

VALE OF GLAMORGAN

# REPLACEMENT LOCAL DEVELOPMENT PLAN 2021 - 2036

## LOCAL HOUSING MARKET ASSESSMENT SUPPLEMENTARY PAPER - SECOND AND HOLIDAY HOMES

November 2025



### BACKGROUND PAPER BP10C

RLDP

CDLN



# **Local Housing Market Assessment – Supplementary Note on Second and Holiday Homes**

## **1 Introduction**

- 1.1 This briefing note sets out the evidence base in respect of second/holiday homes in the Vale in order to determine whether there is a need for a planning policy approach as part of the Replacement Local Development Plan or other mechanisms to control numbers.

## **2 Policy Context**

### Planning Policy Wales

- 2.1 Second Homes and Short-term holiday lets are matters that must be considered when determining the housing requirement for an RLDP, with Paragraph 4.2.5 of PPW Edition 12 stating *“Localised issues, such as the prevalence of second homes and short-term lets, must also be considered when developing the requirement for market and affordable homes within a particular area and whether the evidence justifies a local policy approach to support the viability of communities. This could, for example, include introducing a cap or ceiling on the number of second homes or short-term lets.”*
- 2.2 Paragraph 4.2.10 goes on to state *“Where robust local evidence has identified impacts on the community arising from the prevalence of second homes and short-term lets, planning authorities may consider co-ordinated local planning approaches.”*
- 2.3 Furthermore, Paragraph 4.2.28 states *“to support policies and decisions on planning applications, planning authorities should refer to their LHMA to help determine the need for affordable housing, including any evidence of localised affordability issues such as the impact of second homes and short-term lets.”*

## **3 Level of second and holiday homes in the Vale of Glamorgan**

### Second Homes: Developing new policies in Wales

- 3.1 A report prepared by Dr Simon Brooks on behalf of Welsh Government in 2020 identified that in 2020-21, the Vale of Glamorgan had 535 second homes with a chargeable Council tax premium. When holiday lets are counted in addition to second homes, the report calculates that second homes and holiday lets combined account for 0.5% of the housing stock. In this regard, the Vale ranks 14<sup>th</sup> of the 22 Welsh authorities in terms of percentage of stock, with some north and west Wales authorities with figures 5% or higher.

### 2021 Census

- 3.2 Census 2021 data for the Vale of Glamorgan shows that within the local authority area, only a small percentage of homes are used as a second address. Other reasons for second addresses include other parent or guardian's address, student's home or term time address, another address when working away from home or armed forces base address.
- 3.3 Focusing on the holiday homes element of second addresses, Table 1 summarises the percentage of holiday homes captured in the Census 2021 for each Middle Super Output Area (MSOA) within the Vale of Glamorgan. Notably, 10 of the 15 MSOAs in the Vale had holiday home counts of less than 10 dwellings, and in the 5 areas that recorded a count, it was less than 1% of the total stock.

**Table 1 - Holiday Homes as a % of total dwellings by Middle Super Output Area**

| Area Code             | Area Name                    | Holiday home % |
|-----------------------|------------------------------|----------------|
| Vale of Glamorgan 001 | Ogmore-by-Sea & Llandow      | 0.91           |
| Vale of Glamorgan 002 | Cowbridge                    | c              |
| Vale of Glamorgan 003 | Peterston-super-Ely & Wenvoe | c              |
| Vale of Glamorgan 004 | Llandough & Cogan            | c              |
| Vale of Glamorgan 005 | Penarth                      | 0.58           |
| Vale of Glamorgan 006 | Dinas Powys                  | c              |
| Vale of Glamorgan 007 | Gibbonsdown                  | c              |
| Vale of Glamorgan 008 | Lower Penarth & Sully        | 0.32           |
| Vale of Glamorgan 009 | Palmerstown                  | c              |
| Vale of Glamorgan 010 | Barry Dyfan & Illtyd         | c              |
| Vale of Glamorgan 011 | Llantwit Major               | 0.25           |
| Vale of Glamorgan 012 | Barry East                   | c              |
| Vale of Glamorgan 013 | Barry West                   | c              |
| Vale of Glamorgan 014 | Rhose & Airport              | c              |
| Vale of Glamorgan 015 | Barry Island                 | 0.27           |

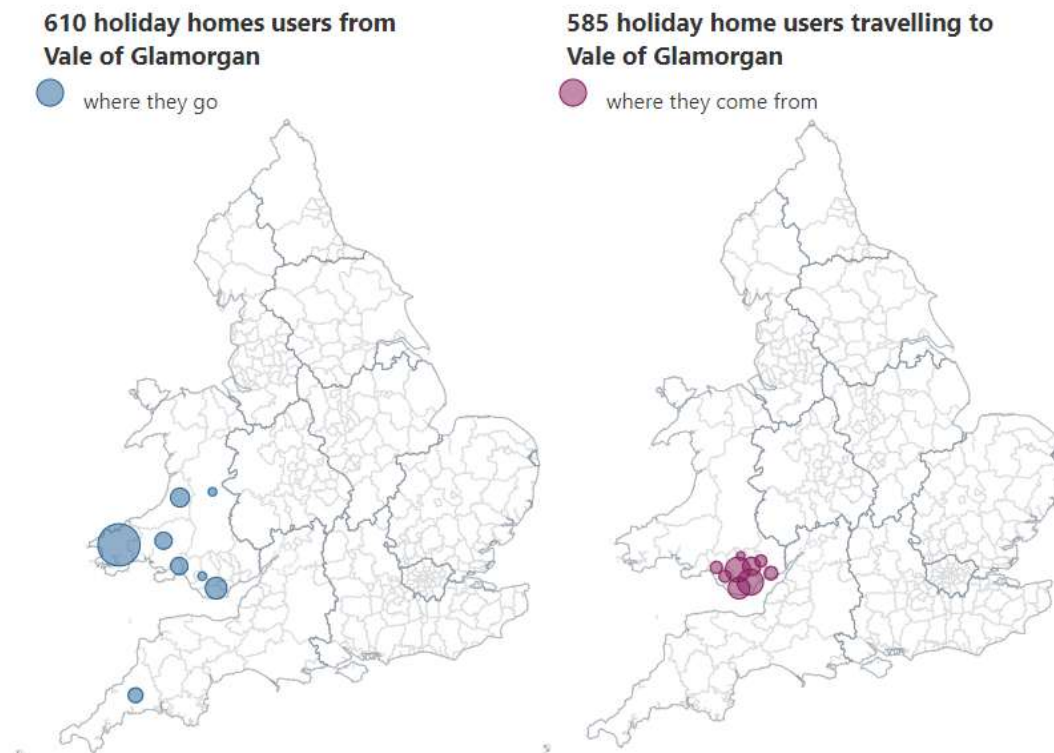
**Source: 2021 Census**

- 3.4 Dwelling counts have been rounded to the nearest 5 and any counts below 10 were suppressed; this is signified by a 'c' in the data tables. This is to protect the confidentiality of data for dwellings. The 5 areas that did record counts above 10 are all coastal locations, and include some areas with static

caravans/chalets that would only be used for holiday purposes rather than permanently occupied dwellings.

- 3.5 In addition to reporting their primary address, the 2021 Census also asked respondents to report whether they stay at another address for more than 30 days a year. If they answered yes, they were then asked the purpose of the second address, and whether it is within or outside the UK. This is shown in Figure 1.

**Figure 1 – Location of usual residence and location of second address used as a holiday home by local authority**



**Source: 2021 Census**

- 3.6 The map above indicated that 585 respondents cited the Vale of Glamorgan as their second address<sup>1</sup>, and the majority of these had a primary address in South East Wales. This includes a concentration of holiday home owners from the Valleys authorities, who own a second property, including a caravan or chalet, in coastal locations.
- 3.7 The Census showed 610 residents in the Vale owning a holiday home. The key destination for holiday home users from the Vale was West Wales, with

<sup>1</sup>

<https://www.ons.gov.uk/peoplepopulationandcommunity/housing/articles/morethan1in10addressesusedasholidayhomesinsomeareasofenglandandwales/2023-06-20>

Pembrokeshire being the most popular destination. There were also a small proportion owning properties in Cornwall.

#### Council tax data

- 3.8 In addition to Census data, most recent council tax data for the Vale of Glamorgan for the year 2024- 25 indicates that there are 248 properties registered as a “chargeable second home”<sup>2</sup> again, illustrating the relatively small number of second homes present within the authority.

## **4 Conclusion**

- 4.1 Second/holiday home ownership is low in the Vale of Glamorgan and is not therefore considered to be a significant issue, given that these homes make up only a small proportion of the overall housing stock. The majority of people travelling to holiday/second homes in the Vale are from South Wales and many own properties on caravan/holiday parks rather than within established settlements within the Vale. This means that the impact on the availability and affordability of housing will be less, as well as any potential impacts on the Welsh Language as users of second homes in the Vale are primarily from other Welsh authorities.
- 4.2 There is therefore insufficient evidence of any notable impact on communities to justify a policy approach aimed at addressing second/holiday home ownership in the Vale.

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<sup>2</sup> [Chargeable empty and second homes, by local authority \(number of dwellings\) \(gov.wales\)](https://gov.wales/government/chargeable-empty-and-second-homes-by-local-authority-number-of-dwellings)



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