted location approach. There is no proposal to attempt a pilot study in a specific area to provide some further evidence.</p> <p>There is a known lack of affordable/social housing within the Eryri area and there has been very limited construction of new houses since 2018. Insufficient evidence has been produced in support of this proposal that limiting change of use will resolve this shortage of affordable homes or transfer properties back to use as a main place of evidence.</p> <p>There is no consideration of the negative impacts of this policy such as the reduction in property value and harm on the tourism sector which brings significant income to the local economy.</p> <p>Second homes fall into a completely different category of property than that required for social housing and are very unlikely to be suitable for first time buyers. They are mostly rural and away from the local amenities needed by the younger generation for shopping, work or schooling needs so will not help alleviate the shortfall of affordable housing in the areas where it is most needed.</p> <p>There is no detailed consideration of alternatives such as addressing the fact that around 20% of properties are empty in the local area. The Welsh Affairs Committee was recently advised that almost six times more properties in Wales are classed as empty compared to those classed as second home. More focus is needed on supporting developers to bring these properties back into use which may well have less environmental impact and whole life cost than that required to create the infrastructure and to build new homes.</p> <p>There is plenty of evidence to show that there are a significant number of properties for sale in the north Wales region with over a third of these at the lower end of the market. A blanket approach to resolve the affordable house shortage based on total properties available is not justified by the current market statistics.</p> <p>There is already evidence to suggest that the number of second homes has reduced recently most probably as a result of the premium introduced by GCC. No justification of the need for further control on change of use is provided and the Article 4 Direction would also have a significant impact on the resources available to consider planning applications for new housing.</p> <p>The affordability ration in Gwynedd is much the same as the average across the whole of Wales so this does not justify the comments that the population in the Eryri area is being priced out of the housing market due to the high proportion of local holiday homes.</p> <p>The requirement to demonstrate exceptional circumstances has therefore not been evidenced and so this proposal does not meet the Welsh Government justification to proceed.</p>	<p>There is no evidence provided of negative effects on the Welsh language. There has been an insignificant reduction in the proportion of local residents able to speak Welsh in the last 10 years, the numbers in fact remain in the majority. The more likely scenario is that following an Article 4 Direction and its negative impact on the local economy, more Welsh speakers will leave the area to find work as they cannot supplement their income by running a holiday home. The provision of more social housing and work opportunities is far more likely to increase the retention of younger Welsh speakers in the area.</p>	<p>Only a limited evidence has been provided of the likely benefits from the Article 4 Direction on people with protected characteristics in the equality assessment and full consideration of the negative aspects has not been undertaken. Falling house prices across the region will significantly impact older residents unable to release equity to support their children and fund their health and care needs. It will limit those with disabilities being able to adapt their homes to suit their changed needs and increase the potential for negative equity for those who have recently moved into home ownership.</p>
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<p>273</p>	<ul style="list-style-type: none"> • Rydw i o blaid cyflwyno Erthygl 4 a hynny ar draws Eryri gyfan (Opsw'n 3). • Mae'n hurt bod angen cynnal ymgynghoriad o gwbl - dylai rheoli'r nifer o ail gartrefi a llety gwyliau fod yn un o brif ddibenion Parc Cenedlaethol Eryri er mwyn gwarchod holl rinweddau'r ardal. • Mae 'na ormod o ail gartrefi a llety gwyliau (17.4%!!) yn Parc Cenedlaethol Eryri - gwarthus!! • Mae hi'n sefyllfa argyfyngus - mae'r nifer uchel o ail gartrefi a llety gwyliau yn fygythiad gwirioneddol i lewyrch cymdeithasol, diwylliannol, addysgol ac economaidd ein cymunedau yn ogystal a'r iaith Gymraeg. • Mae'n rhaid cyflwyno Erthygl 4 ar draws Eryri gyfan (Opsw'n 3) er mwyn osgoi i'r argyfwng ail gartrefi a llety gwyliau ledaenu i gymunedau sydd hefo canran isel ohonynt ar yfunud. <p>Manteision cyflwyno Erthygl 4:</p> <ul style="list-style-type: none"> • Galluogi ni i reoli y nifer o ail gartrefi a llety gwyliau sydd yn ein cymunedau. • Sicrhau bod tai ar gael i bobl lleol ei rhentu a'i prynu. • Annog pobl ifanc i aros yn lleol neu i ddychwelyd i'w cymunedau i fyw a magu teuluoedd. • Dangos i bobl ifanc bod eu cymunedau yn awyddus iddynt aros yn lleol neu dychwelyd i'r ardal > dangos iddynt bod ei cymuned yn ei gwerthfawrogi > llesol i bobl ifanc a phawb arall yn y gymuned. • Sicrhau bod mwy o deuluoedd Cymraeg yn ein cymunedau > cynyddu'r cyfleoedd i bobl gael byw ei bywydau yn y Gymraeg (bywydau teuluol, pro esiydol a chymdeithasol). • Mwy o blant yn ein cymunedau > ysgolion cynradd ac eilradd yn aros yn agored, yn denu athrawon da ac yn llwyddo > gwella'r gymuned yn y tymor hir. • Mwy o blant Cymraeg yn ein cymunedau > ysgolion cynradd ac eilradd yn cadw i cymreictod > sicrhau bod cymreictod ein cymunedau yn parhau yn y tymor hir. • Mwy o weithgareddau plant ar gael yn yr ardal e.e. dosbarthiadau karate, clwb nofio, band pres, cor, gwersi dawns, sgowtiaid > mwy o weithgareddau pobl ifanc a phobl ar gael yn yr ardal > cymuned hapusach. • Cymunedau fwy clos a hwyliog sy'n gynaliadwy ac yn bleser i fyw ynddynt. • Cyfleoedd i fod yn rhan o fentrau gwaith a busnes. • Llai o Saeson ar wyliau o fewn ein cymunedau > llai o Saesneg i'w glywed o'n cwmpas > yr ardal yn fwy Cymreigaidd > y Gymraeg yn fwy amlwg i fewnfudwyr a phobl ar ei gwyliau. • Llai o Saeson yn mewnfudo (gan bod llawer ohonynt yn mewnfudo wedi cyfnod o fod yn berchen ar ail gartref neu lety gwyliau yn yr ardal yn gyntaf). • Llai o Saeson yn mewnfudo gan bod Cymreictod yr ardal yn fwy amlwg. • Gwell rheolaeth o'r stoc dai > gostyngiad yn yr angen i adeiladu tai a gorddatblygu gan ddinistrio llecynau gwylt > gwarchod tirwedd > llawer iawn mwy cynaliadwy. • Rheoli'r nifer o dai all cwmnïau mawr Saesneg fel 'Sykes Holiday Cottages' ei prynu i'w defnyddio fel llety gwyliau. Mae ganddynt bocedi tyfn iawn sydd wedi gwneud hi'n hawdd iddyn nhw brynu sawl eiddo dros y blynyddoedd. <p>Mae gwrthwynebwyr Erthygl 4 yn honni bydd yn cael e aith andwyol ar y sector dwristiaeth a'r economi leol ond dydw i ddim yn meddwl bod hynny'n wir:</p> <ul style="list-style-type: none"> • Dydi Erthygl 4 ddim yn mynd i stopio twristiaid ddod i ymweld ag Eryri. • Nid swyddi sy'n ymwneud a thwristiaeth ydi'r unig rai sydd ar gael, hyd yn oed mewn ardaloedd gwledig. • Mae'r incwm o ail gartref neu lety gwyliau yn aml yn mynd i bocedi yn Lloegr ac i'r archfarchnadoedd mawr. • Mewn gwirionedd - mae'r economi yn dioddef am bod na lai o bobl a phlant yn byw, dysgu, gweithio a chymdeithasu yn ein cymunedau yn barhaol. 	<ul style="list-style-type: none"> • Bydd cyflwyno Erthygl 4 yn help i warchod yr iaith Gymraeg a sicrhau bod cymunedau cymreigaidd yn ynnu. • Rwy'n cytuno hefo'r pwyntiau yn yr 'asesiad ar yr iaith Gymraeg'. • Un pwynt ychwanegol - dylai bod hi'n anghyfreithlon newid enw tŷ i'r Saesneg neu rhoi enw Saesneg ar eiddo newydd o fewn iniau y Parc Cenedlaethol (boed o'n brif gartref, ail gartref neu'n lety gwyliau). Un o brif ddibenion y Parc yw gwarchod diwylliant Cymreigaidd a'r iaith Gymraeg – felly pam bod hyn yn digwydd? Gwarthus!! 	<p>Mi fydd Erthygl 4 yn fanteisiol i bobl sydd gyda 'nodweddion a ddiogelir':</p> <ul style="list-style-type: none"> • Mwy o dai ar gael i'w rhentu a'i prynu am brisiau mwy rhesymol > help i deuluoedd tlawd a phobl ifanc sydd heb 'savings'. • Mwy o gymuned > mwy o blant > mwy o siawns bydd yr ysgol lleol yn agored > haws i blant difreintiedig gyrraedd yr ysgol (heb gar / arian i brynu tanwydd). • Mae cael cymuned glos a hwyliog sydd ar gael i helpu ei gilydd yn hynod o bwysig i gefnogi pobl sydd yn gwynebu anfantais economaidd-gymdeithasol neu anableded cor orol / meddyliol. <p>Mae hyn yn hybu morâl ac ymdeimlad o berthyn i'r gymuned honno. Bydd Erthygl 4 yn helpu i gymunedau ynnu.</p> <ul style="list-style-type: none"> • Pam bod yr adroddiad cydraddoldeb yn son am bobl gyfoethog sydd yn poeni am werth ei ty / tai a phobl sydd hefo diddordeb yn y farchnad buddsoddi - dydi rhain ddim yn 'nodweddion addiogelir' felly pam ei bod yn cael ei hystyried o gwbl? Gwarthus!
<p>274</p>	<p>Nodaf fy nghyfnogaeth i'r cyfarwyddyd erthygl 4. Mae'n amser sylweddoli bod ein cymunedau wedi cyrredd trothwy anghynladwy ofewn cymdeithas a credaf fy gryf bod rhaid gerthuso yr newidiadau sydd yn digwydd. Bydd yr Erthygl 4 yn ordd o fonitro y sefyllfa drost gyfnod o amser.</p>		

275	<p>Rydw i'n cefnogi'r bwriad i weithredu Cyfarwyddyd Erthygl 4 ar gyfer ardal Parc Cenedlaethol Eryri a hynny er mwyn sicrhau na ellir newid defnydd prif gartref i ail gartref neu lety gwyliau byr-dymor nac ychwaith newid defnydd ail gartref i lety gwyliau byr-dymor na newid llety gwyliau byr-dymor i ail gartref. Credaf fod hyn yn angenrheidiol oherwydd y nifer uchel o ail-gartrefi a thai gwyliau byr-dymor sydd eisoes o fewn ioniau Parc Cenedlaethol Eryri.</p>	<p>Credaf bod eich asesiad o e aithiau ar y Gymraeg yn gywir. Un o asedau pennaf unrhyw gydeithas yw ei hieuentid ond os nad yw amgylchiadau economaidd yn caniatáu i'n pobl ifanc allu prynu tai yn eu cymuned leol, bydd llawer ohonynt yn gorfod symud o'u hardal leol a fyddai'n sicr o wanychu'r Gymraeg. Credaf bod gweithredu Cyfarwyddyd Erthygl 4 yn gam bychan i leihau'r e aith negyddol ar y Gymraeg trwy'r tebygrwydd o gadw prisiau tai yn weddol sefydlog a hynny'n debygol o gadw mwy o'n pobl ifanc yn eu cymunedau lleol.</p>	<p>Yr e aith tebygol o weithredu Cyfarwyddyd Erthygl 4 yw rhoi gwell cyfle i'n pobl ifanc aros yn eu hardal leol.</p>
276	<p>i think it will reduce the price of local peoples houses and increase the price of identical properties used as holiday letting business , I have already noticed people converting there properties from holiday homes to letting business (then they dont pay rates) IT will also impact on locals applying for equity release on there properties,</p>	<p>The welsh language will be eroded further by the policies to reduce second homes and create more letting businesses</p>	
277	<p>Cymeradwyaf a chefnogaf y bwriad i weithredu Cyfarwyddyd Erthygl 4 ar gyfer holl ardal Awdurdod Parc Cenedlaethol Eryri er mwyn diddymu'r hawliau datblygu canlynol a ganiateir:</p> <p>Newid defnydd prif gartref (dosbarth defnydd C3) i ail gartref (dosbarth defnydd C5) neu lety gwyliau tymor byr (dosbarth defnydd C6) a defnyddiau cymysg penodol;</p> <p>Newid defnydd ail gartref (dosbarth defnydd C5) i lety gwyliau tymor byr (dosbarth defnydd C6) a defnyddiau cymysg penodol;</p> <p>Newid defnydd llety gwyliau tymor byr (dosbarth defnydd C6) i ail gartref (dosbarth defnydd C5) a defnyddiau cymysg penodol</p> <p>Mae 17% o'r stoc tai o fewn ardal APCE yn ail gartrefi neu'n lety gwyliau ac mae 65% o holl boblogaeth Eryri wedi eu priso allan o'r farchnad dai. Mae hyn yn dystiolaeth glir o anghyfarwedd system marchnad agored sy'n tansilio cynladwyedd cymunedau ac yn bygwth dyfodol y Gymraeg fel iaith gymunedol fyw.</p> <p>Bydd gweithredu'r Cyfarwyddyd Erthygl 4 yn gam pwysig i fynd i'r afael â'r argyfwng tai drwy reoli'r defnydd o dai o fewn cymunedau Parc Cenedlaethol Eryri. Yn y pen draw, bydd yn rhaid trawsnewid y system dai drwy Ddeddf Eiddo a fyddai'n ymgori ori egwyddor o dai er lles pawb, gan drin tai fel hawl sylfaenol ac yn rhoi anghenion tai cyn elw.</p>	<p>Cytunaf â'ch asesiad o'r eithiau negyddol cronol ar y Gymraeg a nifer y siaradwyr Cymraeg yn Eryri o barhau i ganiatáu niferoedd cynyddol o ail gartrefi a llety gwyliau o fewn cymunedau Eryri heb ymyrraeth. Un o'r prif resymau dros gostau tai cynyddol a'r gostyngiad mewn orddiadwyedd tai ar draws y DU a thu hwnt yw trin tai fel asedau ariannol neu nwyddau i'w prynu a'u gwerthu am y pris uchaf. Dangosodd gyfnod y pandemig Cofid eithiau niweddiol y farchnad agored ar ei waethaf e.e. cystadleuaeth yrnig am dai wrth i bobl gefnog ddianc o'r dinasoedd, tai mewn pentrefi glan môr yn cael eu prynu dros nos fel ail gartrefi a thai gwyliau, landlordiaid preifat yn troi tenantiaid lleol allan a gosod eu cartrefi fel llety gwyliau. Mae anallu pobl ifanc a theluoedd i ddod o hyd i gartref orddiadwy i'w brynu neu ei rentu wedi arwain at</p>	<p>Cytunaf â'ch asesiad y bydd gweithredu'r Cyfarwyddyd Erthygl 4 yn cael e aith gadarnhaol ar bob unigolyn gan gynnwys unigolion â nodweddion cydraddoldeb gwarchoddedig. Mae'r anghydraddoldeb cymdeithasol sy'n bodoli ar hyn o bryd mewn rhai cymunedau oherwydd di yg argaeledd tai ynghyd â phrisiau tai sydd y tu hwnt i'w cyrraedd yn creu cymdeithas ranedig anghynaliadwy. Drwy ddiddymu'r hawliau datblygu a ganiateir, fel y bwriadwyd drwy'r Gyfarwyddyd Erthygl 4, bydd Awdurdod Parc Cenedlaethol Eryri yn cael y cyfle i asesu priodoldeb unrhyw fwrriad sy'n ymwneud â newid defnydd tŷ preswyl i ddefnydd gwyliau, boed hynny'n llety gwyliau. defnydd neu ail gartref. Cytunaf y dylai gweithredu'r polisi hwn arwain at gymdeithas decach drwy sicrhau cyfleoedd i bobl leol allu aros yn eu hardal ddewisol.</p>

		<p>lauer ohonynt yn gadael eu cymunedau – sydd yn ei dro yn e eithio ar y ddarpariaeth o wasanaethau hanfodol, dyfodol ysgolion gwledig, y gweithlu sydd ar gael i fusnesau lleol a chynaliadwyedd y cymunedau hyn yn gymdeithasol, yn economaidd ac yn ddiwylliannol. Rwy'n croesawu'r amcan craidd o gyflwyno'r Cyfarwyddyd Erthygl 4 i ddiogelu a chynnal cymunedau Cymraeg eu hiaith, trwy gynig cyfleoedd i bobl fyw a gweithio ynddynt. Mae eich asesiad e aith ar yr iaith Gymraeg yn gynhwysfawr ac yn dangos yn glir bod niferoedd uchel o lety gwyliau ac ail gartrefi yn fygythiad gwirioneddol i ymiant cymunedau ar draws Eryri. Trwy weithredu'r Cyfarwyddyd Erthygl 4 bydd argaeledd ail gartrefi ac eiddo ar osod tymor byr yn gyfyngedig i'r stoc bresennol, sydd yn ei dro yn debygol o gadw prisiau tai o leiaf yn sefydlog os nad yn gostwng prisiau tai.</p>	
278	<p>Article 4 is discriminatory against anyone who comes from outside Wales. There are very few employment opportunities in Aberdyfi so young people can't find work outside tourism to pay a mortgage. The only option is to let their house to tourists to help pay for it. [REDACTED] w, but I have to let it in order to pay the ridiculous Council Tax, but I do bring in tourists which help the local economy. Retired people come and go, because it is a beautiful place, but in the end they leave owing to poor health care.</p>	<p>The Welsh language is well supported in Tywyn and Aberdyfi as the schools teach most of their lessons in Welsh. There is more Welsh spoken in the area now than there was when I first went there 70 years ago.. More people speak</p>	<p>People with protected characteristics want to holiday in the UK. If you prevent tourism in Wales everyone suffers.</p>
279	<p>Being part of the local farming community, it is hard to make profits through just farming. People in this community are proud of their farms and for those who wish to use it as a holiday let in any way should be able to. With an increase in tourism and people wanting to visit the area, it would bring money into the community to be able to help local businesses and the farmers who produce the food we all eat daily.</p> <p>I completely disagree with this article.</p>	<p>There is absolutely no link to the Welsh language and this article. If anything this article promotes our country and language.</p>	
280	<p>I am unable to view or download this information as my PC considers all your supporting documentation to be unsafe!!!!</p>	?	<p>My property was built employing local tradesmen and paid for by my parents as a second home, I inherited the property as a second home and will soon be making this</p>

			my main home. How will it be possible to pass this property on to a future generation as a second home? Also should I need to use the equity of the property in order to live, I am concerned by the potential for a reduction to the property's perceived value as a full time home in the eyes of a potential lender.
281	Given the very recent changes to make council tax punitive to second home owners, I do not believe that the article 4 measures should be enacted until the true impact of this change is evident. This will have a significant impact, not necessarily positive, to local communities and compounding these possible impacts with additional bureaucracy on the planning departments is not necessary at the current time		
282	Rydw i o blaid cyflwyno erthygl 4. Rydw i o blaid cyflwyno erthygl 4 ar draws Eryri (opsiwn 3).	Cytuno hefo'r asesiad.	Cytuno hefo'r asesiad.
283	I own a property in [redacted] rs. I am an active community member working in the [redacted] y and for the local [redacted]. My children attend the local school. My house has a restriction on purchase already; that only people living and working within 20 miles are able to purchase it. It seems excessive that further restrictions are being applied to my property many years after deciding to buy. This will further limit my options when I am ready to move, or even if I need to temporarily move away as well as further devaluing the property. There are many short term renters who contribute to the local community, those working in hospitality, tourism or the health services in short term/temporary posts. There is a shortage of all of these workers in the local area, with availability of accommodation being a factor in this. If article 4 goes ahead, I would like the removal of the covenant already on the property to be considered as it is very unfair to have multiple restrictions.		
284	Previous questionnaire was submitted before comments were added, so please count this as my submission. Article 4 is an unjust restriction being inflicted on property owners who's homes are being regarded as the County's 'housing stock' not individuals homes. The majority of which are older residence who have worked, saved and struggled through a true 'cost of living crisis' with interest rates of 17+% when starting the struggle to purchase their homes. I understand the Park Authorities required to support the economic and social well-being of the parks local communities. Please explain how adopting Article 4 benefits those trying to sell their homes, secure a mortgage to purchase (if they have employment which is above the living wage which most in the area are not) re mortgage or obtain equity release? Any restriction on a property adds difficulty to obtaining a mortgage and reduces equity release values, so how can the implementation of Article 4 support the economic and well-being of ANY home owner?? Is there any hope this consultation will actually take account of any opposition voiced? Unlike Cyngor Gwynedd's consultation which appeared to be just a paper exercise seeing as their advertisement for 2 posts to join the New specific unit for implementation of Article 4 had a closing date of 5 May - 11 days before their decision to implement Article 4 was supposedly taken and voted on.	If mortgages become unobtainable, the cash buyers will secure the houses and they are unlikely to be Welsh so both the local population will loose and so will the use of the language.	Elderly - devaluation and restrictions on their home is detrimental to mental health and well-being.
285	Cytuno y dylai newid defnydd adeilad i fod yn lety/adnodd gwyliau cael caniarâd cynllunio		

286	<p>Fel Cyngor Cymuned rydym o blaid cyflwyno Erthygl 4 ar draws Parc Cenedlaethol Eryri gyfan. Credwn y bydd yn gwneud lles i'n cymunedau, ein iaith a'n diwylliant.</p> <p>Mae angen rheoli niferoedd y llety gwyliausydd wedi cynyddu dros y blynyddoedd diwethaf, ac yn cael e aith negyddol ac andwyo l ar ein cymunedau.</p>	Dim	Dim
287	<p>You state that Eryri National Park has been recognised and designated nationally and internally as an area that attracts a large number of visitors and makes an important contribution to the local economy. The local economy requires tourism to provide employment in order that people do not have to move away to find employment. The same people need aordable housing and if this cannot be found they will have to move away to find suitable accommodation, however, this will only be resolved by finding a Y Balance between the economic advantages of tourism and providing aordable housing for those residents working in the industry. Since 2018 there has been a premium on council tax on second homes. This premium was understood to be used to build aordable homes, however, I see no evidence of this in Aberdyfi. There needs to be a realistic plan to ensure adequate aordable housing is built and should include a restriction that they should only be used as a main residence. You state that a main place of residence restriction has led to reductions in price in other planning authorities and increased lower cost houses in the housing market. You have confirmed that the number of new homes completed within the National Park is low, therefore, this lack of new aordable housing needs to be reviewed. You have stated that house prices have risen significantly since 2021 but it appears only to be in line with the average UK percentage increase and you recognise that there is little evidence that second homes are the main cause of high property prices as opposed to buyers moving into the area.</p> <p>The Article 4 Justification Report provides no facts to support the Article 4 Direction and does not consider the alternatives, as outlined above. Your conclusion states that you cannot predict or measure the the implications that could arise from from implementing Article 4. However, the impact of removing permitted development under Article 4 could have significant adverse implications on the Eryri National Park and there should be further consideration and consultation on investment in aordable housing in the region and promoting tourism to ensure the sustainability of the vulnerable communities of Eryri by the provision of employment in the tourist industry.</p>	The vulnerable communities can only survive if there is adequate employment in the region, which is primarily the tourist industry, either directly or indirectly in supporting industries. Employment is the key to sustaining the Welsh language as this will ensure that vulnerable communities are not forced to move to find employment.	unknown

288	<p>I believe the proposal to remove permitted development rights using Article 4 Direction is unjustified as a means of addressing the underlying problem of lack of aordable, energy-e icient housing in Snowdonia National Park.</p> <p>By imposing a requirement to seek planning consent for a change of use this becomes an additional cost and administrative bur den on home-owners, e ectively removing options for management of their property. Invoking a planning process would also involve costs to the Authority in both administration, and in defending any appeals that would arise if the removal of development options are challenged legally.</p> <p>I appreciate that there is a serious issue of a lack of a oidable housing for local occupation in the National Park, but the origin of this shortage results from long-standing National government policies on right-to-buy and other constraints on local authorities preventing then developing council housing in areas of need.</p> <p>By blaming the problem solely on second-home owners, already the target of punitive Council Tax surcharges, the Authority fails to recognise that the practicalities of the release of second homes into the a oidable rented, or low-cost sales to local residents, are much more complicated than stated in the justification report, and the proposed solution is e ectively "shutting the stable door after the horse has bolted".</p> <p>If Snowdonia National Park Authority seeks to increase the level of a oidable (and energy-e icient) housing stock it needs to address the failures of house builders to deliver these targets, and focus on ways to deliver this through initiatives to attract inward investment for local authority and community-led partnerships. Seeking to address the a oidable housing shortfall through ratcheting-up local taxation, and imposing cumbersome planning controls will actively discourage investment, constrain tourism, and the associated employment.</p>	<p>I see the proposal as being neutral with regard to Welsh language. The proposed change, if implemented, would not o er any additional benefit to supporting Welsh language.</p>	<p>I see the proposal as being neutral with regard to discrimination against people with protected characteristics</p>
289	<p>I purchased my cottage in [REDACTED] with no restrictions on how I use it. I am a [REDACTED] y, I would love to use my cottage as my full time home once I complete my studies. As my cottage is in the centre of the park most of the local work is tourist related. I may need to travel further afield, initially, in order to earn enough money to pay all of my bills. I have no idea how my life will unfold over the next ten to twenty years so I don't see how I can possibly make a decision on how I use my home. I would guess that very many of the properties in the village have changed their use over the years to suit their current life. I don't really understand why an extra layer of planning bureaucracy helps anyone. [REDACTED] has always been a village that has welcomed tourists and long term residents equally. Most of the residents have had to work at di erent locations over their working life due to the very low working opportunities locally. Dictating how they use their home seems highly invasive and unnecessary.</p>		
290	<p>Teimlaf fod angen Cyfarwyddyd Erthygl 4 er mwyn i'r Awdurdod Cynllunio Lleol fynnu fod perchnogion eiddo yn derbyn hawl cynllunio cyn newid eu heiddo yn ail gartrefi neu lety gwyliau tymor byr.</p>		

291	<p>From purchasing a property in Snowdonia we have the following comments:</p> <p>The property had to be purchased as a second home because it was so dilapidated and not habitable. Permission was sort for holiday let status to o set some of the refurbishment costs. Following Gwynedd Council building regulations and inspections it took over two years to complete the full renovation. Local tradesmen and materials were used which would have helped the local economy. As a holiday let the guests can bring further financial benefits to the local community. The retail, entertainment, transport and service industries can all capitalise on money brought into the area.</p>	<p>Part of travelling is to experience different cultural and historical traditions including the written word and language and believe this should be supported.</p>	<p>The additional revenue made from increased Council charges on second homes/ holiday lets can be used to good effect for the wider Gwynedd community. In addition, the visitors and guests to the area can financially benefit the Snowdonia tourist industry.</p>
292	<p>Ma o yn ddechra i'r problem o faint o ein cymunedau sy'n cal ei erydu. Ma angen gneud llawer mwy. Faint o arian sydd yn cael ei dynnu allan o ei'n gwlad. Its an extraction economy - ddyla yr arian sydd yn dod mewn wella ne helpu'r bobol, gymunedau, ardaloedd a natur Cymru. Ma canran rhu uchel o dai yn dai haf, ail gartrefi, air bnb ne tai gwag - sydd yn afiach pa ma na gymaint o bobol lleol heb un dyne heb gartref. Ma llefydd eraill yn 'capio' fait o'i gartrefi sy'n cal ei ddefyddio. fel. ail gartrefi ayyb. Ma busnesa lleol BnB a gwestai ee yn colli arian a cau. Bwytai yn colli efo pobol yn archebu bwyd online a coginio yn yr air bnb - Fydd Erthygl 4, gobeithio, yn ddechra i'rafu lawr y torrent o.erydu sy'n digwydd I ei'n cymunedau, iaith a ordd o fyw.</p>	<p>Ma llai a llai o bobl yn siarad Cymraeg ar ein strydoedd. Dwi'n gweithio ar Ynys Môn a byw yng Ngwynedd a mae o mor drist i glywed llai o Gymraeg. Ma fwy o blant nawr ar strydoedd [REDACTED] yn siarad saesneg. Does dim rhyfedd oherwydd mae ysgolion gynradd yn cau, dim plant ifanc yn pentrefi oherwydd bod teuluoedd ifanc ddim yn gallu orddio prynu tai ne dim tai yn cal i rhentio i bobol ifanc lleol. Llai o ysgolion gynradd = llai o gymraeg yn pentrefi bach. Llai o bobol ifanc lleol o gwmpas ei cymunedau i weithio.</p>	<p>Dim yn deallt y cwestiwn sori ? Ddim yn siwr pwy yw y pobl gyda nodweddion a ddiogelir?</p>
293	<p>Article 4 yn beth da I pobol Cymru a'r iaith Gymraeg. Cytuno yn hollol hefo'r bwriad Article 4</p>	<p>Dim byd I ycheanegu</p>	<p>Dim byd I ycheanegu</p>
294	<p>This article constitutes an attack on the sacrosanct principle of private property - according to John Locke the very foundation of civil liberty. It is not for appointed and thus unaccountable bodies to control the uses of privately-owned property. That is a dangerous abuse of power and the subversion of the freely-exercised rights of individuals. In addition the policy will ultimately fail in its stated aims, since it will drive actual and potential wealth from the area, leaving it poorer and less able to sustain itself without external subsidy.</p>	<p>One of the largest growth groups in Welsh language speakers is non-native incomers who have chosen to settle here. This policy is very likely to bring that to an end. Further, with the inevitable impoverishment of the area this policy will bring about, the native population will once again seek opportunity elsewhere, leading to depopulation and the loss of the very language and characteristics that this mistaken policy purports to save.</p>	<p>Again, the general diminution of wealth in the area covered by this policy that will stem from its application will inevitably result in derogatory outcomes for those in need of protection. Poverty created by heavy-handed and misguided legislation will hit hardest at those most in need of support.</p>

295	<p>I am not supportive of the adoption of Article 4.</p> <p>The Article 4 proposals will have a significant detrimental effect on the locality, with the inevitable loss of the considerable financial stimulus as restrictions on properties make it less attractive for out-of-area tourism (a major contribution to employment, economy and investment), and the development and resale value of properties.</p> <p>The authorities would be better addressing the route issues here by:</p> <ul style="list-style-type: none"> - Investing in the build and provision of aordable social housing (if needed with restrictive clauses that provide for local residents to be able to purchase / rent and similarly restrict use and onward sale). - Providing further economic stimulus in the creation of employment opportunities that generate wealth, a skilled workforce and the consequential improvement in higher salaries, investment in commerce / industry and the supporting infrastructure. <p>Article 4 is a recipe for strangling the already fragile economic Y Balance of an area that has become almost wholly dependent on the (seasonal) influx of tourists and those who wish to enjoy the natural resources of the locality.</p> <p>Without investment and growth in other industries, commerce, employment and infrastructure, the region will continue to spiral into ever deeper depths of social, economic and political division.</p> <p>We should not seek to choke the throat of the only current source of sustainable economic support for our region.</p>	<p>Attracting investment in the growth of the local economy is key to growing the population, and the interest and adoption of the Welsh language. Our schools and colleges need to see both the numbers of pupils available to learn the language, and that there is viable (well paid) employment in the locality - where the language can be used; rather than seeing children leave school with minimal interest in Welsh language, as their careers are better served in non-Welsh speaking regions.</p>	
296	<p>Rwyf yn cefnogi'n llwyr y Cyfarwyddyd Erthygl 4. Mae llawer gormod o dai yn Eryri yn cael eu defnyddio fel ail gartrefi a llety gwyliau ar hyn o bryd, yn cynnwys yma yn y [redacted] ac yn fwy fyth ym [redacted]. Mae'r defnydd hwn yn nadu i bobl leol fedru prynu neu rentu'r tai hyn er mwyn byw yn eu cymunedau ac yn codi prisiau tai allan o'u cyrraedd. Mae hyn yn ei dro yn e eithio'n andwyol ar gyfleusterau lleol megis siopau a llythyrdai ac yn enwedig ar ysgolion: [redacted]. (Rwy'n cydnabod efallai bod rhai tai nad ydynt yn addas i fod yn gartrefi parhaol oherwydd eu safle anghysbell neu eu maint. Dylid hefyd caniatáu i ermydd ddarparu llety gwyliau mewn adeiladu amaethyddol segur o fewn rheswm. Ond ni ddylid rhoi caniatâd i dai mewn pentrefi sy'n addas i fod yn gartrefi parhaol, gael eu defnyddio fel ail gartrefi neu lety gwyliau.</p>	<p>Mae cynnal cymunedau Cymraeg naturiol yn angenrheidiol er mwyn sicrhau parhâd y Gymraeg, ac ni ellir eu cynnal oni bai bod y stoc tai ar gael i bobl leol - gweler uchod.</p>	
297	<p>There are a few dilemmas with this approach as follows:</p> <ol style="list-style-type: none"> 1. It could reduce the value of properties belonging to both residents and owners of second homes/holiday lets. 2. It could reduce the tourist related income (eg on cleaning, house repairs, gardening, tourist activities) into an area which is heavily dependent on tourism. 3. It sends a message that tourists are not welcome in an area. 4. It brings in another layer of complexity for small tourist businesses 5. What are the safeguards for property owners (both local residents and second home/holiday lets) if the property can not be sold after a long time (eg a year) if the right buyer doesn't come along? (eg a buyer who wants it as a main residence). Will the restrictions on that particular property be looked at again and changed, so that they can sell the property? 		

298	Rwy'n llwyr gefnogi'r bwriad o gyflwyno Cyfarwyddyd Erthygl 4.	<p>Cytunaf â'ch asesiad o'r eithiau negyddol cronol ar y Gymraeg a nifer y siaradwyr Cymraeg yn Eryri o barhau i ganiatáu niferoedd cynyddol o ail gartrefi a llety gwyliau o fewn cymunedau Eryri heb ymyrraeth. Un o'r prif resymau dros gostau tai cynyddol a'r gostyngiad mewn orddiadwyedd tai ar draws y DU a thu hwnt yw trin tai fel asedau ariannol neu nwyddau i'w prynu a'u gwerthu am y pris uchaf. Dangosodd gyfnod y pandemig Cofid e eithiau niweddiol y farchnad agored ar ei waethaf e.e. cystadleuaeth yrnig am dai wrth i bobl gefnog ddianc o'r dinasoedd, tai mewn pentrefi glan môr yn cael eu prynu dros nos fel ail gartrefi a thai gwyliau, landlordiaid preifat yn troi tenantiaid lleol allan a gosod eu cartrefi fel llety gwyliau. Mae anallu pobl ifanc a theuluoedd i ddod o hyd i gartref orddiadwy i'w brynu neu ei rentu wedi arwain at lawer ohonynt yn gadael eu cymunedau – sydd yn ei dro yn eithio ar y ddarpariaeth o wasanaethau hanfodol, dyfodol ysgolion gwledig, y gweithlu sydd ar gael i fusnesau lleol a chynaliadwyedd y cymunedau hyn yn gymdeithasol, yn economaidd ac yn ddiwylliannol. Rwy'n croesawu'r amcan craidd o gyflwyno'r Cyfarwyddyd Erthygl 4 i ddiogelu a chynnal cymunedau Cymraeg eu hiaith, trwy gynnig cyfleoedd i bobl fyw a gweithio ynddynt. Mae eich asesiad e aith ar yr iaith Gymraeg yn gynhwysfawr ac yn dangos yn glir bod niferoedd uchel o lety gwyliau ac ail gartrefi yn fygythiad gwirioneddol i ymiant cymunedau ar draws Eryri.</p>	<p>Cytunaf â'ch asesiad y bydd gweithredu'r Cyfarwyddyd Erthygl 4 yn cael e aith gadarnhaol ar bob unigolyn gan gynnwys unigolion â nodweddion cydraddoldeb gwarchoddedig. Mae'r anghydraddoldeb cymdeithasol sy'n bodoli ar hyn o bryd mewn rhai cymunedau oherwydd di yg argaeledd tai ynghyd â phrisiau tai sydd y tu hwnt i'w cyrraedd yn creu cymdeithas ranedig anghynaliadwy. Drwy ddiddymu'r hawliau datblygu a ganiateir, fel y bwriadwyd drwy'r Gyfarwyddyd Erthygl 4, bydd Awdurdod Parc Cenedlaethol Eryri yn cael y cyfle i asesu priodoldeb unrhyw fwriad sy'n ymwneud â newid defnydd tŷ preswyl i ddefnydd gwyliau, boed hynny'n llety gwyliau. defnydd neu ail gartref. Cytunaf y dylai gweithredu'r polisi hwn arwain at gymdeithas decach drwy sicrhau cyfleoedd i bobl leol allu aros yn eu hardal ddewisol.</p>
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		<p>Trwy weithredu'r Cyfarwyddyd Erthygl 4 bydd argaeledd ail gartrefi ac eiddo ar osod tymor byr yn gyfyngedig i'r stoc bresennol, sydd yn ei dro yn debygol o gadw prisiau tai o leiaf yn sefydlog os nad yn gostwng prisiau tai.</p>	
299	<p>It is going to have a negative impact on local communities and Welsh (and non-Welsh) main home residents. It will lead to a reductions in the home valuations of local residents and have a significant negative impact on their finances. In turn, this is going to result in further hardship and poverty with local residents less likely to be able to remortgage and not having sufficient equity in their homes.</p> <p>Those close to retirement will be particularly hard hit and it will not help younger main residents get on the housing ladder</p> <p>It will create a 2 tier housing market, with second homes and holiday lets attracting a premium, and punishing local primary residents at the same time This manipulation of the housing market will not change the current housing market challenges if there is no viable or sustainable income for locals to be able to pay rent or mortgage</p>	<p>There will be a reduction in opportunities for people who use the Welsh Language and status of Welsh Language in the community as the change is likely to drive out those who use the Welsh language to areas where they can engage in a free property market without restriction. People who speak the Welsh language and are home owners are more likely to suffer financially as a result of the restrictions on property use and how this affects property valuations and mortgage rates. The negative impact on tourism will result in less jobs and employment opportunities for those who speak the Welsh Language. There are alternatives such as promoting business growth, subsidising local businesses, provision of housing grants and allowing development that actively would promote the use of Welsh language by providing opportunities for Welsh speakers- rather than a policy that penalises them.</p>	<p>The Article will significantly impact those who are socio-economically disadvantaged, and will likely push them into further disadvantage and poverty. Those who have managed to work to gain a property foothold, and have limited equity in their home are likely to end up in negative equity, while, those relying on equity to fund care homes, care workers or to downsize and have available capital are likely to lose their retirement plans and rely on the state meaning a further impact and weight on local council services. It will not generate further rental properties for local main residents or those who are socio economic disadvantaged.</p>

<p>300</p>	<p>I feel i should not have to apply for planning should i want or NEED to let my house out. I feel i should not be financially penalised should i wish to sell my house to the highest bidder . I understand mortgage companies are unhappy with lending for houses within an article 4 area . AND the current close of value could well be 20% not the 5% quoted by Gwynedd Council .. and at my time of life , 5 or 20% is alot of money . How would you sell a house if someone had to apply for planning should they wish to let it out ...?</p> <p>Buy it and run the likely risk you would refuse ?</p> <p>Many of the houses being sold were empty before people refurbished them , people dont want to live in the hills , they will never be let out full time because of new rent rules . A ordable housing should mean terraces.. they are cheaper to build ..and may be a ordable . ALL the so called "a ordable houses " , being built on our precious fields are not a ordable ..someone should do their maths !</p> <p>eg</p> <p>Do you remember Blaenau FFestiniog before Airbnb took a hold ? Many house for sale .. very cheap ... but no-one wanted them . I think I have wa led on too long ..but just do not see how such a draconian act can help us .</p>	<p>Having worked ,and lived in Wales all my life ..all I can see is that the Welsh Language will be a ected as many of the youngsters will still go o to england to work to get better paid jobs .The article 4 will mean less jobs for tradesmen s</p>	<p>??</p>
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<p>301</p>	<p>Consultation submission on “Article 4 Direction”</p> <p>I have read the “Paper justifying the introduction of the Article 4 Direction Eryri National Park Local Planning Authority Area” and will reference my comments to some of the paragraphs in that paper, before concluding with some personal comments relating to the consultation as a whole.</p> <p>First it may be helpful to be reminded of the two legal “purposes” of the National Parks of England and Wales, namely (1) To conserve and enhance the natural beauty, wildlife and cultural heritage and (2) To promote opportunities for the public understanding and enjoyment of the special qualities of the Parks.</p> <p>The Welsh government legislation which has occasioned the present activity by Eryri National Park seems to go far outside these purposes and can hardly have been envisaged when the National Parks were given the privilege of becoming the planning authority for their territory. It is notable that the National Park purposes are not mentioned until paragraph 1.29 of the Paper and are immediately subsumed within the “Wellbeing Act” of 2015.</p> <p>Moreover it is clear that the Park Authority’s approach is modelled on that of Gwynedd which has already proceeded more quickly and aggressively in the contexts both of the Council Tax Premium and the “Article 4 Direction”; Conwy is not mentioned until Paragraph 1.20 and we infer throughout that the Park Authority wishes to follow the Gwynedd approach and (by Paragraph 7.7) to coerce Conwy into doing the same. Obviously the political background is very different in the two local authority areas and it is wrong for the Park to choose to adopt one or the other. There is also a degree of confusion between Gwynedd, Conwy and Eryri, exemplified by paragraph 6.20 where “residents of the entire county” appears to refer to the Park rather than either Gwynedd or Conwy.</p> <p>In Part 2 of the Paper many statistics about second homes are adduced, while admitting that the data culled from the various available information sources is unreliable and inadequate to accurately reflect the numbers of dwellings involved (Paragraphs 2.15 to 2.19). Nevertheless, the Charts (1 and 2) and Tables (4 to 6) show that the numbers of second homes are minuscule in relation to the total housing stock, especially if the category of “holiday accommodation” (which is essential to support the second National Park purpose) is separated out. Moreover (paragraphs 2.8 to 2.11 – also much later in 5.14) it is admitted that (especially in Gwynedd) the aggressive application of the Council Tax Premium has had the opposite of at least one of the desired effects; driving Council tax payers onto business rates has reduced the revenue available for pursuing either local authority or national park purposes. The less aggressive approach in Conwy has apparently not yet produced this loss (2.12), though the increase of the Premium to 100% in 2024 may prove to be a tipping point which second home owners will find intolerable; later on (in 3.9) Conwy already acknowledges the shift from “second homes” to “holiday accommodation” as an effect of the Premium. Finally, it is admitted (Paragraph 2.13) that the reason for the shortage of housing stock in the Park is the result of very few completions of new dwellings, yet the blame is firmly placed on the owners of second homes. This is simply unfair! And could the dearth of new housing development perhaps be a direct consequence of the Park (as the Planning Authority) having exercised a policy against new housing over a long period?</p> <p>Part 3 of the Paper introduces the background to the Gwynedd attitude which has clearly led to the Welsh government legislation both on the Council Tax Premium and Article 4 (Planning) – and to the Park Authority’s apparent espousal of the latter. Apparently an undisclosed length limit so I have submitted these representations by e-mail. However, I will continue below.</p>	<p>It should be recognised that many second home owners are Welsh, were born in Wales or also live elsewhere in Wales. The assumption that second home ownership is automatically detrimental to the Welsh language is thus false. I may say that, as a small boy visiting Wales frequently throughout my childhood from the 1950s, I wanted to learn Welsh and actually spent pocket money on a book, “Beginners’ Welsh”. However, the prevailing attitude among our Welsh friends did not encourage this, as they much preferred to speak English with us and not to help a youngster trying to learn Welsh. I suspect that this general attitude has not changed, although there are now apparently far more opportunities to learn Welsh. Some second homers, especially those who eventually become full-time residents, do make the effort. But punished by nationalist legislation which does not, however, even distinguish between second home owners who are Welsh and those who are not, most non-Welsh-speakers are far more likely nowadays to take a contrary view and make no effort whatsoever with the language nor even with the pronunciation of Welsh names.</p>	<p>No comment.</p>
<p>302</p>	<p>I am totally against article 4 as it will affect my holiday let property in future plans and retirement. The planning restriction will affect the choices we should have as individuals to move /buy/sell a property to anyone.</p> <p>It is currently my spouse main income. Any planning restriction in future sales will affect our financial retirement plan.</p>	<p>I am born and bred in Gwynedd and am a fluent Welsh speaker. The Article 4 will not benefit the Welsh language if we sell.</p>	<p>My wife is near retirement age and the property will be used as a retirement plan.(As the government increased the women's retirement age from 60 to</p>

			66. Any restrictions on the future use of the property will have a direct effect on the retirement plan.6. to 66.
303	<p>█████ support the principle of Eryri National Park’s implementing an article 4 Direction. Close working will need to continue between █████ Strategic Planning Policy Service and Eryri planning policy team to ensure that there is a consistent approach for the ‘shared’ settlements through Conwy’s emerging Replacement LDP.</p> <p>There is a potential difference in methodology as █████ monitoring for planning purposes excludes holiday lets with an occupancy restriction from being included in the figures. These properties were not part of the dwelling stock and a condition prevents them from being so, and so it was not felt appropriate to include them.</p> <p>Should █████ introduce an Article 4 Direction for this purpose in future, support will be considered for rural businesses where holiday lets supplement incomes, e.g. rural enterprises and vital community facilities such as village shops. This could be through granted permission for new holiday lets, despite a community being above the set threshold.</p> <p>Regarding potential thresholds, █████ officers have concerns that 10% is too low, particularly when adjacent communities included as levels are low in some shared settlements already.</p> <p>█████ have concerns with potential displacement to other █████ communities, which are not part of the National Park. We will monitor these areas for potential impact.</p> <p>█████ Local Taxation Team would appreciate early engagement regarding what data is needed and the frequency of this to support the planning application process. It can be time consuming to provide this data and will need to be resourced from existing staffing.</p> <p>It should be noted that the new LHMA will be progressing through political process in July for endorsement to adopt as evidence base and submit to WG.</p>	<p>It may be useful to include statistics around Welsh language and school pupils in the area (available on StatsWales). Displacement of second homes and holiday lets to neighbouring communities where there is no Article 4 Direction could have a negative impact on Welsh language in these areas.</p>	No comments

304	<p>As a resident of the National Park I have the following feedback regarding the proposed introduction of the Article 4 Direction (Nonimmediate effect) to control the use of dwelling houses. The cost of implementing this will be financially excessive and put a burden on all residents. Existing planning regulations are not being utilised in all the aspects of planning and regulations currently. These should be applied and utilised first without creating another layer of regulation/jobs etc. and use existing resources effectively. - Eryri/Snowdonia National Park planning policies - numerous conversions/ extensions being built without any planning applications. There are many examples of shepherds huts/ glamping pods, static caravans and former redundant building being created or converted without any control in stunning scenic locations.- Gwynedd Planning Department - as above. These are largely on AirBNB which does not give the actual address until property is booked. The revenue through various taxation systems is lost due to the lack of monitoring and the fact that these developments appear to be uncontrolled is significant. Large numbers of second homes/holiday lets are owned by local people and developed without any control! When such works are done without following the existing planning & regulations then. Water regulations not monitored or applied with significant impact. Fire safety standards not monitored and potentially not met. Highways - new entrances being created without control. Commercial waste regulations not being followed. Ecological surveys not completed and habitats destroyed. Breaches in SSSI locations. General safety standards not applied - e.g. electrical. Where the current regulations are followed and applied and taxation paid then in some instances where it is a potential permanent residence shifts favour of long term lets. Current legislation changes and regulations means that many landlords have left or are leaving the private rental sector as it is no longer economic. Also social housing has been diminished largely due to Right to Buy. No one has a right to live in one area, Many people have to move some distance from where they would like to live, but may also return in the future. Tourism of a high monitored standard is a boost to the area, and needs to be managed to ensure there are a good range of jobs for all who live in the area, to encourage them to stay. Everyone should have the same regulations, rules, and taxation applied. All policies need to be focussed on everyone. Gwynedd Council had one of the highest increases in council tax last year. Examples of areas of breaches - there are so many. Numerous shepherds huts, static vans, caravans, tourists on the Mawddach Estuary shoreline or nearby hills. Motorpoint Wales the former Dolgellau golf course - numerous events and pods/ shepherds huts nearby.</p>		
305	<p>I am writing to ask [REDACTED] to provide representations for the public consultation relating to the Notification of Article 4 Direction (Nonimmediate Effect) to control the use of dwelling houses in the Eryri National Park area. I would like to express my support for this move to require planning permission for the change of use of residential dwellings into second homes or short term lets. Everyone should be entitled to a home, and yet 25,000 properties in Wales stand empty. The reality of the impact of second homes was clear to me whilst visiting a village in north-west Wales, seeing the amount of unlive-in two and three bedroom properties that would have made excellent starter homes. We must balance the importance of tourism to our local economy whilst prioritising a home for everyone. I therefore believe the Article 4 Direction (nonimmediate effect) to control the use of dwelling houses is a positive move for Eryri National Park.</p>		

306	<p>We currently own, jointly with [REDACTED], within the National Park that is classified as C5. We understand and sympathise with the main aim of the proposed Article 4 Direction, which is presumably to limit further conversion of residential dwellings used as main residences to other uses. Indeed, from a narrow financial point of view, we may benefit from this Direction if, by limiting the supply of second homes, it helps to stabilise the value of these properties. We would however urge the National Park to fully think through all the potential impacts of this Article 4 Direction before deciding to implement it. There must be a danger that this Directive will not only stop existing main residences from becoming second homes but may also reduce the number of second homes becoming main residences. Owners will be reluctant to allow what will effectively be a one-way change of status, especially if this involves a reduction in the value of property. In our own case, this Direction would effectively prevent us from ever using our home as a main residence as it could not then be subsequently used as a second home by our co-owners. Although we are currently second home owners, our family visits the property regularly throughout the year and contributes to the community in which we live, for example [REDACTED].</p> <p>[REDACTED] We also contribute to the wider economy of Gwynedd, through the Council Tax premium, through spending money locally on goods and services. We do not know whether we are typical, but do feel it is unfair to categorise the impact of second homes as being purely negative. Given all this and given that, following the increase in Council Tax Premium, the number of second homes is in any case decreasing across most of the area of the National Park, we feel that it would be disproportionate to apply the Article 4 Direction to second homes. We would suggest limiting its application to short-term lets, which are increasing across the National Park and which have more clear-cut negative impacts on local communities. Residents that we talk to tell us that short-term lets can be very disruptive, as those staying in them have no stake in the community. Limiting the Article 4 Direction to short-term lets would have the added advantage the owners of such properties (some of whom felt forced into using them as short-term lets by the increased Council Tax Premium) who wished to revert to using them as second homes would be free to do so, which may help to reduce the number of properties used in this way, whereas the wider application of the Article 4 Direction would be more likely to see the current number of short-term lets maintained, as owners would have fewer options for alternative uses. We are also concerned that some of the proposed changes involving mixed use may be difficult to define. From the National Park's point of view, this would make enforcement difficult, and for owners, it would increase the risk of unwittingly contravening planning regulations.</p>		
307	<p>The idea that it is acceptable for a local authority to legislate as to how one uses one's own domestic property is one so bad that it would have Kim Jong Un in North Korea rubbing his hands in delight. It would be yet one more step down the road of tightening control on the freedoms that we have been able to take for granted for centuries. I cannot understand how placing official control on something so fundamental as a person's own home can have any possible upside either for the individual or for society in general. It pays no heed to the minutiae of all of our individual lives, of how families and rural businesses work, or of how peoples' needs can change from one week to the next.</p> <p>I am astonished that any sensible person would think such a significant curtailment of personal freedom to be even worthy of brief discussion, let alone going to the trouble and expense of putting it out for public consideration. You are using taxpayers money in a way most of us would judge to be wasteful, at a time when far more urgent public needs require attention.</p> <p>So...please put this unhelpful idea aside and concentrate on what the people who live in the Park actually want you to do, such as making sure there is a reliable mobile signal for when phone land lines are removed next year. There were 6 days recently when a power cut meant that there was no internet and therefore no means whatever of calling for emergency help. That is a long time and not exactly what we expect to have provided for us in a modern country</p>		

308	<p>I was astonished to receive your correspondence concerning my rights over my own property. I own freehold absolute title to my property. Noone has any business trying to restrict my enjoyment of it. How often I occupy my property and who occupies it other than myself, and on what terms, are entirely my own business. You jumped up charities seem to think you can make up the law. Well you can't! Neither can the Senedd!</p>		
309	<p>Rydwi'n gefnogi'r galwad i weithredu Erthygl 4 yn y parc cenedlaethol er mwyn ceisio rheoli'r stoc tai sydd yma. Mae pobl lleol angen cartrefi ac y mae nifer yr ail gartrefi a'r airbnb yn yr ardal yn lladd cymunedau.</p> <p>Bydd gweithredu Erthygl 4 ar y cyd efo Cyngor sir Gwynedd yn dangos undeb yn erbyn anghyfiawnder cymdeithasol . Fel y mae'ch a sesiad yn datgan bydd e aith tymor hir cadarnhaol ar ein hiaith a chymunedau Cymraeg - pethau i'w trysori fel ein hetifeddiaeth.</p>		
310	<p>This will result in private landlords using notices to quit on their tenants to avoid the new rules and regulations. This in turn will result in tenants becoming homeless and then present their families to Gwynedd Council as homeless and will have to be put up in hotels or B&B's costing Gwynedd around £10 million to look after them by law while their homes are left empty or handed over to AirB&B as holiday lets.</p>		

<p>311</p>	<p>There good reason to believe that A4 will not achieve its stated aims and will cause significant economic detriment for home owners in the affected areas. Adverse effects include reduction in property values, stagnation of the housing market, difficulties in accessing mortgages, adverse effects on older members of the community, inheritance complications, adverse effects on the tourism industry and loss of revenue for local residents,</p> <p>(a) Reduction in Property Values</p> <p>The main aim of A4 is to increase the number of “aordable properties”. In order for A4 to increase the number of aordable properties, The National Park Authority (CGA) must be expecting a reduction of at least 66% in average property prices in order to bring the average house price in line with what an average household earns. That % reduction will be significantly higher for properties worth more than the average. If this is the outcome of A4, a significant percentage of homeowners would be plunged overnight into negative equity at a time where mortgage rates and monthly repayments are soaring.</p> <p>(b) Stagnation of the HousingMarket</p> <p>A4 will make it extremely difficult for local residents to sell their properties which will stagnate the property market and reduce the number of aordable homes at entry level, as local residents will be unable to move up the ladder and will remain in the first properties.</p> <p>(c) Reduction in Available Mortgages</p> <p>Locals may struggle to find a mortgage lender who will lend on properties subject to an Article 4 Direction, or if they do, the products will not be competitive because the mortgage company will find it hard to sell the property on the open market, should it be repossessed.</p> <p>(e) Inheritance complications</p> <p>For the majority of people, their property is their main asset and is something which they want their children or other loved ones to benefit from after their death. Many young people from the area leave in search of better education and career opportunities and as a result there will be many people in the area whose children do not live locally. Upon the death of parents, children will be unable to utilise the family home as a holiday home where they can return to the area of their birth on holiday and will be unable to use the property to generate an income as a holiday let. The only option will be to force the child(ren) to sell their family home, and at a reduced rate or to rent the property on a long-term basis (which brings with it a whole host of other difficulties and costs associated with complying with the new Renting Homes Act).</p> <p>Whilst we appreciate that A4 does not prevent holiday homes and second homes, it requires planning permission to be applied for – which given the stated criteria will not be granted in the Aected Areas.</p> <p>(f) Impact on Tourism</p> <p>Tourism is the largest industry in in the national park area. For over a century the area has welcomed tourists from Wales, England, the rest of the UK and the World. The tourist industry, it brings in a significant amount of money for local businesses, which they need and rely upon. There are also numerous other trades which rely on the second home/tourism industry such as builders, electricians, plumbers, joiners and countless others who all run successful businesses and employ many, many locals.</p> <p>If the tourist industry is interfered with, it will have a devastating effect on local businesses and jobs, which in turn will only negatively affect their ability to purchase a property in their local area. From the residents who were surveyed by this group during CG’s consultation period, 52% were directly employed in the tourism industry and 99% were concerned of the affect that A4 would have on tourism.</p> <p>Despite this enormously important aspect of the decision-making process. It does not appear to have been properly considered; for example Gwynedd council wrote “Because an Article4 Direction would revoke the unrestricted ability to use a house for holiday purposes, it is possible that this could have an impact on the tourism sector”.</p> <p>(g) Loss of revenue for locals</p> <p>Our understanding is that many short-term holiday lets are owned by people who live in the area. Whether that be renting out their property for peak</p>	<p>Firstly It seems most unlikely that Article 4 will support the Welsh language. Welsh language speaking in this area is very strong and has carried on in the face of the Norman invasion, its removal from teaching in schools and many other difficulties. To the extent that A4 will have an effect it will be negative - by harming the local economy and making it harder for young people to get work thus increasing the chance that they will leave the area. A4 will also make it very hard for children who may have moved away from retaining family homes that they may inherit - this will make it hard for such families to retain ties with their area of birth. The only way to mitigate the negative effects I have described is to cancel the plan to implement article 4.</p>	<p><i>Older people will be disadvantaged.) Effect on pension plans/equity release which indirectly discriminates against older members of the community Those who wish to release equity in their properties will be significantly affected if property prices fall. Older residents and others will be disadvantaged by the Proposal, which may amount to unlawful discrimination under S.19 of the Equality Act 2010. Older residents will generally have a lower or no mortgage and may have been planning to release equity later in their life to live on or fund their care at home or in a residential care home. If property prices are significantly reduced as a result of A4, their retirement plan and nest egg to fund their retirement will have disappeared. Within the paperwork supporting A4, NPA do not appear to properly recognise this potential indirect discrimination, and have failed to properly consider the effects and consequences as part of the decision-making process. Gwynedd Council’s comment within the A4 paperwork is also relevant to the national park area - as follows: “Should there be a reduction in house prices in light of introducing Article 4, this could have a disproportionately negative impact on older people if they intend to sell their family home to buy a smaller house and release equity”.</i></p>
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periods or owning a second property which is rented out.

Any impact on tourism will have a significant and detrimental impact on these residents, many of whom rely on the rental income generated to live on.

Owning holiday rental properties can result in an income for locals, well in excess of what they could earn from local employment and by preventing any further residents from purchasing another property for this purpose or inheriting a property and utilising it as a holiday let, will significantly and unfairly disadvantage local people.

With a new influx of visitors every week, those who stay in short-term holiday rentals are a very important part of the economy and losing them would be extremely detrimental for the local economy and the income of residents.

<p>312</p>	<p>I am concerned that the justification for the imposition of the Article 4 directive is not robust and that the negative consequences will outweigh the anticipated benefits.</p> <p>I fully understand the issues you are facing, but do not believe this is the solution.</p> <p>Firstly, there is no credible study that links second homes to house price inflation, they all attribute the inflation to inward migration. (Second homes: Developing new policies in Wales, by Dr Simon Brooks (2021))</p> <p>Secondly, things have moved on since the collection of the data used in the justification paper and the picture today is very different.</p> <p>I am confused by you conflating the numbers of people on the social housing register and a justification for making housing more affordable (reducing the purchase cost)</p> <p>Social housing are houses or flats rented by councils or not for profit organisations to people on low incomes. There is clearly a shortage of these, but is unlikely that these people would be interested or even able, to purchase a property.</p> <p>I do not see how the proposal will help these people; more social housing is needed.</p> <p>The second category is affordable homes, either to rent in the private sector or to buy.</p> <p>Information in the public domain from the Office for National Statistics (ONS) shows that Gwynedd has the third lowest EPC rating of local authorities in England and Wales. Only 25.09% of Gwynedd's homes hold an EPC rating of C or above, this is due to its old housing stock, with 50% pre-dating 1900.</p> <p>The Rent Act Wales was designed to outlaw the rental of these properties to residential tenants, and the policy has been successful in that landlords with non-compliant properties have been, to avoid prosecution, obliged to evict tenants and either sell up or convert to Short Term Furnished Holiday Lets.</p> <p>A combination of factors has discouraged Buy to Let investors and this measure is another disincentive to Buy to Let.</p> <p>The numbers of holiday lets that could be used for residential accommodation, either purchased or rented, does not take into account that many of these may be converted farm buildings, where the planning permission forbids full time occupation.</p> <p>The data showing the percentage of households that have been priced out of the housing market is suspect. You state that the figure is, based on the lowest quartile of income and house prices, is 65.5%. The last ONS census says 65% of properties in the county are owner occupied. Both statistics cannot be true. Gwynedd has some of the cheapest house prices in the UK. Talsarnau (LL47) in Gwynedd at £141,00 - closely followed by nearby Blaenau Ffestiniog (LL41) at £145,149.</p> <p>ONS figures show across Wales empty homes far outweigh second homes. Of the 120,450 unoccupied dwellings in Wales in 2021, some 85.4% were truly vacant (confirmed by visits and utility records) and 14.6% were second homes.</p> <p>Historically, some small building companies have bought up derelict properties and invested in improving them for onward sale. This has always been hampered by the planning process, the second homes premium has made this activity problematic, and Article 4 will make it almost impossible.</p> <p>According to Rightmove there are 10,500 properties for sale in N Wales of which almost 4,000 are priced at £200K and below. So where exactly is the shortage? We need to understand why these properties not selling?</p> <p>Article 4 will further discourage purchases.</p> <p>My principal objection to this proposal is that it is a risky experiment. It is negative in its approach, trying to stop something, rather than adding to the current initiatives with positive action.</p>	<p><i>The only way to mitigate the negative effects I have described is to cancel the plan to implement article 4.</i></p>
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313	<p>We are [REDACTED]</p> <p>We and all are affected by your intention, if implemented, because</p> <ul style="list-style-type: none"> - it is obviously severely discriminatory against those who are second home owners so as to virtually force them to give up on Wales, which is already happening and which is being seriously debated. We will lose many of our friends - Aberdyfi is a small village, as are many in Wales, and the number of customers without the visitors going into the local shops eg butcher, post office, store is far less than is necessary to keep those premises viable. - quite soon, the social fabric of each village will be eroded as more and more second homers sell up and are not replaced. 		
314	<p>I wish to object to the article 4 direction on the following grounds;</p> <p>I am the executor of a deceased home owner and am instructed in the will to sell the property. The property has been on the market since July 2023 and I perceive that the implementation of the Article 4 Direction will make it even more difficult to find a buyer. This has the potential of either meaning that the home remains empty and unused, or having depressed market values I will be able to reclaim some of the Inheritance tax already paid on the estate.</p>		
315	<p>"Rwyf yn cytuno'n llwyr hefo'r angen i gael caniatad cynllunio cyn newid ty o fod yn gartref i fod yn dy gwyliau neu yn ail gartref neu yn ddefnydd cymysg. Mae'n gwbl rhesymol. Mae angen caniatad cynllunio ar gyfer pob newid arall!! Os ydi perchenog adeilad yn cael eithrio talu trethi am ei fod yn fusnes, busnes ydio wedyn ac nid cartref. Mae'n hen bryd i'r Parc ddod a'r mesurau yma i mewn."</p>		

316	National Park and Gwynedd Council need statistics and a register of the uses and residents for all properties past, present and future. To be able to manage the situation we all find ourselves in. A year to instigate after reporting and giving a decision too long (1 June 2025).		
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<p>317</p>	<p>These are our observations:</p> <p>Existing planning system</p> <p>Lack of investment (by local authority and housing associations) in new homes for local people has limited the ability for young people to be able to afford to buy.</p> <p>Overly restrictive planning policies by Awdurdod Parc Cenedlaethol Eryri has limited the number of new homes that could otherwise have been built</p> <p>Overly restrictive and burdensome planning process for private individuals and developers to try and bring new housing to the market.</p> <p>Lack of finance to encourage private individuals and developers to bring affordable housing to the market.</p> <p>Underfunded and as a consequence understaffed planning department who are not given all the help they need to address the significant housing issues that the area has</p> <p>Local development plan restrictions for converting existing structures – still a preference for converting a barn in the open countryside to holiday accommodation rather than a residential property.</p> <p>Lack of progress and incentivisation of sites already identified within the local development plan.</p> <p>Existing taxation system</p> <p>Where is the additional money from the additional council tax going? Is it being invested in new homes for local people?</p> <p>Renting Homes Act</p> <p>Private landlords have been moving away from long term residential lets to short term holiday accommodation due to the additional requirements for licensing etc, and the potential greater returns for holiday lets.</p> <p>Where are the incentives for private landowners to let their properties out for longer term lets?</p> <p>Holiday accommodation licensing</p> <p>Additional burden on tourism businesses – what real benefits will it deliver? Where will the money go? Will the administration outweigh any income received, and will it divert the time those businesses have to generate more income for the local area? Risk of Article 4 reducing local employment opportunities.</p> <p>Proposal Article 4 Direction</p> <p>Will it divert an already overstretched planning authority away from helping progress applications intended to boost housing and the economy in the area?</p> <p>If introduced, then it must be introduced with a significant increase in staffing. Is this realistic?</p> <p>What will the process be for applying for planning permission, how will the applications be assessed, how long will it take and how much will it cost?</p> <p>If someone wants to sell their home – they would be best to apply to change to C5 or C6 and then if it is a purchaser who wants a main residence (C3) then they can automatically switch back – this may mean a significant amount of applications – is the planning authority ready for this?</p> <p>How up to date will the data be recording what an area has in terms of how many C5 and C6 properties they have?</p> <p>What will be the catchments be for calculating the threshold?</p> <p>What other ideas have been looked at?</p> <p>Preferential mortgage rates for first time buyers who buy a house and agree for a restriction to be placed on the property to secure it as a local affordable home?</p> <p>Conclusion</p> <p>Overall we are not supportive of the Article 4 Direction and we are of the opinion that the issues could alternatively be addressed by increasing the numbers of new housing being built and increasing the number of well paid jobs</p>		
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318	<p>I write to say that enforcing Article 4 is a really bad idea. [REDACTED] I kept it because [REDACTED] is in a beautiful part of the world and I have lots of friends there. I have contributed well to the local community, have been a member of [REDACTED]) and always shop locally. I have had to let it recently to friends in order to pay for some of the extortionate levels of Council Tax inflicted by Gwynedd Council. I feel that I am being persecuted by the Council and their unfair tax system.</p> <p>If you prevent people changing their main residence into a second home or holiday let you will kill the tourist industry in [REDACTED] - and as tourism is the only source of income there, the local people cannot find jobs outside tourism. Most of us have had to leave home to find work and young people should be encouraged to work so as to afford a mortgage to buy their own home. Your scheme under Article 4 would stifle any kind of enterprise which would bring new employment to the area.</p> <p>I know that things are different in the northern part of Snowdonia (Eryri) as there are more retired people and more industry for the young to find work. [REDACTED] is often forgotten when you come to planning rules for the southern end of Eryri. This is wrong.</p>		
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319	<p>Cymeradwyaf a chefnogaf y bwriad i weithredu Cyfarwyddyd Erthygl 4 ar gyfer holl ardal Awdurdod Parc Cenedlaethol Eryri er mwyn diddymu'r hawliau datblygu a ganiateir canlynol:</p> <ul style="list-style-type: none"> · Newid defnydd prif gartref (dosbarth defnydd C3) i ail gartref (dosbarth defnydd C5) neu lety gwyliau tymor byr (dosbarth defnydd C6) a defnyddiau cymysg penodol; · Newid defnydd ail gartref (dosbarth defnydd C5) i lety gwyliau tymor byr (dosbarth defnydd C6) a defnyddiau cymysg penodol; · Newid defnydd llety gwyliau tymor byr (dosbarth defnydd C6) i ail gartref (dosbarth defnydd C5) a defnyddiau cymysg penodol <p>Mae 17% o'r stoc tai o fewn ardal APCE yn ail gartrefi neu'n lety gwyliau ac mae 65% o holl boblogaeth Eryri wedi eu prasio allan o'r farchnad dai. Tystiolaeth glir o anghyfartaidd system marchnad agored sy'n tanseilio cynladwyedd cymunedau ac yn bygwth dyfodol y Gymraeg fel iaith gymunedol fyw.</p> <p>Bydd gweithredu'r Cyfarwyddyd Erthygl 4 yn gam pwysig i fynd i'r afael â'r argyfwng tai drwy reoli'r defnydd o dai o fewn cymunedau Parc Cenedlaethol Eryri. Yn y pen draw, bydd yn rhaid trawsnewid y system dai drwy Ddeddf Eiddo a fyddai'n ymgor ori egwyddor o dai er lles pawb, gan drin tai fel hawl sylfaenol a rhoi anghenion tai cyn elw.</p> <p>Cytunaf â'ch asesiad o'r eithiau negyddol cronol ar y Gymraeg a nifer y siaradwyr Cymraeg yn Eryri o barhau i ganiatáu niferoedd cynyddol o ail gartrefi a llety gwyliau o fewn cymunedau Eryri heb ymyrraeth.</p> <p>Un o'r prif resymau dros gostau tai cynyddol a'r gostyngiad mewn orddiadwyedd tai ar draws y DU a thu hwnt yw trin tai fel asedau ariannol neu nwyddau i'w prynu a'u gwerthu am y pris uchaf. Dangosodd gyfnod y pandemig Cofid e eithiau niwedol y farchnad agored ar ei waethaf e.e. cystadleuaeth yrnig am dai wrth i bobl gefnog ddianc o'r dinasoedd, tai mewn pentrefi glan môr yn cael eu prynu dros nos fel a ail gartrefi a thai gwyliau, landlordiaid preifat yn troi tenantiaid lleol allan a gosod eu cartrefi fel llety gwyliau.</p> <p>Mae anallu pobl ifanc a theuluoedd i ddod o hyd i gartref orddiadwy i'w brynu neu ei rentu wedi arwain at lawer ohonynt yn ga dael eu cymunedau – sydd yn ei dro yn eithio ar y ddarpariaeth o wasanaethau hanfodol, dyfodol ysgolion gwledig, y gweithlu sydd ar gael i fusnesau lleol a chynaliadwyedd y cymunedau hyn yn gymdeithasol, yn economaidd ac yn ddiwylliannol.</p> <p>Rwy'n croesawu'r amcan craidd o gyflwyno'r Cyfarwyddyd Erthygl 4 i ddiogelu a chynnal cymunedau Cymraeg eu hiaith, trwy gynnig cyfleoedd i bobl fyw a gweithio ynddynt. Mae eich asesiad e aith ar yr iaith Gymraeg yn gynhwysfawr ac yn dangos yn glir bod niferoedd uchel o lety gwyliau ac ail gartrefi yn fgythiad gwirioneddol i ymiant cymunedau ar draws Eryri.</p> <p>Trwy weithredu'r Cyfarwyddyd Erthygl 4 bydd argaeledd ail gartrefi ac eiddo ar osod tymor byr yn gyfyngedig i'r stoc bresennol, sydd yn ei dro yn debygol o gadw prisiau tai o leiaf yn sefydlog os nad yn gostwng prisiau tai.</p> <p>Cytunaf â'ch asesiad y bydd gweithredu'r Cyfarwyddyd Erthygl 4 yn cael e aith gadarnhaol ar bob unigolyn gan gynnwys unigolion n â nodweddion cydraddoldeb gwarchoddedig. Mae'r anghydraddoldeb cymdeithasol sy'n bodoli ar hyn o bryd mewn rhai cymunedau oherwydd di yg argaeledd tai ynghyd â phrisiau tai sydd y tu hwnt i'w cyrraedd yn creu cymdeithas ranedig anghynaliadwy. Drwy diddymu'r hawliau datblygu a ganiateir, fel y bwriadwyd drwy'r Gyfarwyddyd Erthygl 4, bydd Awdurdod Parc Cenedlaethol Eryri yn cael y cyfle i asesu priodoldeb unrhyw fwriad sy'n ymwneud â newid defnydd tŷy preswyl i ddefnydd gwyliau, boed hynny'n llety gwyliau. defnydd neu ail gartref. Cytunaf y dylai gweithredu'r polisi hwn arwain at gymdeithas decach drwy sicrhau cyfleoedd i bobl leol allu aros yn eu hardal ddewisol.</p>		
320	Rwy'n llwyr gytuno â chyflwyno'r polisi newydd hwn.		

<p>321</p>	<p>I write to set out my objections to the NPA's proposals to make an Article 4 Directive covering the whole of the Snowdonia National Park.</p> <p>1) I have read the NPA's justification paper and specifically considered the "Relevant Strategies and Legislation" section but can find no evidence that the NPA has demonstrated that the imposition of the Article 4 directive will achieve its aims.</p> <p>The legislation requires the Council or NPA to provide robust evidence to justify the use of an Article 4 directive and it has clearly not produced any robust evidence. The justification paper is long on aims and intentions but lacking any evidence to demonstrate that the use of an Article 4 Directive will achieve its aims.</p> <p>2) The NPA is under the impression that the proposals will somehow provide more affordable and low cost housing and a fairer society but this could only be achieved by the NPA allocating more land in sustainable locations for the construction of good quality affordable housing. The imposition of the article 4 directive will not achieve this.</p> <p>3) It is highly probable that the directive will have a significant negative impact on residential values at the top end of the market creating substantial financial loss to many residents in the National Park. The NPA have not taken this fact into account in their justification paper.</p> <p>4) The justification paper emphasises the difficulty of raising finance to buy a house highlighting low wages, high property values and the lack of affordable housing and the difficulty of raising finance. These are problems experienced over large parts of the U.K. but an Article 4 Directive will not resolve these issues. The NPA should instead focus their policies on creating better quality jobs and skills training, allocate more land for new housing and desist from introducing policies that deter entrepreneurs and wealth creators from living in the National Park.</p> <p>5) From my [REDACTED] I consider that the NPA has not thought through their proposal and the unintended consequences that would result if they impose the Directive. I believe that there would be grounds to challenge the NPA in the courts if they were foolish enough to proceed</p>		
<p>322</p>	<p>I strongly object to an unelected and therefore unaccountable body having the power to control what I do to the home I have saved all my life for.</p> <p>Article 4 will severely impact the value of properties in Snowdonia but it will not make more houses available for local people. Because of the new rules that landlords have to conform to, many of them decided to discontinue letting homes out to those who need them. Therefore we are already suffering a severe lack of available homes for rent. Article 4, although primarily aimed at second homes and holiday lets, will exacerbate this situation.</p> <p>I can see no value to the people of Snowdonia in this plan in its current form.</p> <p>In short, this ill thought out plan should be consigned to the recycling bin.</p>		

<p>323</p>	<p>Bydd e aith Erthygl 4 yn niweidiol i ardaloedd lleol a'r iaith Gymraeg, bydd yn cael gwared ar bobl leol a phrif berchnogion tai na allant orddio aros yn eu heiddo. Mae'n mynd i leihau prisiadau cartrefi trigolion LLEOL a chael e aith negyddol sylweddol ar eu harian. Yn arwain at galedi a thlodi gyda thrigolion lleol yn llai tebygol o allu ail-forgeisio apheidio nâ chael ecwiti digonol yn eu cartrefi.</p> <p>The impact of Article 4 will be detrimental to local areas & the Welsh language, it will drive out locals & main home owners who cannot afford to stay in their properties.</p> <p>It is going to reduce the home valuations of LOCAL residents & have a significant negative impact on their finances.</p> <p>Resulting in hardship & poverty with local residents less likely to be able to re-mortgage & not having sufficient equity in their homes.</p> <ul style="list-style-type: none"> · Those who have a main home in the area will suffer a loss of housing value. · The drop in value is likely to place some home owners (especially younger recent purchasers) into negative equity, with mortgage rates being high, (due to less lenders willing to lend on high risk property/with restrictions imposed) this could result in people losing their homes. · The impact of A4 would mean a drop in tourism & subsequently less work in the area meaning an increase in unemployment, less jobs & employment opportunities for those who speak the Welsh Language. · Those who lose their homes are still going to be unable to rent, there is unlikely to be an increase in main home letting market due to the cost of mortgages & the valuation risks with a property with restrictions on use. · Leading to higher unemployment, locals losing the value in their properties and some losing their homes, the inability then to rent locally meaning more will be driven out of the area.(Neg. Impact on Welsh language). · Those who have a house being used as a second home, short term let or mixed use will see an increase in value as these homes will be in restricted supply meaning that non-resident will see an increased value on their homes & will financially benefit, whilst local main residences will suffer, losing value (two tier housing market). · A reduction in house prices due to Article 4 could have a disproportionately negative impact on older people if they intend to sell their family home to buy a smaller house to release equity. Also complications regarding leaving property to children in will. · A4 will affect the tourism sector, that could then lead to fewer people being employed in the sector which would have associated implications on the labour market. Cleaners, gardeners, general maintenance, plumbers, heating engineers, electricians, builders, window cleaners, glaziers, locksmiths, property management services, laundry services, laundrettes, carpet fitters, painters and decorators, chimney sweeps, accountants, to name a few, not to mention the negative impact on shops, cafes, restaurants and pubs, also local museums, gardens and attractions will all suffer financially. · Less/no viable or sustainable income for locals to be able to pay, rent or mortgage. · Reduction in property prices will encourage retirees to the area, good value housing stock compared to other areas, putting more strain on NHS services. · People will no longer invest financially in their property due to less/negative equity, resulting in poorer quality living accommodation. · Reduction in opportunities for people who use the Welsh Language & status of Welsh Language in the community as the change is likely to drive out those who use the Welsh language to areas where they can engage in a free property market without restriction. · Those who speak the Welsh language & are home owners are more likely to suffer financially as a result of the A4 restrictions on property use & how this affects property valuations & mortgage rates. 		
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324	<p>Clearly the Welsh emperor is wearing no clothes , the answer to the question about homes /is that you should be building more new homes for local people that meet their needs, not penalising second home owners . Since having our house in wales for over 25 years we have seen only about 10 new homes completed in the Tywyn/Bryncrug/ Llanegryn area.</p> <p>So it is ever likely that if you don't do any sensible level of new house building you will be short of suitable housing stock.</p> <p>This is a political move rather than one necessary for land use planning.</p>		
325	<p>Cytunaf â'ch asesiad y bydd gweithredu'r Gyfarwyddyd Erthygl 4 yn cael e aith gadarnhaol ar bob unigolyn gan gynnwys unigolion â nodweddion cydraddoldeb gwarchoddedig. Mae'r anghydraddoldeb cymdeithasol sy'n bodoli ar hyn o bryd mewn rhai cymunedau oherwydd di yg argaeledd tai ynghyd â phrisiau tai sydd y tu hwnt i'w cyrraedd yn creu cymdeithas ranedig anghynaliadwy. Drwy ddiddymu'r hawliau datblygu a ganiateir, fel y bwriadwyd drwy'r Gyfarwyddyd Erthygl 4, bydd Awdurdod Parc Cenedlaethol Eryri yn cael y cyfle i asesu priodoldeb unrhyw fwriad sy'n ymwneud â newid defnydd tŷy preswyl i ddefnydd gwyliau, boed hynny'n llety gwyliau. defnydd neu ail gartref. Cytunaf y dylai gweithredu'r polisi hwn arwain at gymdeithas decach drwy sicrhau cyfleoedd i bobl leol allu aros yn eu hardal ddewisol.</p> <p>Gobeithio gallwn i gyd symud mlaen efo amddi yn cymdeithasau Cymraeg</p>		

326	<p>I should like to complain about your incredibly racist proposition, namely article 4.</p> <p>This is a complete waste of money.</p> <p>Obviously it will deter second home ownership in the area and completely decimate the tourist industry which many businesses rely on.</p> <p>I am a native Welsh person who has been trying to return to my home area for many years, but the current local employment options mean I have to work in England.</p> <p>I have recently bought a house to retire to in the park, but due to the Covid epidemic my move has been delayed and now I find myself paying thru the nose for council tax for a "second home", which is delaying my relocation even further!!!!</p> <p>This policy is aimed to reduce second home ownership by English people and so is an incredibly racist policy!</p> <p>Furthermore the [REDACTED] where I hope to move to was specifically built in the [REDACTED] to cater for second home ownership and boost the tourist industry. When exactly was this changed to social housing and please could you let me know if the owners were consulted or informed?</p> <p>I look forwards to your response.</p> <p>Surely building more a ordable property locally is the solution, without further decimating the struggling tourist industry?</p>		
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327	<p>Yr ydwyf yn gorfod ymateb yn gru iawn i'r Polisi Erthygl 4, er fy mod wedi cynig hyn mewn pwyllgor o'r Parc flynyddoedd yn ol.</p> <p>Yr ydwyf yn deall yn iawn ei bod yn anodd i fobol ifanc gael eu troed ar yr ystol ond mae hynu yn wir am bobman yn Brydain a gwledydd eraill yn Ewrop.</p> <p>Wrthgwrs fy mod yn deall y sefyllfa hefo'r iaith ac yn y blaen ond dydi dod a deddf newydd i fewn yn mynd i wneud dim ond gwneud yr ardal yn dlotach nac ydi yn awr.</p> <p>Mae yn debyg i mi fel bod rhiw ymgyrch wedi dechrau ers yr amser `covid` ar ol gweld y posteri yn erbyn pobol ddiarth. Mae `r ymgyrch yn amlwg yn cael e aith yn barod gyda llawer o fobol parchus sydd wedi dod yma i brynu ty gyda'r bwriad i ymddeol yma.</p> <p>Mae ymgyrch y cyngor ynddo`i hyn yn frawychys heb son am hyn eto. Fe wyddoch cystal a minau nad oes dim creu swyddi yma o gwbl ac yn wir mae `r Parc yn gwrthwynebu hynu. Cin gwneud pethau or fath mae `n rhaid cael swyddi da yma fel fod pobol ifanc ac arian i brynnu.</p> <p>Fe wn am greftwyr sydd yn dweud wrthyf fod eu gwaith yn prin hau o herwydd mai pobol ddiarth ydi yr unig rai sydd ac arian iw cyflogi. Mae `n ddrwg genyf fod mor negyddol ond y cwbl mae hyn yn mynd i wneud ydi tlodi y bobol sydd yn barod yn dlawd.</p> <p>Rhiw beth ydi hyn y mae y dosbarth canol wedi ei roi yn mlaen a dim arall.</p> <p>Gwaith yn gyntaf a wedyn penderfynu oes angen rhiwbeth fel hyn.</p>		
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328	<p>I am writing to express my concerns regarding the introduction of Article 4 Direction in Eryri National Park. As a resident and property owner in this area, I believe that this directive imposes unnecessary restrictions on property rights and may have detrimental effects on both homeowners and the local community.</p> <p>While I understand the importance of preserving the unique character and environmental integrity of Eryri National Park, I believe that Article 4 Direction goes too far in limiting the rights of property owners without providing sufficient justification or flexibility. The blanket restrictions on external alterations and developments not only hinder homeowners' ability to maintain and improve their properties but also undermine the principles of property ownership and individual rights.</p> <p>Furthermore, the introduction of Article 4 Direction may have adverse effects on the local economy and housing market. By discouraging investment and limiting development opportunities, this directive could lead to a decline in property values, reduced economic activity, and hindered growth in the area. Additionally, the restrictions on short-term lettings may impact tourism and rental income for property owners, further exacerbating economic challenges.</p> <p>Moreover, as a homeowner on the edge of the National Park but still within the village [REDACTED] I believe that my rights should be the same as those of other homeowners in the village. It is essential that any regulations or directives implemented by the council take into account the diverse needs and circumstances of residents within the community and ensure equitable treatment for all property owners.</p> <p>Additionally, obtaining planning permission for changing to short holiday letting can impose significant expenses on property owners. The costs associated with the planning application process, including fees, professional consultation, and potential modifications to meet regulatory requirements, can create financial burdens for homeowners already facing restrictions under Article 4 Direction. These expenses further add to the challenges faced by property owners seeking to adapt to changing market demands and generate income from their properties.</p> <p>I urge the National Park Authority to reconsider the implementation of Article 4 Direction and explore alternative approaches to achieve the desired conservation objectives while balancing the interests of property owners and the community as a whole. This could involve engaging stakeholders in the decision-making process, conducting thorough impact assessments, and adopting more targeted and flexible measures to address specific concerns.</p> <p>In conclusion, I believe that Article 4 Direction is overly restrictive and not in the best interests of the residents, property owners, and local economy of Eryri National Park. I respectfully request that the council take into account the concerns raised by myself and others in the community and take appropriate action to address these issues.</p>		
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<p>329</p>	<p>I am a resident in the National Park and anopposed to the imposition of the Article 4 directive.</p> <p>I fully understand the issues you are facing, but do not believe this is the solution.</p> <p>The core issue is a lack of affordable housing. It is stated that within the National Park justification that only 104 homes have been built since 2018. I have a strong suspicion that this is the main reason.</p> <p>Reading the local newspapers a large number of speculative building planning applications have been rejected. Often objections from local residents. This explains why there are no regional house builders active in the market, they would rather go where they can make a better return for less effort, Incentives rather than obstacles are required.</p> <p>According to the ONS census in 2021, there are 5,400 empty homes in Anglesey, and 12,110 in Gwynedd, making a total across the two counties of 17,510. Gwynedd Council have chosen to concentrate on second homes rather than the blight of empty homes. The Welsh Affairs Committee's review of housing concluded that empty homes are a bigger problem. Among the Committee's main findings,</p> <p>"Bringing empty homes back into use should be the mainstay of attempts to ease the housing crisis in Wales, MPs heard. Almost six times more properties in the country are classed as empty than there are second homes, the Welsh Affairs Committee was told." (David Prince, North Wales Live, 8 May 2024).</p> <p>Historically, some small building companies have bought up derelict or neglected properties and invested in improving them for onward sale. This has always been hampered by the complexity of the planning application process, which is rigorously enforced in the National Park. The second homes premium has made this activity problematic, and Article 4 will make it almost impossible.</p> <p>The whole premise of Article 4 links second homes to house price inflation, for which there is no credible evidence. The studies attribute the price inflation to inward migration. Which this measure will encourage. ('Second homes: Developing new policies in Wales, by Dr Simon Brooks (2021)</p> <p>Marc von Grundherr, director of estate agent Benham and Reeves, said the Government has taken a "head in the sand approach" to the housing crisis – consistently failing to meet house building targets in recent years before scrapping them altogether.</p> <p>He added: "In an attempt to detract attention away from the monumental failure to build more homes, we've seen numerous distraction tactics deployed and a crackdown on second home purchases is certainly one of them. Given this segment accounts for such a small proportion of annual transactions, it does beg the question as to why the Government believes eradicating them will help solve the housing crisis."</p> <p>Similarly, an assumption is made that there is a housing shortage, According to Rightmove there are 10,500 properties for sale in N Wales of which almost 4,000 are priced at £200K and below. Gwynedd has some of the cheapest house prices in the UK. Talsarnau (LL47) in Gwynedd at £141,00 - closely followed by nearby Blaenau Ffestiniog (LL41) at £145,149. These are not selling, so the issue is not availability.</p> <p>Where exactly is the shortage? We need to understand why these properties not selling?</p> <p>The idea that it is price is an issue is questionable. Housing in North Wales is cheaper than almost anywhere in the UK. 24 Figures published by housing market experts at Zoopla show that in the year to June 2020, 1805 people in North Wales sold up and moved to Cheshire West and Chester: 722 to Shropshire: 718 to Liverpool: 453. All places with more expensive houses, but with better employment prospects.</p> <p>The data showing the percentage of households that have been priced out of the housing market is suspect. You state that the figure is 65.5%. The last ONS census says 65% of properties in the county are owner occupied. Both statistics cannot be true.</p> <p>There is a need for social housing, houses or flats rented by councils or not for profit organisations to people on low incomes. None has been built. Equally, is unlikely that these people would be interested or even able, to purchase a property.</p> <p>Information from the Office for National Statistics (ONS) shows that only 25.09% of Gwynedd's homes hold an EPC rating of C or above, with 50% of this housing pre-dating 1900.</p>		
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	<p>The Rent Act Wales was designed to outlaw the rental of these properties to residential tenants, and the policy has been successful in that landlords with non-compliant properties have been, to avoid prosecution, obliged to evict tenants and either sell up or convert to Short Term Furnished Holiday Lets.</p> <p>It is a delusion to think that a significant number of holiday lets that could be used for residential accommodation, either purchased or rented. Many of these may be converted farm buildings, where the planning permission forbids full time occupation. Many will fail the Rent Act tests,</p> <p>Holiday lets and second homes will not provide a solution. Carol Peett, of West Wales Property Finders, said “second homes are a totally different category of property –chocolate box cottages in the middle of nowhere that are dark, damp and unsuitable for families in need of close-by amenities” “Holiday homes are a completely separate market to properties within reach of local buyers.”</p> <p>In Wales, young families and first-time buyers need aordable housing near schools and workplaces</p> <p>In conclusion, it is important to note that localised difficulties in the shortage of aordable housing had been building up for decades. We question that Article 4 is an appropriate tool to address this issue. It will not increase supply of aordable housing.</p> <p>I also feel that describing it as an initiative to control second homes and holiday lets, relies upon the assumption that most people will not read the details and realise that it is to make their home more aordable for someone else to buy</p> <p>My principal objection to this proposal is that it is a risky experiment. It is negative in its approach, trying to stop something, rather than adding to the current initiatives with positive action.</p> <p>Gwynedd Council’s Housing Strategy and the Gwynedd Council Housing Action Plan have many laudable goals and objectives they just need to be delivered,</p> <p>Mae'r dyn sy'n mynd ar ôl dwy gwningen yn dal y naill na'r llall.</p>		
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330	<p>Diolch am eich llythyr ynglyn ag Erthygl 4. Credaf y bydd y Cyfarwyddyd hwn yn eithio ar hawliau dynol, sef yr hawl i fwynhau eiddo (gweler www.libertyhumanrights.org.uk/right/article-one-of-the-first-protocol-protection-of-property/). Os felly, bydd iawndal yn daladwy i unrhyw berson a fydd yn dioddef colled trwy e aith y Cyfarwyddyd.</p>		
331	<p>Mi ges i fy ngeni a'm magu yng Nghymru a dwi'n byw yng Nghymru ar hyn o bryd. Dwi'n siarad Cymraeg ac yn gwneud popeth o fewn fy ngallu trwy ddigwyddiadau diwylliannol i hybu'r Gymraeg. Dwi ddim yn gallu gweld sut y gall erthygl 4, sy'n cyfyngu ar ryddid personol, helpu'r Gymraeg mewn unrhyw ordd. Dwi'n credu y bydd gormod o reoleiddio yn ein plymio ymhellach i awtocratiaeth a reolir gan y wladwriaeth.</p>		
332	<p>Diolch am y llythyr ynglŷyn â erthygl 4. Dwi'n hollol gefnogol i'r polisi. Mae'n biti na fydd y polisi mewn grym am flwyddyn arall. Mae'n amser i neud rhywbeth am y gor ddefnydd o dai fel tai haf/ llety gwyliau.</p>		

333	<p>I grew up in [REDACTED] and now live in the village having bought a house (which was previously used as a holiday and 2nd home) and substantially renovated and invested in it over the last 8 years starting a family here.</p> <p>I do believe that the long-term term effect of vacant properties is an issue for local communities, and don't believe there is a straightforward solution.</p> <p>I am very concerned about the implementation of Article 4 as an untested method which won't better the problem of vacant/ holiday home ownership as it doesn't affect any holiday home owners, who will in fact have an appreciating, now limited resource and be better off.</p> <p>However it will affect people, like me, who own a single house and currently live in the area and others in a similar situation (particularly in rural/ remote locations where there are very few public services and amenities, and areas that have a high % of second homes already). It will frustrate and add extra barriers to house selling for these homeowners and make the properties less valuable.</p> <p>So as far as I can tell, a policy touted to deal with the 'issue' of holiday homes, will benefit holiday home owners and adversely affect people that don't own multiple properties that live in the area. So having fairly recently bought a house in the area, invested in it and started a family here, I am now faced with the concern that if I did need to sell my house, it would be a more complicated and costly and I may not be able to sell it as a second home or holiday home in which case, its value would (likely) be significantly diminished and sale potentially take much longer. This will put people off moving to the area to live permanently. Also not a single holiday home would come back into permanent ownership as a result of this policy, so it doesn't address any problem. It seems the policy may prevent this problem from developing further, but the real impact will be felt by local full-time residents, not by the people who own holiday homes, which is simply not acceptable and is at odds with the issue this policy should be addressing.</p> <p>The simple way to make this policy fair would be for it to apply to all homes (i.e. holiday homes would need to get retrospective permission at sale too). This would then create a 'level playing field' and not just impact on people that have chosen to live in the area full time who are not creating the issue. Without such an amendment I would be against the imposition of the Article 4 for the reasons detailed above and sincerely hope that it would not be implemented without at least accurately gauging the impact of its imposition in Gwynedd after it has been in place for a few years.</p>		
334			

335	<p>Ho ai [REDACTED] gefnogi mesurau Erhygl 4 yn gryf i reoli e aith ail gartrefi a llety gwyliau tymor byr ar ein cymuned. Ers blynyddoedd lawer, mae'r gymuned yma ym [REDACTED] wedi dioddef oherwydd nifer y tai preswyl a ddefnyddir fel ail gartrefi a llety gwyliau. Rydym yn deall bod mesurau newydd eisioes ar waith, er enghrai : Premiwm Treth y Cyngor, Rheolau newydd sy'n ei gwneud yn ofynnol i lety gwyliau fod yn llawn am oleiaf 182 diwrnod y flwyddyn i fod yn gymwys ar gyfer Adrethi Busnesond nid yw'r mesurau hyn bron yn cael unrhyw e aith yma ym [REDACTED]. Mae llawer o'r tai yma yn fach ac mae e aith premiwm Treth y Cyngor ar eiddo Band A / B yn ddibwys. Gall y rhan fwyaf o berchnogion orddio talu'r premiwm yn hawdd. Wedi'i leoli mor agos i Fetws y Coed a'r Wyddfa, mae llenwi llety gwyliau am 182 diwrnod yn hawdd iawn sy'n golygu nad yw'n perchnogion tai preswyl bach yn talu unrhyw dreth ogwbwl. Dim ond y mis diwethaf, cyhoeddodd perchnogion eiddo preswyl yng nghanol [REDACTED] fod y ty ar agor fel llety gwyliau. Mae'r perchnogion yn byw yn Lloegr ac wedi rhoi enw Saesneg i'r ty. Mae ein hiaith, ein diwylliant, ein cymuned yn cael ei dinistrio un ty ar y tro. Mae'r Cyngor yn cefnogi Erhygl 4 yn llawn.</p>		
336	[REDACTED]		

337	<p>I received a letter from Jonathan Crawley on 8th April 2024 re Notification of Article 4 direction (nonimmediate effect) to control the use of dwelling houses. As I found it confusing to chase around on the internet, I phoned on 19th April and asked for a printed copy to be posted out to me. I received this on 23rd April. I have sat down several times to try to understand the documents sent to me and have several questions. Why is there only a paper “justifying the introduction of the Article 4 Direction ...” and not a paper putting the benefits of all the other alternatives? A more detailed analysis of the other options is available from https://lichfields.uk/content/insights/sun-sea-sand-and-article-4-directions Their conclusions are: “<i>Second homes and short-term holiday lets can bring both benefits and challenges to communities in Wales. Whilst we recognise the intentions behind the proposals, we question the extent to which Article 4 Directions, such as the one proposed in Gwynedd, would be effective in improving affordability of housing for local people or retaining Welsh speakers. Whilst there are localised pressures in some areas, a focus on tourists and second homes is somewhat a deflection of the wider need to deliver more housing, both market and affordable, across Wales. The planning system at a national and local level ought to be the catalyst for ensuring there is an adequate supply of homes. The matter of short-term lets and second homes is only a small part of the jigsaw. Our view is that any Councils seeking to implement an Article 4 Direction should develop a robust evidence base to inform appropriate policy by which proposals for new C5/C6 uses will be assessed. This evidence should recognise the value of the tourism industry to local communities, as well as the need to retain permanent homes for local residents and to meet emerging demand for residential and holiday accommodation. Local Development Plans need to identify and meet the housing need of an area in full in order to deliver the numerous social and economic benefits of delivering new housing. Housing policies should be complemented by stronger, positive, tourist accommodation policies, in order to ensure that the tourism sector can continue to grow and invest, particularly attracting private sector investment into Wales. It is vital that Article 4 Directions do not stifle the tourism industry and the significant socio-economic benefits that this also brings for local communities. Aligning the introduction of any Article 4 Directions with the publication of a new local development plan, rather than introducing them ahead of time, is therefore critical. If implemented, the Article 4 Direction proposed by Gwynedd Council would be the first of its kind. As such, there is significant uncertainty regarding the implications for the housing market, the tourism industry, and local communities. We will be monitoring these outcomes with interest, as, we expect, will other local planning authorities, tourism operators and the wider development industry across Wales.</i>” Only certain elements of “the evidence” are quoted throughout the “justifying” document e.g. P14 bed stock survey used information was gained from unspecified key partners. 2.18 “the evidence above proves that gathering accurate and complete information is difficult” and then 2.19, conclusions are conjured up as they suit the argument that is trying to be made. Part 3: Impact assessment - Qualitative Information - The information is based on a Gwynedd Council research work “Managing the use of Dwelling as Holiday Homes” from 2020. The research is based on Gwynedd and Cardi holiday accommodation with extra research based around various other regions over the previous 20 years. Is this relevant re Snowdonia? It is constantly reported that one of the major problems is lack of affordable housing combined with low income. These problems will not disappear as a consequence of an introduction of Article 4. I see that Snowdonia has made some progress in this regard. https://www.cambrian-news.co.uk/news/park-authority-will-buy-houses-to-ease-housing-crisis-664998 On my travels around the area, I notice a lot of houses for sale and some building work but it is probably not affordable on some income levels. This is a worldwide problem and was a problem when I first had a family. Having to pay university fees with the promise of a better paid job has also fuelled increased debt. There are also many buildings that could be repaired/refurbished for use. Were I live has one building that had a grant for refurbishment within the last 10 years but has been unoccupied since then and is now in a state of disrepair. There is also an empty and somewhat tumble down shop which can only get worse. Many other similar buildings are seen around the area. There is a lot of evidence that restrictions placed on property due to Article 4 would be passed on when the time came to resell the property. There are already problems reselling or getting mortgages because of affordable housing restrictions. What research has been done re mortgages on property with Article 4 restrictions? The general sense of the justifying document is governed by phrases such as Item 1.5 “the aim is”, 6.8 “it is hoped that”, 1.21 Cynllun Eryri. Having looked at the Management Plan for Snowdonia National Park Authority, that is not my conclusion of this document. (NB Snowdonia and not Eryri) 2.1 “It is essential to gather information.....accurate information in relation to the number and location of holiday homes can be difficult, as there are several sources of data available, of which no source gives a truly accurate picture”. It therefore seems to be based on Council Tax and non-domestic business rates data and contain the most reliable data. Assuming Gwynedd council have got the data correct, the National Park boundary is not the same and so the data doesn’t reflect the true situation. Therefore the accuracy of graph in 2.4 is questionable. There are a number of reasons why chart 1 shows the changes. 2.6 says “it is believed” 1.28 Conwy are working on a new strategy. 4.10 Map 4. It would be useful to see maps of Wales, the UK and other areas of the world. This is a bigger cause for concern than just Snowdonia. The proposal is too vague (despite 45 pages of justification) The jobs market has changed. More people are working from home often in well paid online jobs. The days of accepting that only low paid jobs are available should be history. Item 3.18 Welsh language. Dr Simon Brooks suggests that second home influence on language is relatively neutral but could be very detrimental. A classic “the answer is we just don’t know”. His report does not seem to back the view that introducing Article 4 will solve all problems but rather that a lot more needs doing in lots of areas. Mortgages. There have been some questions re whether mortgage availability would be reduced. Some people have said that they have approached mortgage lenders and of the 10 asked there was only 1 reply which said they would need to look into it. This was reported as “there was no evidence things would change”. Others reported that they have approached 20 banks and all said it was an additional risk that would have to be assessed https://www.bbc.co.uk/news/articles/cn3dded32j2o There are newspaper reports that there is difficulty getting mortgages throughout the UK and overseas. Let’s assume that we have a nurse who is able to find £147,00 accommodation</p>		
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in Snowdonia and is prepared to use a third of income to buy a flat. Local occupancy restriction will make it even more difficult to sell. Similar situation in the 70's. People I worked with had to accept they would never pay off their mortgage. The rate had gone up to 15% and did come down. Today's rate is 5% to 7.5% but is likely to rise. Why does the justification only include certain options being considered? There are a number of other possibilities. All options have not been fully considered in this report. Written statement from Julie James, 30 September 2022 (my highlighting). As set out in the consultation, complementary changes are also being made to section 4.2 of *Planning Policy Wales* (PPW). These policy changes make it explicit that, where relevant, the prevalence of second homes and short-term lets in a local area must be taken into account when considering housing requirements and policy approaches in Local Development Plans (LDPs). Cambrian News 8th Feb 2024 Eryri National Park Authority will support Gwynedd Council's Buy to Let scheme. The authority agreed on Wednesday, 7 January that they would support the scheme by partially funding the purchase of up to five residential properties as they become available on the open market. Upon completion of any necessary restoration work, the properties will be let by the council at an affordable rent to locals, with Adra managing the properties. Paper justifying introduction of Article 4. Very similar to Gwynedd council version. P3 one of a series of measures is amendment to planning legislation. (This will probably not be in place before end of 2024). Part 7 Conclusions. Totally illogical conclusions based on the evidence presented in the justification report. Lots of use of "it is not possible to predict..." "it is likely that would have a (possibly minimal) effect on value of the property.

338	<p><u>Representations objecting to the proposal to introduce an Article 4 Direction in the Eryri National Park Local Planning Area</u> Background - I live in [REDACTED] in the Eryri National Park Local Planning Authority Area – my house falls within Class C3, being my sole or main residence. I am an English speaking Welshman. The proposal to remove permitted development rights is an extreme measure which will have significant impacts, many of which will be negative and many of which are, by the Park Authority's own admission, unforeseen. As such, such a measure should only be introduced if there are compelling and measurable positive impacts (which significantly outweigh the negative impacts) and there is compelling evidence to support the identified positive impacts. Justification Report- The Justification Report does not: Identify in a measurable way “the issue” – there are many vague statements regarding the need for more a ordable housing. How much more a ordable housing is needed i.e. how many units of additional housing which is a ordable are needed? Identify at what price housing will be regarded as a ordable; Identify how the proposed measure will address the issue of increasing the amount of a ordable housing. I think that this can only be deliberate because to increase the amount of a ordable housing must involve: Either increasing the amount of new housing within the Park and pricing it at a level (whether for purchase or rental) so that it is a ordable. The damning statistic in paragraph 2.13 that there have only been 104 new houses completed in the Park since 2018 demonstrates that new housing will not be the route to address the perceived issue. Incidentally, it is rather telling that everyone but the Park Authority seems to be blamed for this position. There seems to be no recognition that the Park Authority's own planning rules and decisions have had any impact upon the extraordinarily low numbers of new houses completed; or Driving down the prices of existing houses to make them a ordable – which must be the aim of the proposals or else how will they address “the issue”. In Part 4 of the Justification Report there are numerous statistics given around median and average house prices and various a ordability ratios. However, there is no information at all given as to what a ordability ratio is regarded as desirable and the level to which the median and average house prices would have to fall, to achieve such ratio. This is the bare minimum of transparent information which is required if the Park Authority is to obtain informed “buy-in” to the proposals; Even start to address what the impact will be of the proposals in any measurable way. Will the proposals tackle “the issue”? What will be the impact upon current homeowners in the Park? What will be the impact upon the tourist industry? What will be the impact upon the local economy and for jobs? In fact, far from addressing these issues, in paragraph 7.1 it is actually admitted that the Park Authority does not know what the impact will be of the proposals. The Justification Report does: Continually make general vague assertions and assumptions that problems around the lack of a ordable housing/the impact upon the Welsh language is caused by holiday homes – paragraphs 1.1, 3.4, 3.17, 6.1 and 7.5 are just five examples; and Continually ignore the views of experts in favour of unsupported assumptions. The leading, independent expert in this area seems to be Dr. Simon Brooks and yet the fact that he finds little evidence for the general views and assumptions expressed in the Justification Report (see paragraphs 3.11 and 3.18) is just glossed over and eventually ignored. In short, the Justification Report does not justify the proposals. I come from a legal and business background. I cannot think of any business which could possibly adopt the proposals based upon what is presented in the Justification Report. Impact Assessment for those with Protected Equality Characteristics - The lack of any Impact Assessment of the proposals for the current residents of the Park (other than in respect of those with protected equality characteristics) is very surprising. This is a novel proposal, with potentially far-reaching implications, and there is surely a bare minimum duty upon the Park Authority to try to assess and publicise the impact for current residents. In view of 6, I am grateful that there is a legal requirement for the Park Authority to make Impact Assessments in relation to people with protected equality characteristics and in relation to the Welsh language. At least this has required the Park Authority to set out its view of the likely impacts. A number of important points come out of the Impact Assessments in relation to people with protected equality characteristics, including: At paragraph 2.4 it is stated that it is important that consideration is given to the negative impacts of the proposals – I completely agree. Yet, nowhere is this done in the Justification Report; At paragraph 2.4 it is made clear that “...it is not possible to anticipate or measure the implications...” of the proposals. It is staggering that the Park Authority is proposing to introduce such an unusual and far-reaching proposal without any idea of the likely implications; In 4.1 it is stated that it is considered that the proposals “...will have a positive impact on all individuals...”. This is simply not true. The Impact Assessment notes a number of likely negative impacts. Is the Park Authority really saying that all those who su er such negative impacts will somehow be in a positive position as a result of the proposals; In 4.2 it is noted that there are likely to be some (negative) impacts of the proposals but states that “It is anticipated that these are no significant impacts”. The Impact Assessment itself notes a number of likely negative impacts. To take just one, it is noted that negative equity may be one of the results for young people. Is the Park Authority really saying that this is not a significant impact? In 4.4 it is stated that “...every e ort has been made to ensure that negative impacts are highlighted and mitigated.” I cannot find any reference in any of the documents to any steps which the Park Authority has or proposes to take to mitigate any negative impacts. Please specify what they are. – Conclusion - Given: the paucity of evidence supporting any possible positive impacts of the proposals; the complete absence of any attempt to measure the e ects of the positive and the negative impacts of the proposals; and the admission that the Park Authority does not know and cannot anticipate the implications of the proposals, I believe that the Park Authority should not make an Article 4 Direction. At the very least, the proposals should be deferred until the Park Authority has addressed these points. Ed Jenkins_22 May 2024</p>		
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339	<p>Dear Sir, I feel that I must make a comment on the letter I received 08/04/2024. I have tried to email you but failed. You are too late with advice as the horse has bolted and the stable door closed. Planning permission was given to EMW Developments. For tenants of 7 [REDACTED] [REDACTED] to be more or less evicted from rented accommodation. These flats are now holiday lets. At least 6 permanent house accommodation lost. Also [REDACTED] has a large caravan at the back [REDACTED] who are trying to sell but have no luck so thinking of staying in our road. [REDACTED] next to me have bought [REDACTED] for the son who rents it out as a holiday home. I have lived in my house since 1977 with lovely permanent neighbours. No more. I blame the planning office for giving it over for holiday lets for homes lost.</p>		
340	<p>Article 4. Ideology not practicality or common sense. I have lived in Gwynedd since 2001 - [REDACTED] [REDACTED] My house in Aberdyfi is my residential home, I have no 2nd home. Throughout the 23 years I have resided in Gwynedd I have locally shopped, employed local cleaners, gardeners, plumbers, electricians, builders, decorators and so on. My family, visitors and guests all support the local shops, cafes, pubs, restaurants and local attractions. I am in my [REDACTED] and due to health concerns I am considering the sale of my home to release funds for my future care. Due to Gwynedd's policy of deterring properties to be purchased as 2nd homes and holiday lets, in the hope of encouraging local families to buy these properties when they come on the market, together with the proposal to implement Article 4, many houses in Aberdyfi are for sale and even though their valuation has significantly reduced, there are no local buyers. In consideration of the above paragraph and my property not selling I will be unable to realise the funds that I will need for my future care. Therefore would common sense consideration be applied if I requested through planning application for change of use of my property to holiday let / business purposes to enable me to fund my care? I do believe implementing Article 4 is dictating what I can and cannot do with my own home that I have worked hard for all my life to give me choice and security in the future. I feel increasingly stressed and anxious. I am concerned Article 4 implications have not been considered for all circumstances and will have financial consequences for many, resulting in irreparable damage to the area.</p>		

341	<p>Article 4 Direction 2024: Representation from [redacted] y - We currently own, jointly with our daughter and son-in-law, the above property within the National Park that is classified as C5. We understand and sympathise with the main aim of the proposed Article 4 Direction, which is presumably to limit further conversion of residential dwellings used as main residences to other uses. Indeed, from a narrowly financial point of view, we may benefit from this Direction if, by limiting the supply of second homes, it helps to stabilise the value of these properties. We would however urge the National Park Authority to fully think through all the potential impacts of this Article 4 Direction before deciding to implement it. There must be a danger that this Directive will not only stop existing main residences becoming second homes, but may also reduce the number of second homes becoming main residences. Owners will be reluctant to allow what will effectively be a one-way change of status, especially if this involves a reduction in the value of a property. In our own case, this Direction would effectively prevent us from ever using our home as a main residence as it could not then be subsequently used as a second home by our co-owners. Although we are currently second home owners, we do visit very regularly throughout the year and do contribute to the community in which we live, for example through membership of the [redacted] h. We also contribute to the wider economy of Gwynedd, through the Council Tax premium, through spending money locally on goods and services and through regular [redacted] v. We do not know whether we are typical, but do feel it is unfair to categorise the impact of second homes as being purely negative. Given all this and given that, following the increase in Council Tax Premium, the number of second homes is in any case decreasing across most of the area of the National Park, we feel that it would be disproportionate to apply the Article 4 Direction to second homes. We would suggest limiting its application to short term lets, which are increasing across the National Park and which have more clear-cut negative impacts on local communities. Local residents that we talk to tell us that short term lets can be very disruptive, as those staying in them have no stake in the community. Problems we frequently hear about include inconsiderate parking, loud noise late at night, problems with dogs and a chronic inability to sort recycling properly. Limiting the Article 4 Direction to short term lets, would have the added advantage that owners of such properties (some of whom felt forced into using them as short term lets by the increased Council Tax Premium) who wished to revert to using them as second homes would be free to do so, which may help to reduce the number of properties used in this way, whereas the wider application of the Article 4 Direction would be more likely to see the current number of short term lets maintained, as owners would have fewer options for alternative uses. We are also concerned that some of the proposed changes involving mixed use may be difficult to define. From the National Park's point of view, this would make enforcement difficult, and for owners it would increase the risk of unwittingly contravening planning regulations.</p>		
342	<p>With regard to the proposal to revoke the right to change use of residential buildings without planning permission, I would like to express my concern. Although I do not own a second home or run short term holiday lets myself, I am concerned about some of my neighbours, who are finding it increasingly hard to make a living from farming (especially with the new recommendation to devote 10% of the farm to Woodland) and rely on the income from holiday lets to keep them and enable them to carry on farming. The Article 4 Direction might well inhibit farmers' plans for future diversification and make it increasingly difficult to survive.</p>		
343	<p>You intend, quite rightly, to require Planning Permission for the change of use of dwelling within the National Park. What if the owners of a second home decide to sell? Would it not make sense to require any prospective purchaser to seek Planning Permission if they intend to continue use of the property as a second home? Permission can be refused. In other words, it should be assumed that all dwellings ought to be used as a main residence and any chance to return a second home to a main residence should be seized. In this way, in the long term, the number of second homes in the National Park could gradually be reduced to a more manageable level. I believe that in Denmark 10% is regarded as a manageable level.</p>		

344	<p>Representation Concerning your Proposed Article 4 Direction to Control the use of Dwelling Houses – Synopsis - Supporting technical documentation for the amendment to the Town and Country Planning Act and permitted development rights, show a skewed direction to prove the acceptability of the proposal rather than any advantage that might be derived from the present situation. This attempt at social engineering might in fact deprive many Welsh citizens the opportunity as property owners from derived earnings, or others, employment from associated property based commerce. Much of the evidence in the supporting technical documentation is in fact so written that many/most Welsh citizens fail to understand its significance. Such that in a straw poll almost one hundred percent of those who were contacted simply filed your formal notification away, few visited your web site for further information, those who did, failed to comprehend the documents provided by Eryri National Park Authority. In the section found in your formal notice to residents section 'How does this affect you', it fails to indicate that as a Welsh property owner even if it is within your own curtilage, it is unlikely that you will be able to expand your business and thereby deprive enhancement of income and more importantly, employment for others. Further, your documents fail to clearly indicate that some Welsh and other resident property owners might well move from economically 'just managing', into becoming socio-economic disadvantaged and either becoming locked to their property until their demise being unable to fund their retirement. Others, in early years of property purchase, might well find that as value property values diminish, and with a fixed income, there is the probability of repossession by property funding institutions. It has also been suggested, that commercial lenders, building and friendly societies might well be reluctant to fund property within the Park Area if property markets are over-regulated. Comments arising from the: Paper justifying the introduction of the Article 4 Direction Eryri National Park Local Planning Authority Area A lengthy report which sets out to prove (in March 2024) that by 'the introduction of the new planning regulations there will be a change in the residential housing availability within Eryri National Park Local Planning Authority Area. Much of the data in the report is derived from accredited sources, however the key issue is rented Welsh residential property prices and homes available in the marketplace, the two are intransigently linked. There is a definite inclination with those who reside in the Southern sector of the National Park to seek a rented house, in preference over purchasing a house, particularly with younger people, many continue seek social housing as the most desirable option. What this report fails to indicate, is that leasehold properties are already substantially cheaper in Wales than in England (who is our nearest neighbour). Results published by the Office for National Statistics in their Price Index of Private Rents (PIPR) for the period from April 2015 to April 2024, and for the month of April 2024 clearly shows a difference of £558 (England £1285 – Wales £727). Does the National minimum wage differ between the countries? If not, why does this situation exist? Conversely, there is demand for quality rental properties within Wales in particular Gwynedd (RICS.org) again understandably many ex-holiday rental properties fail to meet basic (the Welsh Housing Quality Standard 2023) standards expected in long term residential properties. Due often by house shape configuration, and limits imposed by the LPA. What is true is due to the paint scattering approach adopted by the LPA which make the development of new housing economically unviable due to cost of materials and labour force also assisted by the embedded reluctance for permitting new residential developments. This statement is really related to the more Southern parts of the park. Finally, this report simply looks to justify the adoption of the proposed article 4 direction, no attempt has been made to look at the possible advantages of the present system, over one which might easily bring about further economic decline in some settlements. Comments arising from the document: Assessing the Impact on the Characteristics of Equality, the Welsh Language and Socio-Economic Disadvantage - The analysis tables are extensive, but pay scant detail to the outcome for some existing residential property owners who have strived to reach their current economic living status, such that it will reverse the 'inequality of outcomes', (diagram shown in the Socio-economic duty for implementers handbook) in quantitative terms from self-supportive into socio-economic disadvantaged (poverty). Some of those who you might expect to be disadvantaged are shown in the table, particularly the aged in retirement who had expected to use their property for retirement funding, those supporting members of their family for university study, family in bereavement and the needed funding, those with disability and needing to fund modification of their home but with insufficient equity, the list is considerable. A real situation for worry is those starting out on the property ladder, with a range of commitments including a property loan / mortgage, if their property falls in value such that a state of negative equity is reached, there is a probability of repossession and acute poverty. As a planning authority you can only guess how the property market will react with the intended regulation, or how quickly market forces actively lower the value of residential property, as no real case studies exist. But it is morally wrong to discriminate against property owners who will be paying for the results of poor planning and lack of political motivation (the words of those whom I consulted). Commercial businesses servicing the tourist sector are expecting a decline in their footfall with resulting lowering of profits, in some cases a reduction in the employed workforce. Many ask by what percentage property prices must fall to enable those who are Socio-economic disadvantaged to be able to purchase a property. It is further unrealistic to expect free money will be available in grant form for former holiday homes to be upgraded to a suitable living standard, often a lender's clause for the total payment of the mortgage. Other Economics - There is no mention in the provided documentation of the cost of implementation of the new regulations, in particular, will there be an increase in officers to police the regulations and take action against offenders. It is clear that present enforcement staff are unable to deal with current offenders without this increased workload. There is also the question of support for those property owners disadvantaged by the regulations, will the planning authority be compiling a register of property owners who are expected to be affected and an economic scale of compensation.</p>		
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345	<p><u>Representations objecting to the proposal to introduce an Article 4 Direction in the Eryri National Park Local Planning Area My primary residence is in the Eryri National Park Local Planning Authority Area and I am writing to respectfully object to the proposals removing permitted development rights for the following reasons: The proposals are taking away important existing permitted development rights endorsed by parliament and currently enjoyed by the residents of the Eryri National Park and these rights should only be withdrawn in exceptional circumstances and for compelling reasons. This has not been demonstrated or evidenced in the Justification Paper dated March 2024. The action proposed is not evidenced by proof of a real and specific threat i.e. there is no reliable evidence presented to suggest that the permitted development is likely to be prejudicial to the proper planning of the area or constitute a threat to the amenities of the area. The alleged main justification for the intervention is “protecting and maintaining Welsh and Welsh Speaking communities, which offer opportunities for people to live and work in them.” [para 1.14] and to meet the housing needs of the local community giving special consideration to aordable housing for local people [para 1.31]. Whilst these are worthy and valuable aims, the connection between these aims and the removal of rights simply cannot be established as explained below: The Justification Paper has failed to establish the argument that second homes push house prices higher due to demand which in turn means a lack of supply of aordable housing to meet local needs. The advice from the Welsh Government’s own professional adviser, Dr Simon Brooks is that there is actually little evidence that second homes is the main cause for high house prices as opposed to buyers moving to these areas to reside here. Dr Brook’s professional advice has been largely ignored and supplanted in para 3.11 by an unevidenced assertion of an “obvious relationship between second homes and higher house prices.” The nature and extent of this relationship is not spelt out. At best the linkage between second homes and higher house prices is an uninformed perception. Likewise, Dr Brooks is clear that it is a misconception that second homes are detrimental to the Welsh language because this would only be true if the second homes were bought in competition to local Welsh speakers rather than from people seeking permanent migration from other parts of the UK, which is actually the case. No solid evidence whatsoever is presented of there being a significant demand for aordable housing to buy that is not being met by the current supply across the National Park. The assertion that “Over 50% of households are being priced out of the housing market in every area of the National Park” is simply not meaningful based as it is on a figure for median house prices of £222,000 for 2022. What does this mean? 50% of residents are homeless? Untrue. 50% of residents want to buy a home but can’t afford a house in their area? Untrue. The figure takes no account of the fact that beautiful country and coastal areas (like much of the National Park) generally have high proportions of older populations who have significant equity in their properties. And for young people seeking to buy their own home, it is a fact here in the National Park as it is elsewhere in the UK that they will need a sizeable deposit and two incomes before they can invest. There is a complete absence of useful evidence on the actual number of residents claiming to be unable to buy a home due to high house prices. There are 5 areas noted where communities expressed lack of aordable housing as the main issue for their area - Bro Dysynni, Llyn, Pwllheli, Ffestiniog and Porthmadog (para 3.20) and yet there is no information on what the nature and extent of the problem is. For example, how many people does this concern and are these people in a position to buy or does this relate to a lack of aordable housing to rent? The justification paper provides no information whatsoever on the ready availability of a significant amount to property in the National Park which is well below the median house price. The region is one of the cheapest areas to live in the UK. Taking my area, [REDACTED] going on just one of the many estate agent’s websites (Rightmove UK 20/05/2024) there are a significant number of aordable properties for sale: 13 properties £220,000 and under (including one, two and three-bedroom properties) of which 7 properties are available which are under £90,000. This is clearly aordable housing available for any Welsh speaking locals to buy, should they wished to do so. I’m certain there are many towns and villages in the region where a similar situation exists, including many of the areas in and around those mentioned in para 3.20. The report laments that just 104 new homes have been built within the National Park since 2018 and blames a lack of regional housebuilders active in the Market and a difficult lending market (para 2.13). This presents an unduly pessimistic situation that is not borne out by the facts. For a start, inexplicably, there is no reference made to the significant new provision of aordable housing already in the pipeline [REDACTED] there were 20 aordable homes approved in September 2023 at Hwylfa in Harlech and 41 aordable homes are currently being built at the Canol Cae Site in Penrwndeudraeth by a regional housebuilder, Williams Homes (Y Bala). Also, I understand that Cyngor Gwynedd has set a goal for 700 social housing homes to be built by 2026/27. There should be confidence that these homes (and other approved schemes) will be delivered, and this provision factored in, rather than omitting them from the report, which presents an unduly pessimistic outlook for future housebuilding in the area. For those young locals wanting to buy, this policy, if brought into effect, will exacerbate their concerns by bringing about a further fall in house prices (note the already reduced prices on Rightmove!) and the unwelcome spectre of negative equity. This will impact young people most as they generally have the smallest amount of equity in their homes and are more likely to want to move and up-size in the future due to having growing families. There is a lack of proportionality about the proposals. They sweep in the whole of the National Park rather than trying to pinpoint areas where there is a significant shortage (or complete absence) of aordable housing available to buy. This is counter to the advice given in Appendix D to DOE Circular 22/95 which states that “...The boundaries of land subject to directions should be drawn as tightly as possible having regard to the circumstances of the case. ...” [para 3]. As mentioned above, there is no evidence of a lack of aordable housing for sale in the Harlech area and I’m sure that is true of most areas in the National Park. To include the whole National Park (as is proposed) will undoubtedly lead to planning applications for a change of use being made and the Authority will in most cases struggle to justify a refusal of permission, especially where they cannot point to evidence of a significant shortfall of aordable housing available to buy. It is inappropriate to use a blanket provision across the National Park when they should investigate and address areas where concerns are being raised. Issues in Abersoch should not dictate policies for the entire National Park! Areas have their own unique “pull” in terms of desirability</u></p>		
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	<p><u>and it is not clear that problems in one area would shift to another area if specific areas were targeted. The proposal inexplicably lumps together second homes and holiday accommodation, when the statistics [see p11 chart 1 of the Justification paper] shows that second homes have actually significantly fallen in number since 2018 (down by 1042 between July 2018 and July 2023). The Second Home Premium has largely resolved the previous issue with second home usage as the figures show and so there is no justification for yet another interference, in removing permitted development rights. The amount of holiday accommodation has however increased (up by 1791 for the same period) which has perhaps arisen due to the rise of Airbnb and the Council's own Second Home Premium policies. Why restrict changes to second homes when the council's real concern is clearly the increase in holiday accommodation? The two different uses should not be conflated. Planning applications will rise and will be costly for the planning authority to process, and I suspect new planning officers will need to be recruited at significant cost. The anticipated increase in the volume of planning applications for changes of use will be out of proportion to the scale of any concerns the Council have with such uses. Also, it is doubtful that they will be permitted to charge for the planning applications given that the application is only necessary due to the Art 4 direction. Have the increased cost and resource implications of these proposals been considered and put before Council members and the advice of their planning officers been heeded? The proposal will create a two-tier system, with primary residences being devalued due the reduced flexibility of their use when compared to second homes and holiday homes. This disparity in valuation will ensure that future changes from second homes and holiday accommodation to main residences are less likely to occur, surely an undesirable consequence and the direct opposite of what is intended. The council has other planning powers it could use. E.g. it can refuse permission for holiday accommodation units. Information on permissions granted in the National Park for holiday accommodation since 2018 is surprisingly absent! Gwynedd alone granted permission for 110 units between 2018 and July 2022 (see p12 para 2.12 of Gwynedd's Justification report) and there is no clear reason why they did this (possibly council members going against their own professional and planning officer advice to benefit preferential applicants?) given their stated concern. The LPA can impose occupancy conditions on new units of aordable housing using powers under s106. They can also (as has been mentioned above) grant planning permission for aordable housing in areas of concern. There is no shortage of suitable land to build upon. In my respectful opinion, the paper justifying the introduction of the Article 4 Direction for the whole Eryri National Park Local Planning Authority Area does not meet the threshold for taking away permitted rights to change use of a main residence (C3) into a second home (C5) for the reasons set out above. As mentioned, the proposal is neither fully justified nor robustly evidenced. The proposals will be to my detriment as they will restrict my freedom of use of my property, significantly reduce the value of my property and reduce the pool of potential purchasers, should I wish to sell at some stage in the future. In addition, the A4 Direction, if brought into effect, will undoubtedly not deliver what it purports to achieve in terms of increasing Welsh language usage or helping young locals to have an affordable home, as explained above. You will simply find (as advised by your own expert Dr Brooks) that there is an increase in English speaking retirees choosing to live here and a resultant increase in calls on medical and social care services. The decision of the National Park following this consultation exercise should be led by professional advice and robust evidence, having due regard to the relevant legal framework and any relevant representations made. If this is done, having regard to the policy guidance, the advice of Dr Brooks and the complete absence of any robust evidence presented in this Justification paper and the representations made above, I have no doubt that the right decision will be to shelve any proposals for bringing in the A4 direction on the basis that at this present time reliable evidence has not been presented to suggest that the permitted development is likely to be prejudicial to the proper planning of the Eryri National Park or constitute a threat to the amenities of the Area. I trust National Park members will act professionally and with integrity and will resist the temptation to appease a small but vocal section of the Welsh speaking population by purporting to address what they have been advised are uninformed perceptions through the approval of these proposals. Wanting to be seen to be doing something when you have been professionally advised it will not achieve the stated aims will not only waste precious Council resources but will also be harmful to the local economy and community relations for generations to come.</u></p>		
346	Pwysig iawn at ddyfodol ein gwlad	Mae Erthygl 4 yn hanfodol i amddi yn y Gymraeg drwy ryddhau tai i bobl leol a lleihau'r felltith o dai haf	

347	Hollol bwysig i amddi yn ein cymunedau Cymreig	Mae pwysigrwydd Erthygl 4 yn hanfodol i amddi yn dyfodol ein pobl ifan yn eu cymunedau fel y gallant orddio tai yn eu cymuned	
348	I feel that this Article 4 is discriminatory to home owners. It creates problems when you die when passing it on to children. I feel that this is a tax against aged people and their dependants.	How many assessments have been replied in the Welsh language? what percentage?	What is the protected characteristic?
349	Rwyf yn gefnogol iawn o Gyfarwyddyd Erthygl 4 Parc Cenedlaethol Eryri. Mae'n hollol bwysig rheoli'r defnydd o dai yn yr ardal er mwyn gwarchod yr iaith Cymraeg, diwylliant unigryw ac economi y Parc. Mae'n rhaid sicrhau cartrefi i bobl leol a dim ond hyn a hyn o gartrefi gwyliau all pob gymuned eu orddio cyn i holl stwythyr y gymuned honno ddadfeilio. (Yr iaith, ysgol, economi) Am y rhesymau hyn, credaf fod angen rheolaeth gynllunio ar nifer y cartrefi gwyliau, ac felly rwy'n cefnogi Erythygl 4.	Cymunedau a chartrefi i deuluoedd a phlant yw'r unig obaith i'r iaith Gymraeg fel iaith gymunedol fyw. Ac fe ddylai'r hawl hwnnw i gartref fod yn hawl sylfaenol i bobl Parc Cenedlaethol Eryri.	

350	<p>We recently received notification of your intention to introduce an Article 4 Direction and have read carefully through the information pack [redacted]</p> <p>[redacted] Whilst it would appear from the title and tone of the paper justifying the introduction of such an Article in Eryri and also from the way in which statistics have been selected and used in that paper, that a decision to introduce the Direction is a foregone conclusion, nevertheless we would like to comment on the proposal while it is out for public consultation. (Although we are second language Welsh speakers, we have presented our views in English as we feel more confident expressing complex issues in writing in our first language). Clearly the issues involved here are extremely complex and not easily addressed. We would wish to summarise a few general observations before raising one specific concern. Employment and the housing situation - Ensuring the local people have access to a affordable, good quality accommodation is a national challenge, linked inevitably to both the availability of accommodation but also to the availability of good quality, well paid employment which provides a good standard of living. Many young people are forced to leave the area of their birth to find such work, particularly if they are born in rural communities and, even if they move, finding accommodation remains a challenge. [redacted]</p> <p>[redacted] Unless effective policies are introduced to tackle the employment issue in Eryri / Gwynedd, attempting to manipulate the housing market will have, at best, very limited impact on the feasibility of young people remaining in the local area in sustainable, Welsh-speaking communities. Far from being supported by government, two of the major sources of employment in this area ie. farming and tourism, seem to be under concerted attack from government policy, both locally and nationally. The Welsh farming community have been protesting loud and long about changes to agricultural policies which will make it harder for them to operate profitable businesses which can then be handed on to the next generation of young Welsh speaking farmers who will likely to be driven out of the area as a result. Where farmers have attempted to diversify into tourism in order to remain financially viable by offering holiday accommodation, this source of additional income is also now under threat as a result of requirements to achieve high occupancy targets in order to qualify for non-domestic business tax as opposed to premium rate council tax. Conflicting policies - Some policies actually seem to be in direct conflict with each other. For example, the Article 4 Direction is intended to restrict or reverse growth in holiday accommodation in the hope that this will release housing back into the local market. At the same time as this measure is being considered, the National Park and Gwynedd CC have secured World Heritage Site status for the slate industry and are now actively promoting this fact. Only two days ago, The Minister for Social Partnership, Hannah Blythyn, was extolling the virtues of the latest development from Visit Wales ie. the launch of a major new marketing tool on Metaverse, aimed at reaching a potential audience of some 600 million people world wide (!), in the hope that many of them will be "inspired to visit our awesome nation for real". (BBC website, 13th May 2024). Initiatives such as these are clearly aimed at increasing visitor numbers and will thus increase demand for holiday accommodation, particularly in areas such as Eryri which are regarded as jewels in the tourism crown. It seems very unclear from these conflicting policies whether Wales actually wishes to see more or less tourists in the future. Private rental accommodation - The lack of a affordable private rental accommodation is a nation-wide issue, as reported recently by the National Residential Landlords Association (BBC web news, 15th May 2024) who state that a significant number of landlords are planning to reduce the number of properties they rent out and that landlords selling up is the single biggest challenge renters face. In the same news item, the Director of Residential Research at Savills states that "there is not enough supply coming onto the market and we need more investment...to bring more homes available for rent". It is interesting then to note your para 3.6 which states that "the private rental sector has grown significantly in Gwynedd over the last decade, although private rent levels remain unaffordable for many low income households". Do you have any data about the cause of this significant growth, apparently happening without any intervention via an Article 4 Direction and at a time when so much private rented accommodation is being taken out of the market elsewhere? It would surely be useful for Eryri / Gwynedd policy makers to understand the cause and thus be able to encourage it. Social Housing - The lack of a affordable social housing (as opposed to private rental accommodation) for local people has been made much worse by the decision years back to allow tenants to buy their council properties which were not replaced with an adequate new-build programme by local councils. As you noted in para 2.13, private builders have been constrained from house building in this area by factors such as the prohibitive lending environment and recent increases in materials costs but, in addition, by planning regulations, particularly in the National Park, which often make it difficult for new build projects where the conflict between the need for a affordable, new housing and the desire to protect the environment is clearly an issue. Local businesses - Comment is made in your paper about the negative impact which second homes and holiday lets have on the viability of local businesses such as shops, banks and pubs but again, this oversimplifies a very complex issue. Even in thriving communities, many small businesses are struggling to make a profit against a background of severe cost pressures including the cost of energy and business rates (there were news reports only in the last few days about the negative impact which changes to business rate relief in Wales will have on small businesses and the likelihood that this will tip many to closure - BBC Wales news website on 9th May 2024). Coupled with these cost pressures, many "on street" businesses are closing as a result of the huge changes which have taken place in consumer behaviour in recent years with so much retail business now moving on line - bank closures on busy high streets are also a case in point. Second homes and holiday lets are not the only factors influencing the viability of small business. Data reliability / evaluation in policy decision making - We would make the observation that some recently introduced policies have not been long to "bed in" so that their full impact can be properly evaluated. For example, Table 4 on page 11</p>		
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of your justification paper shows that the number of second homes in the area has dropped by about 20% since 2018 while numbers of holiday lets have risen significantly. However, you make a point of various places that reliable data is hard to obtain since eg. there is as yet no effective record of holiday accommodation let through routes such as AIRBNB. It is thus difficult to draw accurate conclusions at this stage about cause and effect of new policies though you note one, presumably unplanned, apparent consequence of the introduction of premium rate council taxes on second homes which appears to have led to their widescale conversion into holiday lets, in turn, resulted in lower council tax receipts as holiday lets pay the non-domestic business tax whereas second homes pay premium council tax - para 2.,11. An example of a policy having unintended negative consequences? Policy implementation costs - One other observation regarding the possible implementation of an Article 4 Direction is the increase in costs which the ENPA / Gwynedd CC will face if it is adopted, especially at a time when both bodies already appear to be struggling to meet existing service requirements with inadequate budgets. If the policy works as intended, there will likely be a substantial increase in the numbers of planning applications being submitted and, potentially, the number of appeals being lodged, all of which will need to be processed. Similarly, if the proposal at para 1.9 of your justification paper, defining a main residence as one which is occupied for more than 183 days per calendar year, is adopted, how will this be monitored? Are you planning to employ additional staff to deal with the increase in planning applications and data collection / monitoring? In raising these issues, we are simply trying to demonstrate the laying the blame for the lack of affordable accommodation for local people, the subsequent outward migration of local people, the pressure on sustainable communities and the impact of all these on the Welsh language at the feet of holiday homes and second homes is a gross oversimplification of a very complex problem. At para 3.11, you seem to acknowledge this fact by noting the research commissioned by the Welsh Government which recognised that it was impossible to say whether second homes were mainly responsible for inflation in house prices in areas under pressure and that, in common with many other parts of the UK, permanent migration was a bigger issue. "...there is actually little evidence that second homes are the main cause for high house prices as opposed to buyers moving to these areas to reside there". Presumably, there are no proposals to restrict free movement / permanent migration into the area? That would, indeed, be a cause for concern in a democratic, free country. Impact of Article 4 Direction on Inheritance of Property - There is one specific issue which we would like to raise with the committees who will be considering the Article 4 Direction and which we recently discussed with [redacted]. The property we own was bought as a derelict ruin in the [redacted] when no local, Welsh speaking people were interested in its purchase and it had therefore lain empty for years, gradually falling into decay. Having obtained planning permission, [redacted] were not wealthy incomers, depriving local people of accommodation by exercising their economic strength, they were simply hard working people refurbishing an unwanted ruin, who loved the area and made friends in the local valley community. When the house was completed sufficiently to be occupied, [redacted] to live here full time, with other family members coming to stay frequently. When [redacted] died, we inherited the house but were only able to use it initially as a second home as [redacted]. We did however begin to learn Welsh while we were living in [redacted] (being fortunate to find an evening class being run in [redacted] [redacted]). In [redacted] and so we were able to make a permanent move to Wales, where we continued to learn Welsh, [redacted]. We feel we have integrated well into the local community and have been made to feel very welcome in the, nearly, 30 years we have now lived here permanently. We occupy a much loved family home in which my parents, and now we, have invested time, effort and love over the last 60 or so years. We want to be able to pass our home onto the next generation of our family when the time comes and do not want to be forced to sell it out of the family so are very concerned about the implications of the Article 4 Direction on our wishes. As we understand it, if the Direction is implemented and if we bequeathed the house to one of our children but they were unable to occupy it immediately as a permanent home, they would need to apply for planning permission to use the house as a second home. If that planning permission was refused, eg. because our locality had already met the threshold of 15% for holiday lets / second homes which you are proposing, what would then happen? Would the property simply have to remain empty and unused which seems ridiculous, especially if they would also be required to pay an empty property premium on council tax? Would the family be forced to sell it against our and their wishes? We cannot be the only people who will be faced by this issue if the Direction is implemented. There are Welsh speaking families in our valley who have lived here for generations but who have children working away from the area who may not wish to occupy their family home as a permanent residence, at least not at this time - will they be refused planning permission to use their family homes as second homes if they inherit them? In the circumstances, would it be possible to consider an exemption from the Article 4 Direction (assuming it is adopted) for properties which are passed on within a family as part of an inheritance, where it could be shown that the property had stayed in one family for many years and where the family wished to continue to own and enjoy the property, whether as a permanent or second home? Conclusion - We are grateful for the opportunity to comment on the current Article 4 proposal and hope that our comments are helpful. Whilst we appreciate that you will not be able to reply to every correspondent individually, we would be grateful to have some feedback about the particular concern we have raised regarding the inheritance of privately owned property and the impact which any Article 4 Direction will have in this particular situation.

351	<p>I oppose the introduction of Article 4 on the basis that it will remove the ability of a home owner in a class 3 residential property to sell or pass on their property with the same freedom as they currently enjoy. If selling their property it will limit them to a buyer who intends to reside in the property as there is no guarantee that a change of use would be permitted. This will limit the potential market for the property and so reduce the potential sales value. If passing on the property to family for their occasional use they would need to apply for a change of use with no guarantee of it being granted. If it was not granted they would need to put the house up for sale with the same restriction as above. If an elderly person wishes to go into a care home and fund her care through the sale of their property they too would find the value much reduced. When a resident dies and their class 3 property forms part of their estate the Beneficiaries would not have the same freedom of use as they have at present. All of the above situations would apply if Article 4 is adopted to the detriment of current residents in class 3 properties. This would not be true for owners of other classes of property thus creating a two tier market dependant upon a properties existing classification.</p>	I have no opinion on this subject	I have no opinion on this subject
352	<p>This is such an important issue, and one that has had a severe impact on the little hamlet of [REDACTED], where I live. When I moved here 18 years ago, it was a thriving little community and I was warmly welcomed. There were 2 or 3 second homes and one holiday let (that I know of). Roll forward to 2020, Covid & lockdown. Houses were sold to provide holiday lets. I appreciate that [REDACTED] needs tourism to boost the economy, but this has gone out of all proportion and hardly anyone lives here anymore. The community has all but disappeared. Holiday makers visiting here have little or no respect for the natural beauty of the area, bringing noisy dogs with them, leaving litter. It used to be so quiet you really only heard birdsong, but holiday makers seem hell bent on destroying all of this with the noise they create. When I've asked them to please be quiet, the response is along the lines of "we've paid for this we'll do what we want". I've been verbally abused and physically threatened - on one occasion so badly that I called our local Police officer. Front gardens, that were beautiful, have been paved and turned into car parks. I wonder how this came through your planning department? Dry stone walls demolished and removed, all to the detriment of this rural environment. Second homes are quite the opposite and really appreciate being lucky enough to afford the luxury of a little cottage in such a beautiful place. [REDACTED], where I live, is a row of late 1790's cottages, but I am the only resident, the rest are all holiday lets. These were all private homes. Something needs to be done to control this and to preserve rural communities. We have a severe housing crisis, it's not new housing that's needed, but existing houses to be used for the purpose they were intended, to be people's much loved homes.</p>	<p>As soon as I moved here I enrolled in Welsh lessons, and was greatly encouraged by the community for doing so. A couple of years later, my neighbour had to learn Welsh for her job, so it was great to have another learner with me. Local 1st language Welsh neighbours always addressed me in Welsh, and asked what I'd been learning that week, and we'd talk about that topic. I don't know any Welsh speakers here anymore., certainly not holiday makers!! I haven't forgotten what I learned, but the only person I speak it with is my late mother's elderly neighbour [REDACTED].</p>	
353	<p>Basically if you implement Article 4 you are only going to punish the children of the old Welsh Cymru Cymraeg who have grown up (or left) the area and will have to sell their properties. Families that have lived in the area contributed to the local economy and also helping and keeping the Welsh language to survive. Bringing in such restrictions are going to have a massive effect and in my view will not help at all to this housing issue problem, only to make it very much worse. This will target the wrong section of people. Families with proud Welsh connections spanning back over many years. They will together with Cyngor Gwynedd's second home new council tax policy force many to sell at a much reduced price and also very much de-value the local housing economy. You should be encouraging these types of families to stay and help build further relationships to come and reside in this area to help keep many small businesses to survive. Without these types of residents a massive downturn in the housing market will occur. As a retired local Welsh speaker and having been in a self-employment business for many years I had to rely on these types of families who very much paid large amounts of money to look after their properties and also pay large sums of council tax. This will very much hinder family members who wish to stay in the local area especially when they need to downsize their properties due to old age and health issue problems. As a compromise suggestion target the lower band housing council tax properties! This would help the first-time buyers without creating an economic disaster in the local tourism sector. The main problem over the many past years is the fact that tackling the main issue. No big effort has been to establish new employment in this area. Much more effort is required to encourage more employment with good pay. This would help keep the young people with families to stay so they can get on the housing ladder. This is the main problem to this issue. It is so plain to see!</p>	<p>Regarding the Welsh language, if you are to implement these restrictions you are again going to target the wrong residents. You are going to demote the Welsh Cymru Cymraeg families, some with long family connections to the area who will be forced out to sell and leave the area. In my view this will not help the Welsh language one little bit. Many of the local residents who are very much Welsh speakers and own their homes will very much be hit by these new restrictions and if forced out to sell this will have a massive and a very negative approach to</p>	

		keep the Welsh language to prosper and survive.	
354	<p>Comments - I am making these comments as a resident of [REDACTED], which is the area I know best. I was born in Wales and have been coming to this area for 70+ years. also Aberdyfi is named within your Justification document as having a particularly high percentage of second homes / holiday lets. There must be numerous small coastal villages within the area facing the same problems. Housing - It is assumed that if the number of second homes / holiday lets decrease, these properties will become available for residence by local families. You estimate 31% as being suitable for permanent residence. However, a lot of the houses within Aberdyfi are not suitable for permanent residence by young families. They are tiny cottages with little or no useable garden, no parking or vehicle access. They make ideal second / holiday homes. At the other end of the scale are large, old properties, often owned by several generations of the same family. Even if a local family could afford to buy one of these, they will be prohibitively expensive to maintain. Since the introduction of the Council Tax premium, we have seen a gradual drifting away of second home owners, mostly holiday let of whom have been coming here for decades. When asked why, several say that they do not feel they are welcome here any longer. Their houses have not, on the whole, been purchased by locals, but by wealthier incomers, who have proceeded to destroy and rebuild the houses and their gardens. We have also seen the beginnings of a Welsh / English divide, which has never existed in this area previously. Businesses - Local businesses / tradespeople rely on second home owners for their income. This was made very clear at an [REDACTED] Community meeting [REDACTED] when several local business owners, many Welsh and Welsh speaking spoke strongly against the proposed Article 4 direction. No representative of Eryri was present but a Gwynedd councillor, Dafydd Meurig, attended, and he will have been well aware of the strength of feeling expressed. The same views were very clearly set out in an article which appeared in the Sunday Telegraph on 7/4/24. Housing market - As the Gwynedd Councillor (see above) admitted, the introduction of the Article 4 direction is intended to make an "intervention" in the housing market. Such "interventions" seldom end well. The likely result will be a split in the market, with those already owning second homes / holiday lets being in a position to sell freely on the open market, and residents, many long term, being restricted to a limited market of those wishing to reside permanently. even where a buyer does wish to reside in Eryri, most Banks will not lend money on normal terms where a property is blighted by a planning restriction. As it is clear that Aberdyfi is perceived as already having an unacceptably high percentage of second homes, it is unlikely that any applications for change of use from C3 to C5/6 will be granted. The Justification document refers to "Supplementary Planning Guidance" but this will apparently not be published until after the Direction has been adopted. Problems such as inheritance of properties by children, negative equity, elderly needing to downsize to provide for care etc, are referred to in the document, but appear to be dismissed as of little importance. Jobs - There is surprisingly little mention in the Justification document of the need for well paid employment in the area. Apparently 65.6% of the local population are priced out of the housing market, but this is not going to be improved by the adoption of the Article 4 direction. There is little employment here that is not linked to hospitality / tourism. Bring some well paid employment to the area and the ability to enter the housing market will follow. Discourage second homes / holiday lets and even the existing employment opportunities will decline / vanish.</p>	<p>The Justification document states its "Core Objective" as "protecting and maintaining the Welsh Language" and this theme is repeated throughout. In my view there is far too much emphasis on this, and its effect is to depress the Welsh economy rather than to stimulate it. this view is very well expressed in an article "Welsh Language - A Different Perspective" in the "Sybrydion" magazine, early summer issue 2024, p.34. I note with concern that "Community Events" in connection with the Article 4 discussions will be held in Welsh with simultaneous translation "if required". This has been tried before in this area without success and is unacceptable.</p>	

355	<p>I refer to the above consultation regarding the proposed introduction of the Article 4 Direction across the whole area of the National Park, as outlined in the Authority's recently published documentation. Whilst recognising an issue exists as to the nature and Y Balance of the area's current domestic housing stock used for non-residential purposes in Eryri, (as is the case in many other popular tourist areas), the evidence presented and the reasoning adopted to validate the introduction of the Article 4 direction, does not in my opinion appropriately, satisfactorily nor objectively justify the proposed approach and therefore cannot be considered sound and / or legitimate for the following reasons: In particular because of- the lack of complete, up to date, objective and accurate evidence base to correctly reflect the true extent of each of the three individual categories of properties identified for "holiday use" within each community are solely within the Park area. Para 2.1 recognises this fact and clearly states... "Gathering accurate information in relation to the number and location of holiday can be difficult, as there are several sources of data available, of which no source gives a truly accurate picture" Similarly Para 2.2 states... "The nature of the National Park boundary creates difficulties in data collection, as it still does not follow boundaries such as wards and community councils. The boundary runs through the middle of several Community Councils, meaning that the data for these areas includes areas outside the Park". - The omission of any analysis identifying the range, extent and type of those properties used for holiday purposes, within each of the different Council tax bands, which could reasonably be considered to be potentially available and within the purchasing ability of local people, especially first time buyers. - The failure of the Justification Statement to reasonably consider and pursue the fact that it is acknowledged (Para 2.4 - 2.6) that residential properties used for commercial letting purposes (i.e Holiday lets and Airbnb) is far more significant and impactful to the availability of the Park's housing stock for local purchase, than is the impact of second homes. Given this shortcoming, the justification for validating the Article Direction 4, as set out in the Statement, instead of recognising and reflecting these differences and considering the significance of each of the three categories independently, conflates and consolidates the totality of these holiday property figures to unreasonably exaggerate their scale so as to thereafter conclude and justify the need for an all-encompassing Article 4 approach applicable to all properties in "holiday use". - The misrepresentation of the classification of caravans and chalets within the analysis of the cumulative totals of the national Park area's housing profiles, (Para 2.16) results in the distortion of these relevant housing profiles. Thereafter the improper inclusion of these same figures within the total number of residential properties in "holiday use" within the Park area inflates and exaggerates the significance of the figures being used to justify the need for in Article 4 Direction. Caravans and chalets by definition and in accordance with the Park Authority's relevant extant planning policies, can only be used solely for leisure purposes and hence do not constitute a legitimate element of the local housing stock. - The reliance and subjective interpretation and use of "proxy" housing data from areas beyond the park boundary to substantiate the justification for the Article 4 Direction. - the lack of more specific consideration of the conclusions of the independent assessment set at Para 3.11 that "... there is actually little evidence that second homes are the main cause for high houses prices as opposed to buyers moving to these areas to reside there" - The lack of any evidence to demonstrate the plausibility of the speculative presumptions that the introduction of an Article 4 Direction in any community area with seemingly excessive numbers of holiday use properties, would result in a consequential increase and impact on the numbers of properties being used for such purposes in adjacent community areas to the detriment of that community. - The lack of any evidence to substantiate the presumption in Para. 1.15 that the introduction of the Article 4 Direction "will" deliver each of the aims of the Welsh Government's Well-Being of Future Generations Act in the manner stated. In addition, the conclusion to introduce the Article 4 Direction cannot be considered sound because it.... - Does not provide any explanation, indicative policy framework or detailed guidance which would enable a member of the public to clearly understand how the proposed Article 4 approach would be applied and its consequences, should it be introduced. As a result, given the Statement's proposition that an "unacceptable capacity threshold" of holiday use properties is effectively exceeded in every Community area of the Park, and this provides the justification for the consequential introduction of the Article 4 direction across its entire area, this effectively introduces a complete ban of the conversion any property from a residential use to any of the three of the Article 4's identified categories of "holiday use". Such a wholesale blanket ban is contrary to basic planning principles, namely that every development proposal must be considered on its individual merits. - Takes no account of and effectively negates the legitimate ability for local residents to bequeath their properties to any family members who themselves currently own home, but who would be lawfully entitled to inherit the status of such a residential property, without being subject to the provisions of the proposed Article 4 Direction. - Neither considers nor explains how non-residential buildings, multi-use properties, listed buildings, properties linked to established rural diversification enterprises or large multi storey residential building, which can no longer be used for their former residential purposes, would be treated should an application for their conversion to an alternative holiday use be proposed. - Provides no factual proof that local people are being completely priced out the housing market in the manner described. - Unreasonably portrays and presumes the migration of young people from the area is expressly based on the lack of affordable housing when historically demographic and migration patterns have always shown that young people leave rural areas in Wales and beyond, principally in search of suitable well paid jobs rather than simply because of a lack of housing. - Given that Para 7.1 of the Conclusions in the Statement of Justification states "As the implementation of the Article 4 Direction in this way is unprecedented, it is not possible to predict or measure the implications that could arise from its implementation..." the case the introduction of this Article 4 Direction cannot be considered to reflect nor comply with the acknowledged Precautionary Principle. In summary, the combination of judgements and conclusions based in incomplete data, shortcomings in objective evidence coupled with a combination of speculative presumptions, collectively indicate the acceptability of the Article 4 direction as proposed has not been adequately proven nor objectively validated. As a consequence it is therefore not sound and its introduction cannot therefore be justified. In lodging this representation, I would be grateful for an</p>		
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	<p>acknowledgement of its safe receipt and its contents are duly and formally registered. I would similarly request a copy of the results of this consultation when it is produced and publically available.</p>		
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356	<p>Background to Representation This representation is submitted by [REDACTED]. For many years I was a member of [REDACTED]. My large extended Welsh-speaking family are resident in southern Eryri and well-known in the Meirionydd communities. [REDACTED] and my brother and I spend a lot of our time supporting her. I therefore know southern Eryri and its communities well and a good part of my time is spent living and working in the Park. Over the years immediately prior to retirement I held positions as [REDACTED]. These posts and positions provided a depth and range of experience in matters that are relevant to the issues that need to be addressed by the National Park Authority in its consideration of the proposed draft Article 4 Direction which is now subject to consultation. These years of experience demonstrated how difficult it is at the outset to understand the full economic and social consequences of planning and housing interventions in the housing market. Unintended consequences of new policy initiatives are quite likely to arise if adequate detailed assessments are not undertaken to provide a clearly targeted approach well-founded in a thoroughly prepared evidence base which has regard to both the principles underpinning the wider statutory planning framework and to the adopted objectives of the relevant development plan. Inadequate Published Evidence Base for the Proposed Article 4 Direction In the case of Eryri the National Park's establishment was accompanied by declared statutory purposes which are now reflected in the aims and objectives of the National Park's Development Plan: To conserve and enhance the natural beauty, wildlife and cultural heritage of the area; To promote opportunities to understand and enjoy its special qualities; and, To foster the economic and social wellbeing of its communities. Elements of the evidence base set out in the Article 4 Justification Report for Eryri National Park Authority appear sufficiently robust to form parts of an adequate justification of the proposed Direction. They highlight significant housing market issues that need to be addressed through a sensitive and well-targeted planning approach. Unfortunately, however, the National Park has adopted a similar approach to Gwynedd County Council's flawed framework that was used to justify the County's Article 4 Direction proposals. In so doing has replicated three significant omissions from its assessment: Positive Economic and Social Effects of Second Homes and Holiday Accommodation: The assessment fails to consider some of the clear positive primary economic and environmental effects of the second homes and holiday homes while focusing on the negative social and cultural effects which are both significant and undeniable. For example the assessment ignores the additional direct income to local construction tradesmen and craftsmen and to property and legal professionals created by property-related investment in building improvements and maintenance and property transactions. Informal information provided by local contractors and property-related professionals in the southern part of Eryri suggests that around half the income for such local businesses may be derived from the second homes and holiday accommodation market. The assessment also ignores any direct and indirect income to local farmers and property owners through provision of holiday accommodation. If the Article 4 Direction were to reduce the number of second homes and holiday accommodation units (as the Justification Report Indicates is the overall practical aim) then the likely economic consequence would be a significant reduction in the income of these local businesses, accompanied by an equivalent reduction in the median incomes and the number of the employees engaged in those businesses. Clearly any erosion construction trades business would have a direct impact on the range and availability of local building and property jobs, maintenance skills and services (builders/plumbers/joiners/electricians/roofers etc) and also property transaction skills and services (estate agent, legal and architectural/planning services) available to the local community. A further economic issue that has been ignored in undertaking the assessment for the Article 4 Direction Justification Report is the effect on the net wealth and income of existing local residents arising from restraining property values and sales prices relative to the position where no Article 4 Direction was adopted. Equity in property is the largest component of household wealth for the majority of the households resident in the National Park, a population which has relatively low incomes. If the assumptions and preferred strategy underpinning the proposed Article 4 Direction were to be borne out in practice then demand for second homes and holiday accommodation would be constrained and prices would also be constrained – or in a depressed market would fall – relative to markets elsewhere in Wales and the UK. In turn any income to property sellers would be restrained or would fall. In many cases the equity to be inherited in due course by the families of existing residents would be restrained or would fall in proportion relative to the effective impact of the Article 4 Direction. As property sale receipts are normally recycled into the local economy then the result would be a significant net loss to the National Park economy as a result of the 'opportunity cost' impact of the Article 4 Direction. If the aims of the Article 4 Direction were to be achieved as desired, then any negative economic consequences for local employment and wealth proportionate to the Direction's impact would likely contribute to outmigration and the reduction of economic opportunities for local people, including the Welsh-speaking majority community of the National Park. None of the points raised above</p>		
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<p>have been taken into account in the assessment made in the Justification Report. Adopting a flawed and skewed assessment approach underweights likely direct and indirect economic impacts when the NPA seeks to take its decisions relating to both the context of the Article 4 Direction and the making of the proposed Direction. These omissions therefore undermine the credibility of the Justification Report's conclusions. As a result they are likely to create opportunities for judicial review of any decision by the National Park Authority to adopt the Article 4 Direction in its present form based on the assessment in the Justification Report as it stands. Of course it is entirely possible, if these matters were to be assessed thoroughly by an appropriately qualified and experienced professional team and weighed properly by the Authority's officers and by its members in taking the relevant decision/s, that the Y Balance of the evidence might still point to there being sufficiently credible justification for an Article 4 Direction. However, to ignore these matters completely lays the whole exercise open to challenge and runs a serious risk that the National Park Authority could end up mired in unnecessary and very expensive legal disputes. In the event of a successful judicial review the National Park Authority could be forced by the High Court to reconsider not only the justification for the proposals and potentially the content of the Direction itself but also the principle of making the Direction in its current form. Article 4 Direction restrictions as proposed will merely divert the high level of demand for second homes and holiday accommodation elsewhere in North Wales and generate additional pressure for the development of different types of visitor accommodation. As a general principle underpinning its strategy the National Park Authority should actively consider how best to exploit this diverted market demand in fulfilment of its statutory purposes and the related aims and objectives of its Development Plan. These are matters that should therefore be given careful attention before the Directions is put to the National Park Authority for its decision. It is clear that further work, an extension to the consultation and possibly amendments to the Direction are necessary before it can be safely considered and determined by the Park Authority through a robust decision process. Omission in Relation to Strategic Options The second omission in the Justification Report relates to its identification of the strategic options available in addressing the issues identified in the assessment. The three options identified are not unreasonable in themselves, but a fourth option is not considered. This would adopt a strategy based on focusing Article 4 Direction restraints geographically upon areas located within the development boundaries of towns and villages (as defined in the Development Plan) while adopting a differently targeted 'demand diversion' approach across the rural areas and in relation to listed buildings (see point 3) below). There are a number of arguments as to why such an approach should at least be given adequate consideration: The towns and villages are where the great majority of Welsh speakers live and interact within their local communities and it is here where the social and amenity/service impact of a change of from primary residence to second home or holiday accommodation will be greatest. If the aim is to improve access to a affordable housing for local people on lower incomes the range and variety of properties in towns and villages are more likely to provide the types of accommodation required than more isolated dwellings and buildings in the rural areas. In the wider countryside much of the accommodation is based on or near farms and provides important income to farm businesses. Welsh-speaking farmers are the bedrock of local Welsh communities in every Community Council area of the National Park. Accordingly reinforcing their incomes and improving the viability of farm businesses must be of value to the future of these communities. The impact of cultural dilution is far less significant for visitor and second home accommodation in rural areas than in close-knit and long-established town and village communities of the National Park, due to the reduced social interaction that geography would ensure. Conversely diverting at least some demand for second homes and visitor accommodation to rural areas might be managed to secure positive effects. The National Park does include a large number of derelict or semi-derelict rural buildings where sensitive and carefully controlled restoration – and, where appropriate, conversion – could contribute significantly to the landscape of the Park and assist the retention of small businesses and craft skills in the local construction industry whose businesses are likely to be adversely impacted by the Direction. The potential for restoration and conversion of such buildings to new uses has been greatly enhanced in recent years by developments in sustainability-related infrastructure technologies which make on-grid and low-impact accommodation practicable at more reasonable cost. Agricultural buildings can be suitable for conversion and the low demand for services and associated residential space associated with second home and holiday accommodation use could offer positive environmental and heritage potential subject to appropriate planning policy safeguards. Sale or rent of such properties can also bring in further badly needed income to farm businesses. The demand is closely related to investment and expenditure in the local economy. Local economic development is another strand contributing to the protection of the Park's Welsh-language cultural heritage. It is therefore suggested that the Authority should pro-actively channel demand and investment to specific areas and in specific ways that will regenerate and enhance the Park's environment and economy and underpin a positive future for Welsh-speaking communities. Using the diverted demand to secure investment in restoration and proper maintenance and management of the Park's landscape features and historic buildings would be a laudable cultural heritage objective for the Park Authority to adopt as one key element of its Article 4 Direction policy initiative. Cultural Heritage Implications: Additional Restrictions Upon the Viability of Listed Buildings – The Case for an Exemption from Article 4 In relation to its environmental purpose and the Eryri Local Development Plan's relevant environmental aims and objectives the Park Authority should acknowledge that there is a very strong case for the National Park's small stock of Listed Buildings to be exempt from the restrictive provisions of the Direction. It is noted that as it stands the Consultation Draft Direction makes no provision for such exemption. CADW, the Welsh Government and the National Park's own Development Plan all recognize that these properties are often both difficult and expensive to maintain. These inherent characteristics make historic buildings hard to reconcile with either 'housing affordable' or 'low cost housing'. It is therefore strange that the Direction Justification Report and the evidence base contained within it fail to recognize that there is an inherent tension between the objectives of securing high quality restoration and maintenance of historically and architecturally important Listed Buildings and securing housing accommodation</p>		
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<p>suitable for local residents on relatively low incomes to rent at a affordable rents or to purchase and render habitable to modern standards at an affordable price. This appears to be a surprising and irrational omission from the Justification Report's assessment. The number of residential listed buildings is relatively low (a few hundred) relative to the thousands of dwellings in the overall housing stock within the Park. Having regard to this fact it is reasonable to conclude that any impact upon the potential to create additional units of affordable housing would be marginal if Listed Buildings were exempted from the restrictive provisions of the Direction. On the other hand, if further restrictions are added to what is already a difficult financial position for their owners, the impact upon the viability of ensuring adequate maintenance, restoration and improvement of the Park's stock of Listed Buildings could be significant. It would certainly restrict the range of potential uses and property valuations and thereby restrict viability. Reduced valuations would undermine the security of any borrowing taken out to finance property improvements and large-scale maintenance tasks. In many cases potential uses of historic buildings are already greatly restricted by their architectural form and by the expense of undertaking necessary work. Further restrictions on use could ensure that it was not worth making crucial and needed investment in the heritage asset concerned. The general point regarding the need for the Park to pro-actively exploit diversion of demand has already been made above. There is a real opportunity here for the Park Authority to use an exemption from the provisions of the proposed Article 4 Direction to render Listed Buildings more attractive for positive investment and restoration. It would also make those buildings more viable in order to support high quality restoration and maintenance standards (and conversions of disused or underused listed buildings where relevant and appropriate). This is hardly a radical or idealistic idea – merely a common-sense practical suggestion. Welsh Government planning policy and guidance does not encourage pragmatic flexible decision-making to support investment in heritage assets. The Park's own Local Development Plan adopts a similar approach. Accordingly it would be entirely appropriate if the drafting of the Article 4 Direction provisions included an exemption for Listed Buildings and the Park Authority is requested to consider making this amendment before it chooses to proceed with adoption of the Direction.</p>		
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357	<p>Background. [REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED] t. Consultation – overview. 1. As part of measures to seek to manage the impact of second homes and short-term holiday lets on communities, the Welsh Government has introduced changes to planning legislation. The amendments to planning legislation means that a Local Planning Authority can introduce what is known as an Article 4 Direction to manage the use of housing as second homes and holiday lets. After undertaking the necessary steps, the Article 4 Direction enables Local Planning Authorities to require property owners to obtain planning permission before changing the use of their properties into second homes or short-term holiday lets. Eryri National Park, which includes parts of the local authorities of Gwynedd and Conwy have opened a consultation on their proposals. Questions Please note any comments you have regarding the Article 4 direction below. [REDACTED] acknowledges the impact that the over-proliferation of holiday lets, and second homes can have on local planning authorities. We further recognise from the justification report, that Eryri has a high percentage of second homes and holiday accommodation compared to the rest of Wales, with 17.4% of the housing stock being second homes or short- The justification report also highlights that 65% of the local population have been priced out of the housing market. However, we do not think that Article 4 Directions on second homes and holiday lets will have the desired e ect on improving housing options for residents for three main reasons: Firstly, the Welsh Government have given local planning authorities the power to implement up to the value of 300% council tax premiums for holiday lets and second homes. Gwynedd Council has introduced their level of council tax premium to 150%. We think increasing council tax premiums would be a fairer and more progressive measure. Secondly, it is not clear to us that restricting the number of holiday lets will have the desired impact on improving housing options and a ordability. Many holiday lets in the area, owing to their spectacular views and location of the local scenery, can commend very high rental or sales values of property, Regardless of their planning classification, many people currently excluded from housing options would likely to be continued to do so after the implementation of the Article 4 Directions. What is clearly needed is the building of more a ordable and social housing. To improve the supply of a ordable housing, we believe the Eryri National Park should work with Gwynedd and Conwy Borough Councils, to incentivise local private landlords to let to low waged persons and families with grants and interest free loans. Thirdly, we are concerned that if there are restrictions on holiday homes in the National Park area, investors could purchase holiday homes in cheaper areas outside of the planning authority and further restrict the a ordability options of residents. We are also concerned about the impact Article 4 Directions could have on house prices, which is acknowledged could be impacted in the justification report. We disagree, however, that the implementation will only have a ‘minimal impact’ on house prices, and even if that was accurate, that further evidences the limited impact Article 4 Directions will have on a ordability. While not specifically within [REDACTED] expertise, we would recommend the National Park considers the impact they could have on the local economy and jobs within the tourism sector. This in turn could impact the Welsh Language with many Welsh speakers having to move furt her afield for employment. We welcome the acknowledgement that current holiday homeowners will not have to submit planning applications for change of use. This may limit a significant impact on house prices, but we would ask that the planning authority continues to engage with [REDACTED] and other relevant stakeholders to consider the impact on the local market and to review its success in achieving its aims. We would also be grateful for clarification on how planning consent for future property change of use will be considered. Will it be made by delegated decisions by o icers or will the planning authority make these decisions from a development control committee. Furthermore, how will decisions be made, will the planning authority still allow some holiday homes to be permitted to have the C3 change of use classification and what will be the criteria for refusal. We are very grateful for the opportunity to discuss our views on this matter, and we would be very happy to meet Eryri to discuss their proposals further and to help us with our areas of clarification.</p>		
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