



Complete Agenda



**CYNGOR SIR
YNYS MÔN**
ISLE OF ANGLESEY
COUNTY COUNCIL

Democratic Service
Swyddfa'r Cyngor
CAERNARFON
Gwynedd
LL55 1SH

Meeting

JOINT PLANNING POLICY COMMITTEE

Date and Time

10.00 am, MONDAY, 30TH SEPTEMBER, 2019

Location

Siambwr Hywel Dda - Swyddfeydd y Cyngor, Caernarfon

Contact Point

Rebeca Jones

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(DISTRIBUTED 23 September 2019)

JOINT PLANNING POLICY COMMITTEE

MEMBERSHIP

Gwynedd

Councillors

**Anne Lloyd Jones,
Berwyn Parry Jones, Gareth Griffith, Gareth A Roberts,
John Pughe Roberts, Paul Rowlinson, Owain Williams**

Isle of Anglesey

Councillors

**Richard Dew, John Griffith,
Kenneth P Hughes, Richard O. Jones, Bryan Owen,
Nicola Roberts, Robin Williams**

A G E N D A

1. APOLOGIES

To receive any apologies for absence

2. DECLARATION OF PERSONAL INTEREST

To receive any declaration of personal interest.

3. URGENT BUSINESS

To note any items that are a matter of urgency in the view of the Chairman for consideration.

4. MINUTES

4 - 6

The Chairman shall propose that the minutes of the meeting of this committee held 06.09.19 be signed as a true record.

5. ANNUAL MONITORING REPORT

7 - 151

To submit a report from the Planning Policy Manager

6. RECOMMENDATIONS OF THE COMMUNITIES SCRUTINY COMMITTEE - PLANNING AND THE WELSH LANGUAGE

152 - 174

To submit a report by Team Leader Joint Planning Policy Unit

Agenda Item 4



JOINT LOCAL DEVELOPMENT PLAN

Joint Planning Policy Committee

10.00am 6 September 2019

Siambwr Hywel Dda, Caernarfon

Present:

Isle of Anglesey County Council

CLlr Richard Dew
CLlr John Griffith
CLlr Kenneth P Hughes
CLlr Robin Williams

Gwynedd Council's

CLlr Anne Lloyd Jones
CLlr Berwyn Parry Jones
CLlr Gareth Griffith
CLlr Gareth A Roberts
CLlr Paul Rowlinson
CLlr Owain Williams

Officers:

Gareth Jones	Senior Manager, Planning and Public Protection Service (GC)
Dewi Francis Jones	Chief Planning Officer (IACC)
Robyn Jones	Legal Services Manager (IACC)
Rebeca Jones	Planning Policy Manager (JPPU)
Bob Thomas	Team Leader – (JPPU)
Heledd Jones	Team Leader – (JPPU)

Apologies:

CLlr Richard Owain Jones (IACC)
CLlr Bryan Owen (IACC)
CLlr John Pughe Roberts (GC)

1. APOLOGIES

Apologies as noted above.

2. DECLARATION OF PERSONAL INTEREST

There were no declarations of personal interest.

3. URGENT ITEMS

No urgent items were received.

4. MINUTES

The minutes of the Committee held on 17 July 2019 were accepted as a true record.

5. SUPPLEMENTARY PLANNING GUIDANCE (SPG) FOR ADOPTION: PLANNING OBLIGATIONS

Bob Thomas gave a brief presentation highlighting the observations received during the public consultation period for this draft SPG.

In the context of the SPG in question, it was noted that a public consultation period had taken place between February and April 2019.

During the public consultation period, 11 individual observations were received (these can be seen in Appendix 1 of the report). It was noted that a full copy of the Guidance had been included in Appendix 2, that had incorporated the amendments suggested following public consultation.

The Committee did not raise any matters in relation to the SPG.

Decision - The Joint Planning Policy Committee accepted the recommendation:-

- i) To approve the proposed response to the observations on the Supplementary Planning Guidance and adopt the Planning Obligations Guidance;**
- ii) That the Joint Planning Policy Unit be given the power to undertake final administrative amendments to the Guidance to ensure that all cross-referenced matters within it are correct.**

6. SUPPLEMENTARY PLANNING GUIDANCE (SPG) FOR ADOPTION: REPLACEMENT DWELLINGS AND CONVERSIONS IN THE COUNTRYSIDE

A brief presentation was given by Heledd Jones highlighting the observations received during the public consultation period for this draft SPG.

In the context of the SPG in question, it was noted that a public consultation period had taken place between February and April 2019.

During the public consultation period, 9 individual observations were received (these can be seen in Appendix 1 of the report). It was noted that a full copy of the Guidance had been included in Appendix 2, that had incorporated the amendments suggested following public consultation.

Matters raised:

- It allows buildings in the countryside to be converted into holiday units only, but in England it is permitted to change use to residential use. Have there been any discussions about this matter with Welsh Government?
- Large agricultural units can have an extra dwelling; yet, smaller units cannot gain permission (lack of justification/need for a rural enterprise house). The nature of the work in rural areas has changed and there is need to ensure that new jobs give people the opportunity to live in their communities.

- Would a surplus of holiday units in an area mean that there is no need to prove that their use is economically viable?
- What would prevent anyone preparing a business plan stating that an enterprise is viable?
- Are there specific areas where it would not be possible to have any more holiday homes due to over provision?

Response:

- It was explained that it would be possible to have an affordable local need house by converting a building in an area defined as countryside if evidence is submitted that the employment use of the building is not viable in accordance with the criteria set out in Policy TAI 7.
- If smaller agricultural units do not prove the need for an additional house (rural enterprise house) then there are still opportunities for an affordable local need house.
- Holiday use is only one type of employment use, and it would have to be proved that other types of employment use were not viable.
- The SPG gives guidance on the type of information expected relating to viable economic use for the unit intended for conversion. Any information received in a Business Plan is checked as part of the planning application assessment process, and it would be possible to receive as needed input/guidance from the Councils' Economic Development departments.
- The wording of the relevant Policy (Policy TWR 2) refers to ensuring that no application would lead to an over-concentration of holiday accommodation. The definition of 'over-concentration' is expanded upon in the explanation to the Policy, and it notes the need to present a Business Plan in order to assess the market and similar provision in the area. As part of assessing the provision, it is also possible for the unit to assess council tax information. A separate SPG for Holiday Accommodation is in the process of being adopted.

Decision - The Joint Planning Policy Committee accepted the recommendation:-

- i) To approve the proposed response to the observations on the Supplementary Planning Guidance and adopt the Replacement Dwellings and Conversions in the Countryside;**
- ii) That the Joint Planning Policy Unit be given the power to undertake final administrative amendments to the Guidance to ensure that all cross-referenced matters within it are correct.**

End

MEETING	Joint Local Development Plan Committee
DATE	30 September 2019
NAME	Joint Local Development Plan Annual Monitoring Report August 2017 – March 2019
PURPOSE	Present the First JLDP Annual Monitoring Report 2019
RECOMMENDATION	The Joint Planning Policy Committee is asked to accept the Annual Monitoring Report (Appendix 1) and offer advice on it before it is presented to the Cabinet (Gwynedd Council) and the Executive (Ynys Môn)
AUTHOR	Joint Planning Policy Unit Manager,

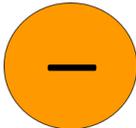
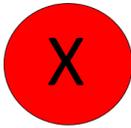
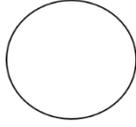
1 Background

- 1.1 As members are aware, the Local Development Plan (LDP) is required to be monitored annually and the report must be submitted to the Welsh Government by 31st October 2019. The Unit has previously presented a report which provided an overview of the monitoring process in July, including the legislative requirements. The purpose of this report is to present the first Annual Monitoring Report, which reports of the period since adoption, 1st August 2017 – 31 March 2019.

2 The Monitoring Framework (Chapter 7 in the Plan)

- 2.1 The Gwynedd and Môn joint Local Development plan was adopted at the end of July 2017. Therefore, in order to have a complete financial year, this is the first year in which it is possible to submit an AMR to the Welsh Government.
- 2.2 The AMR provides an important evidence base for the review of the Joint LDP and over time AMR can show trends, identify any policies that are delivering or not, and highlight if there is any policy void or omission. The Gwynedd and Anglesey LDP has a monitoring framework which was agreed with the Inspector during the Examination. The Monitoring Framework can be found in Chapter 7 of the Joint LDP. There are 69 indicators, which report on the 5 themes in the JLDP.
- i. As a visual aid when monitoring the effectiveness of policies and to provide an overview of performance, key indicators and outcomes are shown in the table below.

Symbol	Description	Number of Indicators
	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations.	35

	The policy target is currently not achieved as anticipated but this is not leading to concerns regarding policy implementation.	32
	Local policy does not provide expected results and there are resulting concerns regarding Policy implementation.	1
	There is no conclusion - available data is scarce.	1

- 2.3 It is a statutory requirement to include the two following indicators in the Monitoring Framework:
- i. Land Supply for Housing from the Annual Housing Land Availability Study;
 - ii. Additional net number of affordable and market units constructed in the Plan area.
- 2.4 There is also an expectation that every monitoring framework includes indicators related to the following:
- i. the spatial distribution of housing development;
 - ii. number of housing constructed compared to the demand for housing;
 - iii. number of affordable housing constructed compared to the target in the Plan;
 - iv. the type of affordable housing constructed (tenure);
 - v. market viability;
 - vi. development rate on allocations;
 - vii. developing key infrastructure projects;
 - viii. Gypsy and Travellers accommodation sites that are developed.
- 2.5 Other indicators seen in the Monitoring Framework of the Joint Local Development Plan are specific to the area of the JLDP e.g. indicators for Wylfa Newydd.
- 2.6 If trigger points are reached, the matter will need to be investigated in order to understand why policies and proposals are not being implemented as proposed and to determine what action is required. Councils will need to consider how all related indicators work and the interrelation between them and the extent of the underperformance. Some indicators are more significant than others in terms of delivering the strategy of the Local Development Plan. Underperformance in itself does not involve the need to review and amend the Plan. In accordance with Welsh Government guidance, the Monitoring Framework clearly notes what the options are for action in cases of underperformance.
- 2.7 The table below provides the actions available in the Monitoring Framework. Other actions could be relevant, depending on the circumstances, e.g. amending adopted supplementary planning guidance. An action has been identified against each

indicator in the AMR as part of the analysis. A few indicators have a grey colour as the indicator has been achieved e.g. adoption of SPG. The table below outlines a summary of the actions following the assessment of the Monitoring Framework indicators.

Assessment	Action	Number of indicators in the category.
Where indicators suggest that LDP policies are effectively implemented	No further action needed with the exception of continuing to monitor	64
Assessment of decisions on planning applications suggests that policies are not being implemented as intended	Perhaps an Officer and / or Member needs to be trained	1
Assessment suggests that additional further guidance is needed for those identified in the Plan in order i) to explain how policy should be implemented correctly, or ii) to facilitate the development of specific sites.	Publish an additional Supplementary Planning Guidance, that could include the development briefs of specific sites, work closely with the private sector and infrastructure providers, where relevant.	
Assessment suggests that policy is not as effective as expected.	Further research and investigation required, which includes examining contextual information about the Plan area or topic field.	
Assessment suggests that policy is not being implemented	Review the policy in accordance with that	
Assessment suggests that the strategy is not being implemented	Reviewing the Plan	

2.8 The performance of policies will need to be carefully considered due to the period mentioned for indicators and triggers. Some refer to an annual period while others are relevant to a period of two or three consecutive years, therefore it will not be possible to identify any trends.

Key Findings

- Policy PS1: Welsh Language and Culture was used in an planning appeal soon after the adoption of the JLDP to dismiss an appeal for 366 houses in Bangor as the Planning Inspector did not consider that sufficient evidence was provided to prove that there would not be a negative impact on the Welsh Language.

- The 2019 and 2018 Joint Housing Land Supply (JHLAS) Studies indicate that 1,010 homes were completed during the monitoring period (462 units in 2017-18 and 548 units in 2018-19)¹
- The 2019 JHLAS outlines that the Councils have a housing land supply of 5.3 years which is above the 5 years as required by Technical Advice Note 1
- 55% of the housing units² permitted during the AMR period are within the Sub-regional Centre and Urban Service Centres. 23% of units have been permitted within the Local Service Centres with a further 22% permitted in Villages, Clusters and Open Countryside.
- In the AMR period (2017-19), 34.4% of housing units completed in the Joint Local Development Plan area are located on sites allocated for housing.
- Average density of new housing permissions in Plan area during the AMR period is 29.3 units per hectare.
- 254 affordable housing units completed in 2017-19. Significant increase in the number of affordable housing units completed in 2018/19 (193 units) compared to previous years. Note these figures do not include housing that is affordable due to its location, and size as the case may be in certain areas within the Plan area.
- 6 affordable housing exception sites permitted during the AMR period.
- 2 local market units given planning permission during AMR period. No local market units completed.
- Since adoption the Councils have adopted 3 Supplementary Planning Guidance and another 5 are close to adoption or underway
- The Councils received 71 Appeals during the Monitoring Period. 71.5% of these were dismissed.
- In June 2018, Horizon submitted a Development Consent Order application in order to develop a new nuclear power plant, and a public inquiry was held.
- Hitachi announced its intention to delay the proposal of developing the new Nuclear Power Station; however, Horizon confirmed that it would continue to allocate resources to ensure that the process of examining the application is completed, and a decision is expected at the end of October 2019.
- Planning Permissions have been granted for renewable schemes that have the potential to contribute a total of 54Mw within the JLDP area.
- On the whole, the indicators suggest that the Plan is performing in accordance with expectations and at this early stage no policies have been identified as failing to deliver the objectives of the Plan.

This first Annual Monitoring Report outlines that the policies of the LDP are being implemented and the strategic objectives are being achieved. The AMR does not raise any concerns about how the plan is being implemented. It is important to note, this is the first AMR of the JLDP, so it is not possible to identify any trends. The findings in the coming years will be important for this and therefore any conclusions are preliminary at this early stage of monitoring of the plan. This AMR will provide a baseline for future comparative analysis, showing evidence of emerging trends.

Sustainability Appraisal

As part of the Local Development plan process Councils were required to undertake

¹ As the data is collected annually the figure for the period of 2017-2018 is for 1st April to 31st March therefore the total figure covers the period 1st April 2017 – 31st March 2019 which is more than the period of this AMR.

² New housing permissions or permissions to re-assess and to extend expiry date of prior permissions

Strategic Environmental Assessment of the JLDP. In order to ensure that the condition of the environment is monitored continuously throughout the period of the Joint Local Development Plan a monitoring framework has been produced which includes 11 objectives (below) which are broken down into 29 indicators. An analysis with any actions required will be included in the AMR.

Table Sustainable Appraisal Monitoring - Summary		
Objectives		Result
1	Maintain and enhance biodiversity interests and connectivity	✓
2	Promote community viability, cohesion, health and well being	0
3	Manage and reduce the impacts of climate change by promoting and supporting mitigation and adaptation measures	+/-
4	Conserve, promote and enhance the Welsh language	✓
5	Conserve, promote and enhance cultural resources and historic heritage assets	✓
6	Support economic growth and facilitate a vibrant, diversified economy providing local employment opportunities	+/-
7	Provide good quality housing, including affordable housing that meets local needs	✓
8	Value, conserve and enhance the plan area's rural landscapes and urban townscapes	✓
9	Use land and mineral assets efficiently and promote mechanisms for waste minimisation, re-use and recycling	✓
10	Promote and enhance good transport links to support the community and the economy	+/-
11	Safeguard water quality, manage water resources sustainability and minimise flood risk	+/-

Reviewing the Plan

- 2.9 After preparing a series of Annual Monitoring Reports, that show whether the Plan achieves its objectives or not, or four years after adopting the Plan, Councils must consider how they will review the Plan, in order to prepare an alternative plan. The Reviewing Report should be submitted to Welsh Government within six months of the reviewing process stating whether or not the review is a full one, i.e. a new plan, or a brief review process.

- 2.10 In terms of the Joint Local Development Plan, both Councils must comply with the monitoring and review process. Both Councils must review the Plan; it cannot be done on a one-sided basis by an individual Council.
- 2.11 When a decision is made on what type of review is necessary, **steps set out in the Regulations will need to be followed, which include preparing a draft, a public consultation and a public examination before the new plan or amended plan can be adopted.**

3. Timetable and Next Steps

- 3.1 As has been outlined already the Annual Monitoring Report has to be submitted to the Welsh Government by 31st October 2019. The monitoring report will be presented to members in the committees and meetings below before being sent to the Welsh Government.

Meeting	Date
Gwynedd Cabinet Meeting	15/10/19
Scrutiny Committee Ynys Mon	24/10/19
The Executive Ynys Mon	28/10/19
Send Copy to Welsh Government	By 31/10/19

4. Recommendation

- 4.1 The Joint Planning Policy Committee is asked to accept the Annual Monitoring Report (Appendix 1) and offer advice on it before it is presented to the Cabinet (Gwynedd Council) and the Executive (Ynys Môn)

Appendix 1: Annual Monitoring Report August 2017 –March 2019.

ITEM 5, APPENDIX 1

**Anglesey and Gwynedd Joint Local Development Plan
2011-2026**

**FIRST ANNUAL MONITORING REPORT
1ST AUGUST 2017- 31 MARCH 2019**

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Executive Summary

Chapter 1: Introduction

Chapter 2: Analysing Significant Contextual Changes

Chapter 3: An Analysis of Indicators

- 6.1 Safe, Healthy, Distinctive and Vibrant Communities**
- 6.2 Sustainable Living**
- 6.3 Economy and Regeneration**
- 6.4 Supply and Quality of Housing**
- 6.5 Natural and Built Environment**

Chapter 4: Conclusions and Recommendations

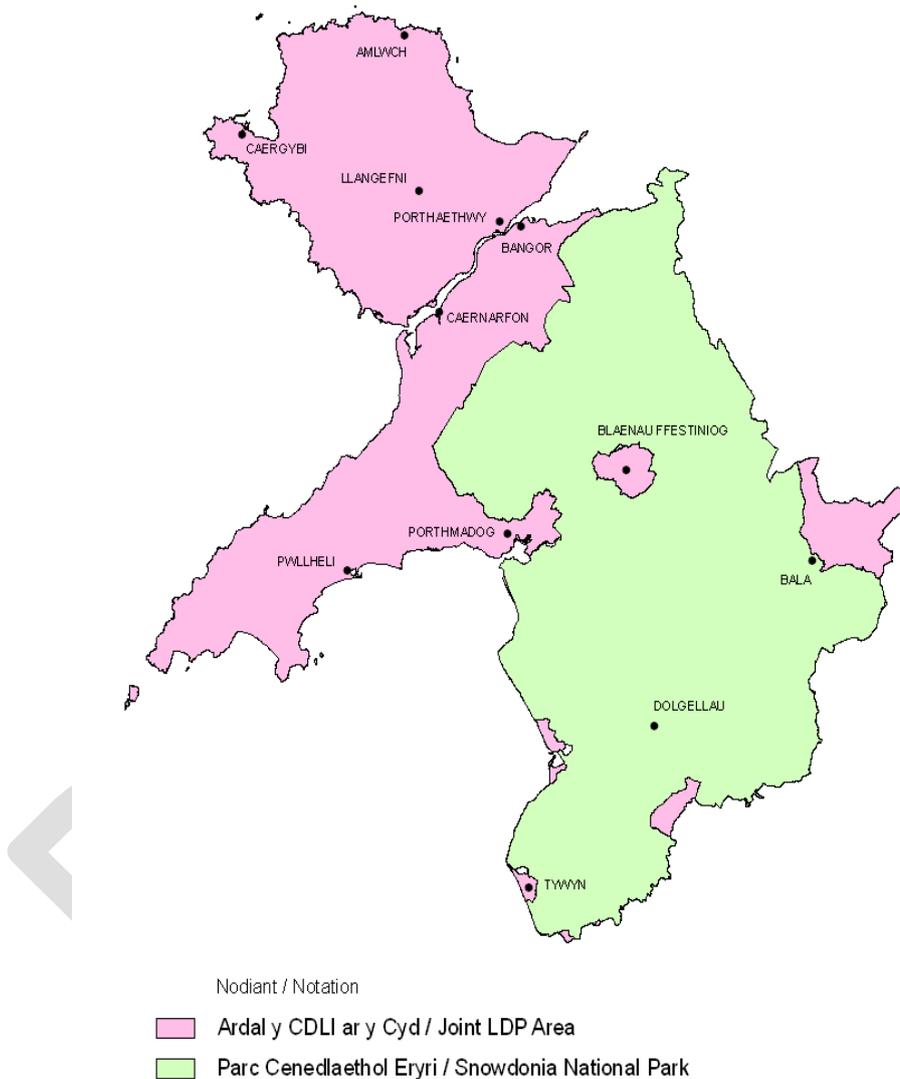
Appendix 1: Sustainability Appraisal Monitoring

Appendix 2: The Joint LDP's compliance with the Well-being Act (2015)

Appendix 3: Distribution of Residential Permissions

EXECUTIVE SUMMARY

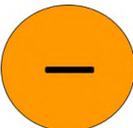
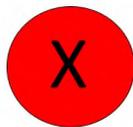
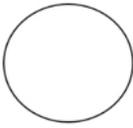
- i. The Gwynedd and Anglesey Joint Local Development Plan (Joint LDP) was adopted on 31 July 2017. The Joint LDP area includes Anglesey and the Gwynedd Planning Authority area. It does not include the parts of Gwynedd that are within the Snowdonia National Park.



- ii. Monitoring is a continuous part of the process of drawing up a plan. Monitoring is the connection between gathering evidence, the plan's strategy and the work of drawing up policies, implementing policies, evaluating and reviewing the Plan. The Monitoring Framework is in Chapter 7 of the Joint LDP. It includes a total of 69 indicators that are used to monitor the effectiveness of the Plan and its policies. It also includes a series of targets and defines thresholds that trigger further action, when required. The Monitoring Framework was developed in accordance with Welsh Government Regulations, and it was considered at the Public Inquiry for the Joint LDP.
- iii. As part of the development Plan's statutory process, Councils must prepare an Annual Monitoring Report (AMR). The Monitoring Framework is the basis of the AMR. The

AMR will record the work of assessing the indicators and any important contextual changes that could influence on the implementation of the Joint LDP. Over time, it provides an opportunity for the Councils to assess the impact of the Joint LDP on social, economic and environmental well-being in the Plan area.

- iv. This is the first AMR to be prepared since the Joint LDP was adopted as the Plan needs to have been in implementation for an entire financial year before preparing the first AMR.
- v. Therefore, this AMR looks at a period from the date of adopting the Joint LDP (31 July 2017) until 31 March 2019, and it must be sent to Welsh Government and published on the Councils' websites by 31 October 2019. Subsequent AMRs will be based on the period between 1 April until 31 March.
- vi. As only a little over a year and a half has elapsed since the implementation of the Joint LDP to make decisions on planning applications, the current impact of the Joint LDP is generally limited, and any conclusions so early on in the period of implementing the Plan would be premature. This AMR provides a short-term position statement and a baseline for future comparative analyses and, on that basis, subsequent AMRs will be able to demonstrate trends that develop over time.
- vii. As a visual aid when monitoring the effectiveness of policies and to provide an overview of performance, key indicators and outcomes are shown in the table below.

Symbol	Description	Number of Indicators
	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations.	35
	The policy target is currently not achieved as anticipated but this is not leading to concerns regarding policy implementation.	32
	Local policy does not provide expected results and there are resulting concerns regarding Policy implementation.	1
	There is no conclusion - available data is scarce.	1

viii. A summary of the outcomes of assessing the indicators is shown in the following table:

Assessment	Action	Number of indicators in the category.
Where indicators suggest that LDP policies are effectively implemented	No further action needed with the exception of continuing to monitor	64
Assessment of decisions on planning applications suggests that policies are not being implemented as intended	Perhaps an Officer and / or Member needs to be trained	1
Assessment suggests that additional further guidance is needed for those identified in the Plan in order i) to explain how policy should be implemented correctly, or ii) to facilitate the development of specific sites.	Publish an additional Supplementary Planning Guidance, that could include the development briefs of specific sites, work closely with the private sector and infrastructure providers, where relevant.	
Assessment suggests that policy is not as effective as expected.	Further research and investigation required, which includes examining contextual information about the Plan area or topic field.	
Assessment suggests that policy is not being implemented	Review the policy in accordance with that	
Assessment suggests that the strategy is not being implemented	Reviewing the Plan	

ix. As can be seen above the majority of indicators do not require any further action with the exception to continue to monitor. Some indicators have been coloured grey as they have been achieved and therefore no further action is required and therefore are not noted above.

x. A small number of indicators relate to the preparation of the Supplementary Planning Guidance (SPG), and it can be seen that the series of SPG was not prepared by the target date. However, in every case, reasons are recorded in order to justify the delay in preparing the SPG, which show that they will be considered for adoption as soon as is practically possible. Where an indicator relates to an SPG that has been adopted the action has been coloured grey as no further action is required in relation to this indicator.

- xi. When assessing the performance of the Joint LDP, as well as considering the indicators, the AMR must consider any national, regional and local contextual changes that have taken place in the previous year. The resulting impact of these changes on the Joint LDP must also be considered.
- xii. The table below provides an overview of the key documents that were considered:

Document
National
The Well-being of Future Generations (Wales) Act 2015
Planning (Wales) Act 2015
Technical Advice Note 20: Planning and the Welsh language (TAN 20) (October 2017)
Technical Advice Notes (TAN) 24: The Historic Environment (October 2017)
Technical Advice Note (TAN) 1: Temporary disqualification in paragraph 6.2 (July 2018)
Planning Policy Wales (PPW): Edition 10 (December 2018)
CLIC 005/2018: Planning for Gypsy, Traveller and Showpeople Sites
Enabling Gypsies, Roma and Travellers Plan (June 2018)
National Marine Plan, <u>Draft</u> Wales (December 2017)
Regional
North Wales Growth Deal
Local
Local Well-being Plans
Community Infrastructure Levy

AMR Key Findings

- Policy PS1: Welsh Language and Culture was used in an planning appeal soon after the adoption of the LDP to dismiss an appeal for 366 houses in Bangor as the Planning inspector did not consider that sufficient evidence was provided to prove that there would not be a negative impact on the Welsh Language.
- The 2019 and 2018 Joint Housing Land Supply (JHLAS) Studies indicate that 1,010 homes were completed during the monitoring period (462 units in 2017-18 and 548 units in 2018-19)¹
- The 2019 JHLAS outlines that the Councils have a housing land supply of 5.3 years which is above the 5 years as required by Technical Advice Note 1

¹ As the data is collected annually the figure for the period of 2017-2018 is for 1st April to 31st March therefore the total figure covers the period 1st April 2017 – 31st March 2019 which is more than the period of this AMR.

- 55% of the housing units² permitted during the AMR period are within the Sub-regional Centre and Urban Service Centres. 23% of units have been permitted within the Local Service Centres with a further 22% permitted in Villages, Clusters and Open Countryside.
- In the AMR period (2017-19), 34.4% of housing units completed in the Joint Local Development Plan area are located on sites allocated for housing.
- Average density of new housing permissions in Plan area during the AMR period is 29.3 units per hectare.
- 254 affordable housing units completed in 2017-19. Significant increase in the number of affordable housing units completed in 2018/19 (193 units) compared to previous years. Note these figures do not include housing that is affordable due to its location, and size as the case may be in certain areas within the Plan area.
- 6 affordable housing exception sites permitted during the AMR period.
- 2 local market units given planning permission during AMR period. No local market units completed.
- Since adoption the Councils have adopted 3 Supplementary Planning Guidance and another 5 are close to adoption or underway
- The Councils received 71 Appeals during the Monitoring Period 71.5% of these were dismissed.
- In June 2018, Horizon submitted a Development Consent Order application in order to develop a new nuclear power plant, and a public inquiry was held.
- Hitachi announced its intention to delay the proposal of developing the new Nuclear Power Station; however, Horizon confirmed that it would continue to allocate resources to ensure that the process of examining the application is completed, and a decision is expected at the end of October 2019.
- Planning Permissions have been granted for renewable schemes that have the potential to contribute a total of 54Mw within the JLDP area.

Supplementary Planning Guidance

The purpose of SPGs are to:

- assist applicants and their agents to prepare planning applications and guide them in discussions with officers on how to use the relevant policies in the Joint Local Development Plan before submitting planning applications,
- assist officers to assess planning applications, and officers and councillors to make decisions about planning applications, and
- help Planning Inspectors make decisions on appeals.

Although the Plan contains policies that enable the Local Planning Authority to make consistent and transparent decisions on development proposals, it cannot provide all the detailed advice required by officers and prospective applicants to steer proposals locally. In order to provide this detailed advice, the Councils are preparing a range of Supplementary Planning Guidance to support the Plan with more detailed guidance on a variety of topics and matters to help interpret and implement the Plan's policies and proposals.

² New housing permissions or permissions to re-assess and to extend expiry date of prior permissions

Appendix 9 of the Joint Local Development Plan contains a table of the Supplementary Planning Guidance that have/will be prepared along with the projected timetable for preparing it. It is noted that the timetable associated with preparing the Supplementary Planning Guidance has slipped, and the reasons for the slippage include:

- The procedure for reporting and approving the SPG has been the subject of scrutiny within the Councils, and this has added to the timetable.
- The preparation process (internal and external engagement) took longer than the projected timetable.
- Lack of resources/capacity in the Unit.
- A lack of demand for the Guidance in light of publishing national planning policy in relation to the subject of the Guidance.

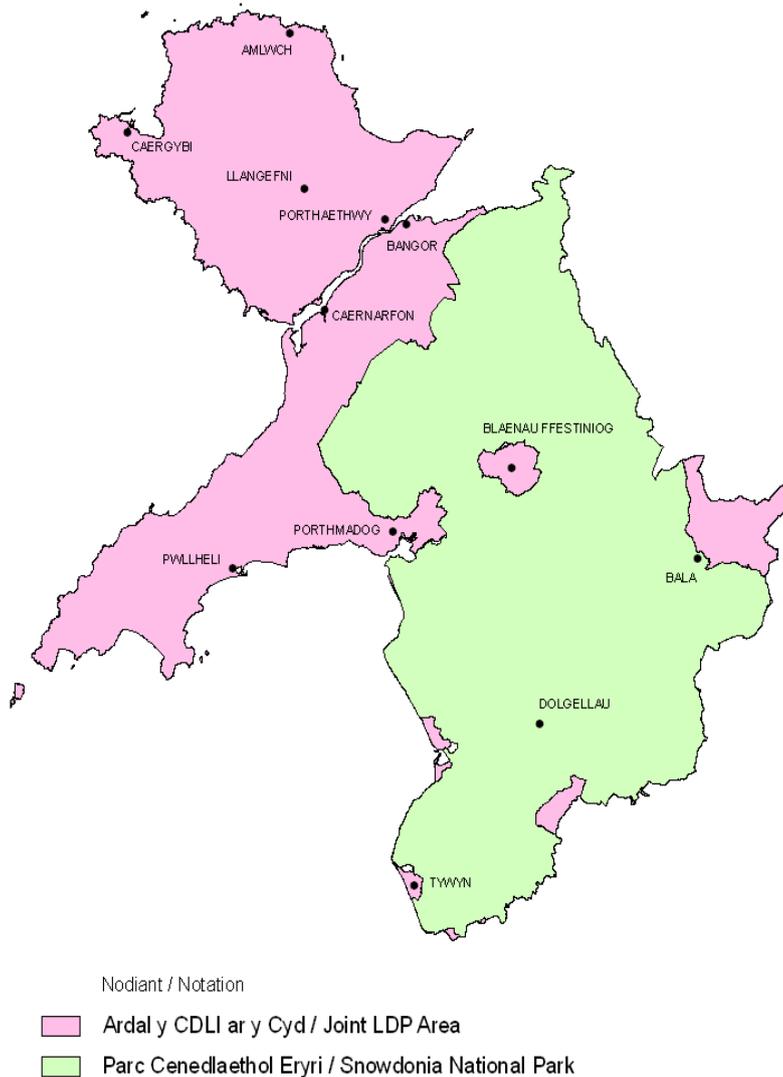
Some of the monitoring indicators are directly related to preparing and adopting relevant Supplementary Planning Guidance, see Chapter 3 for more information about the status of specific Supplementary Planning Guidance.

Monitoring the Sustainability Assessment

Appendix 1 provides a detailed assessment of the performance of the LDP against the SA monitoring objectives. Detailed indicators have been identified to provide more specific evidence for the performance of the LDP against the SA Objectives outlined in the LDP. The information collected in this AMR will be provide a baseline for comparative analysis in future AMRs.

CHAPTER 1: INTRODUCTION

- 1.1 The Joint Local Development Plan (Joint LDP) adopted on 31 July 2017 provides a land use framework that will form the basis for decisions surrounding development in the Plan area during the lifespan of the Joint LDP (up to 2026). The Plan area does not contain the parts of Gwynedd that are within the Snowdonia National Park.



- 1.2 Sub-section 76 of the Planning and Compulsory Purchase Act 2004 requires that Councils produce an Annual Monitoring Report (AMR) for their Joint LDP following its adoption, and keep a regular eye on every matter that is expected to impact the development of the Joint LDP area. Welsh Government has published regulations and guidelines on what should be expected in an AMR. The AMR will need to be submitted to Welsh Government and published on the Councils' websites by 31 October every year following the adoption of the Joint LDP, as long as a full financial year (1 April - 31 March) has elapsed since the adoption date of the Joint LDP.

- 1.3 This first AMR encompasses a time from the date of adopting the Joint LDP (31 July 2017) until 31 March 2019, and it must be sent to Welsh Government and published on the Councils' websites by 31 October 2019. Subsequent AMRs will comprise the period between 1 April and 31 March each year.

What is the AMR?

- 1.4 The AMR provides an opportunity to record assessments of important matters that could influence the ability to deliver the Joint LDP and the outcomes of that work, as well as the credibility of the Joint LDP in terms of sustainability. The outcomes of this monitoring process will feed into the continuous analysis of the Joint LDP. The Councils will be required to hold a formal review of the Joint LDP at least every four years from the time the Plan was first adopted. The outcomes of the AMRs will be the grounds upon which the Joint LDP will be reviewed.
- 1.5 The Monitoring Framework is the main basis of the AMR. The Monitoring Framework is noted in Chapter 7 of the Joint LDP. It includes a total of 69 indicators used to monitor the effectiveness of the Plan and its policies.

Indicators

- 1.6 Under Regulation 37 of the Town and Country Planning (Local Development Plan) (Wales) (Amendment) Regulations 2015, the AMR is required to monitor the following core indicators:

Table 1: Core indicators

Core indicator noted in Regulation 37	Reference Number in the Monitoring Framework
The land supply for houses taken from the current Housing Land Availability Study. This is measured according to years of supply.	D43
The number of additional affordable and open market housing constructed in the Joint LDP area. This should demonstrate the level of new houses constructed less any houses demolished during the period of the AMR and since the adoption of the Joint LDP.	D44

- 1.7 The Monitoring Framework also contains a variety of local and contextual indicators noted by the Councils relating to the context of the Joint LDP area and wider economic, social and cultural matters in turn.
- 1.8 Each of these indicators need to be monitored, and the nature of the data collected will vary from one to the other. Some are factual (e.g. has a development or SPG been delivered within the proposed timetable?), whilst others call for the collection of data and monitoring over a longer period of time (e.g. house completion figures).

Thresholds

1.9 All of the indicators have a specific threshold that notes at which time further consideration may need to be given to the implementation of the policy and/or its assessment. This could mean that a plan must be delivered by a specific date, if the progress falls below the accumulative requirement over a fixed period, or if a development is permitted which is contrary to the policy framework. Once a threshold is reached, the required actions must be considered in an attempt to reconcile the situation (see below).

Actions

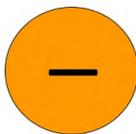
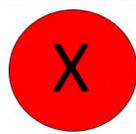
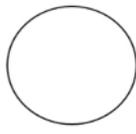
1.10 The Monitoring Framework notes a range of achievable actions that could address any numeric shortcoming or unexpected outcomes. However, it is not necessarily true that a failure to achieve a specific target will be interpreted as a policy failure that would automatically mean that this policy (or the entire Plan) becomes the subject of a review.

1.11 Table 2 below notes the potential actions that could derive from the monitoring, and these are noted in the Monitoring Framework in Chapter 7 of the Joint LDP. There are several possible options to help deal with indicators that give the impression of a failure to deliver in line with the expectation. In order to assist with the interpretation of the monitoring made, a simple colour plan was used, as seen in Table 3 below, to show how the indicator is performing

Table 2: Potential actions

Assessment	Action
Where indicators suggest that LDP policies are effectively implemented	No further action needed with the exception of continuing to monitor
Assessment of decisions on planning applications suggests that policies are not being implemented as intended	Perhaps an Officer and / or Member needs to be trained
Assessment suggests that additional further guidance is needed for those identified in the Plan in order i) to explain how policy should be implemented correctly, or ii) to facilitate the development of specific sites.	Publish an additional Supplementary Planning Guidance, that could include the development briefs of specific sites, work closely with the private sector and infrastructure providers, where relevant.
Assessment suggests that policy is not as effective as expected.	Further research and investigation required, which includes examining contextual information about the Plan area or topic field.
Assessment suggests that policy is not being implemented	Review the policy in accordance with that
Assessment suggests that the strategy is not being implemented	Reviewing the Plan

Table 3: Monitoring symbols

	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations.
	The policy target is currently not achieved as anticipated but this is not leading to concerns regarding policy implementation.
	Local policy does not provide expected results and there are resulting concerns regarding Policy implementation.
	There is no conclusion - available data is scarce.

Reviewing the Plan

1.12 The Councils will consider a series of conclusions from AMRs when deciding whether the Plan needs to be reviewed (partially or fully) before the statutory four-year period. Table 4 refers to examples of thresholds that could trigger a review before the statutory review period.

Table 4 - thresholds for undertaking a review before the statutory review

Thresholds for undertaking a review before the statutory review - circumstances affecting the robustness of the plan		
1	Conclusions of the Annual Monitoring Report	Significant concerns over time relating to implementing the strategy of the plan, including the effectiveness of policy, progress and implementation rates in accordance with recorded trends.
2	Changes to national policy or legislation	Significant change to national policy and / or legislation that affects the strategic plan / key policies.
3	Contextual change	Significant change to the context within which the action plan operates.
4	Section 61 Planning and Compulsory Purchase Act 2004	Unexpected and significant results of evidence gathered through updated surveys, which affect the implementation of the plan's strategy.

Structure and content

1.13 This is the structure of the rest of this AMR.

Table 5: Structure of the AMR

Chapter		Contents in brief
2	Analysing significant contextual change	A summary and review of wider contextual matters within the implementation of the LDP, e.g. legislation/strategies/external policies.
3	An analysis of indicators	Details of the findings of the work of monitoring the Indicators of the Joint LDP (according to the order of the Joint LDP)
4	Conclusion and recommendations	Identify required changes to the Plan during a statutory review or a review that was triggered earlier on, if appropriate.
5	Appendices	<ol style="list-style-type: none"> 1. The outcomes of the Sustainability Assessment indicators - relating to the SA Report and the integrated assessment. 2. The Joint LDP's compliance with the Well-being Act (2015)

1.14 The AMR's structure should remain the same year on year in order to facilitate the comparison of one unit with the other. However, bearing in mind that that the monitoring process depends on a wide variety of statistical and factual information accessed by the Councils and external resources, any changes to these sources could make some indicators ineffective or out-of-date. In line with this, the subsequent AMR may have to note any considerations of this kind.

CHAPTER 2: ANALYSING SIGNIFICANT CONTEXTUAL CHANGES

- 2.1 During the monitoring period, a number of new and updated policy documents/guidelines were published, and legislation introduced. It is important to understand the various factors that could impact the performance of the Joint LDP, from global and national levels, down to local policies and the Councils' own guidelines. Some changes are clearly completely beyond the Councils' control. This Chapter provides a brief overview of the relevant contextual content published during this monitoring period. It includes national legislation, and plans, policies and strategies on a national, regional and local level. Any potential general implications for the entire Joint LDP are outlined where appropriate. General economic trends that have appeared since the Joint LDP was adopted are also identified. Contextual information that is specific to a particular policy field in the Joint LDP will be provided in the relevant policy analysis section for convenience and, therefore, will not be repeated here.

THE NATIONAL CONTEXT

LEGISLATIVE CHANGES

The Well-being of Future Generations (Wales) Act 2015

- 2.2 Although the date of this Act is 2015, it came into force after the Joint LDP was submitted for examination (April 2016). The Well-being of Future Generations (Wales) Act gained Royal Assent in April 2015 and came into force on 1st April 2016. The Act strengthens existing governance arrangements for improving the well-being of Wales by ensuring that sustainable development is at the heart of government and public bodies. It aims to make a difference to the lives of people in Wales in relation to a number of well-being goals including improving health, culture, heritage and sustainable resource use. The Act provides the legislative framework for the preparation of Local Well-being Plans, which replace Single Integrated Plans.
- 2.3 As the Joint LDP was submitted for Examination prior to April 2016, it did not have to directly correlate with the well-being goals identified in the WCFG Act. As required by the Planning Inspector, the Councils demonstrated during the Examination that the Joint LDP aligns with the identified wellbeing goals. Given that sustainable development is the core underlying principle of the Joint LDP (and SEA) there are clear associations between the aspirations of both the LDP and Act/Local Well-being Plans. Moving forward, the principles of The Well-being of Future Generations (Wales) Act and the well-being goals will inform both the monitoring of the Plan and any later review of the Plan (see also 2.34 below).

Planning (Wales) Act 2015

- 2.4 The Planning (Wales) Act received Royal Assent in July 2015 and came into force in stages between October 2015 and January 2016. Although it was in force before the Joint LDP was adopted and before the public inquiry, it is considered useful to refer to it as it provides the basis for other contextual changes that need to be considered during the monitoring stages. It introduces a legal basis for the preparation of a National Development Framework (NDF) and Strategic Development Plans (SDP). The NDF is a national land use plan, which will set out Welsh Government's policies in relation to the development and use of land in Wales. It is anticipated that a draft NDF will be produced for public consultation between July - September 2019. The aim is to adopt the NDF by September 2020. The Act requires LDPs to be in general conformity with the NDF.

Further information will be provided in the subsequent AMRs on any implications for the joint LDP of the NDF. SDPs are proposed to address cross boundary issues at a regional level. There is no decision at present in relation to the preparation of a SDP for the North Wales Region. In the event that an SDP is prepared for the North Wales area, its preparation will have to be monitored and considered in relation to any Local Development Plan review.

CHANGES TO NATIONAL PLANNING POLICY

Technical Advice Note 20: Planning and the Welsh language (TAN 20) (October 2017)

- 2.5 TAN 20 provides guidance on considering the Welsh language as part of the process of preparing local development plans. TAN 20 contains advice on incorporating the Welsh language in development plans through Sustainability Assessments. Unless the proposed development is an unexpectedly large development, individual applications are not expected to include an individual assessment as matters and key themes will have been considered at the time of preparing the plan. It includes procedures for unexpectedly large developments in areas where the language is particularly significant, and it includes guidance on signs and notices.
- 2.6 In accordance with the previous version of this TAN, consideration was given to the Welsh language in the iterative Sustainability Assessment of the Joint LDP. Unlike the expectations of TAN 20 October 2017, Policy PS 1 of the Joint LDP sets an appropriate expectation on individual applications that reach specific thresholds to include an individual assessment and submit it as a Welsh Language Statement with the planning application. This was approved due to the need to ensure that the proposed development is in line with the matters and key themes that were considered in the Sustainability Assessment at the time of preparing the LDP. In addition, this method of working ensures that the impact of the development on the Welsh language is considered, when relevant to the planning application. The document has no current direct impact on the Joint LDP as Policy PS1, which is based on existing evidence, ensures consideration of the Welsh language when making decisions, when relevant to the application.

Technical Advice Notes (TAN) 24: The Historic Environment (October 2017)

- 2.7 TAN 24 provides guidance on how the planning system considers the historic environment when preparing a development plan and making decisions with regard to planning applications and listed buildings. This includes introducing Heritage Impact Assessments, new advice on Historic Assets of Special Local Interest and confirming advice that was previously received in a variety of documents. The document has no current direct implications for the Joint LDP, but it does influence the content of the proposed Supplementary Planning Guidance: Heritage Assets.

Technical Advice Note (TAN) 1: Dis-application of paragraph 6.2 (July 2018)

- 2.8 The Welsh Government carried out a six-week consultation on the temporary disapplication of paragraph 6.2 of TAN 1 Joint Housing Land Availability Studies in May/June 2018. Paragraph 6.2 relates to the housing land supply figure being treated as a material consideration in determining planning applications and where a land supply is below five years, the need to increase supply should be given considerable weight.
- 2.9 Following the consultation, the disapplication of the paragraph was confirmed on 18 July 2018. The Welsh Government consulted on 'Delivery of housing through the planning system', seeking new ways in which housing requirements and delivery can be

calculated and monitored. TAN 1 and Planning Policy Wales still require Local Planning Authorities to maintain a five year supply. The disapplication of paragraph 6.2 does not have any immediate consequences for the Joint LDP.

Planning Policy Wales (PPW): Edition 10 (December 2018)

- 2.10 The Well-being of Future Generations (Wales) Act 2015 means that Planning Policy Wales is updated to fulfil the requirements of the Act. It has been restructured into policy themes with regard to well-being aims and policy updates to reflect new Welsh Government strategies and policies. A core part of it is the seven well-being aims, and it notes that the planning system is one of the main tools for creating sustainable places, and that the principles of creating a place is a tool to achieve this by drawing up plans and through the decision-making process.
- 2.11 Four main thematic headings were noted, and they include a variety of subject fields. The thematic headings are: Creating places; Active and Social Places; Productive and Enterprising Places; and Distinctive and Natural Places.
- 2.12 Implications and requirements deriving from this Edition of Planning Policy Wales will be considered and discussed in the parts relating to the relevant policy monitoring fields. The provisions and content of this Edition, or any update to it, will be considered in full as part of the process of preparing the amended Joint LDP.

OTHER NATIONAL CHANGES

Circular 005/2018: Planning for Gypsy, Traveller and Showpeople Sites

- 2.13 The circular reflects provisions contained in the Housing (Wales) Act 2014 to ensure local authorities meet the accommodation needs and provide sites for Gypsies and Travellers through the planning system.
- 2.14 It outlines how planning authorities and Gypsies and Travellers can work together to achieve this aim.

Enabling Gypsies, Roma and Travellers: June 2018

- 2.15 The 'Enabling Gypsies Roma and Travellers' Plan is aligned with the Welsh Government National Strategy 'Prosperity for All' and outlines the breadth of work which the Welsh Government is undertaking to ensure inequalities experienced by these communities are reduced, access to opportunities increased, and relations between these communities and wider society improved.
- 2.16 In particular, the Plan seeks to build upon work undertaken since 2011 whilst introducing commitments in areas such as employment and training as well as building bridges with social services and criminal justice agencies.
- 2.17 The content of circular and that of the Enabling Gypsies, Roma and Travellers Plan, together with the LDP's role in meeting Gypsies and Travellers accommodation needs will be considered as part of the preparation of a Revised LDP.

Draft National Marine Plans Wales (December 2017)

- 2.18 The purpose of the Draft National Marine Plan Wales is to support the sustainable development of the seas surrounding Wales, and encompass the inshore and offshore areas during the next 20 years. It presents Welsh Government's ambitions for the future

use of the sea's natural resources, how various users of the sea should interact and consider each other's activities and plans for the future. Consultation on the draft plan was held between December 2017 and April 2018.

THE REGIONAL CONTEXT

North Wales Growth Deal

- 2.21 In December 2017, the North Wales Growth Board (a partnership of Local Authorities and wider partners, e.g. Higher Education, Further Education and the North Wales Mersey Dee Business Council) made a Growth Deal bid to Welsh Government and UK Government for £383m of grant funding for North Wales.
- 2.22 The proposals will be a catalyst for a full investment of £1.3 billion in the North Wales economy, a profit of £3.40 for each pound is spent. It is expected that over 5,000 jobs could be created from the potential investments within the Growth deal across Technology and Innovation Centres, Business Sites, Digital Connectivity, Skills, Transport and Business Support.
- 2.23 Over the recent months, the North Wales Economic Ambition Board, which includes representatives from the six local authorities, colleges and universities, and the private sector - have secured a £240m commitment by Welsh Government and the UK Government.
- 2.24 The Board continues to hold discussions with both governments and is encouraging them to invest greater capital match funding to support an even more daring and effective Growth Deal, in addition to alternative sector programmes and funding streams.
- 2.25 This provides a firm foundation for implementing the nine priority programmes, which includes 16 projects, and which formed the North Wales Growth Deal. It is expected that the final Growth Deal will be in place later in 2019 so that the work can commence on priority projects from 2020 onwards.
- 2.26 The Joint LDP contains a provision in its policies and proposals for sustainable development, and the economy is an important part of the strategy. The Growth Deal's progress and any subsequent implications for the Joint LDP will be considered further in a subsequent AMR where appropriate.

THE LOCAL CONTEXT

LOCAL PLANS

Local Well-being Plans

2.27 The Well-being of Future Generations (Wales) Act 2015 states that Councils, as representatives of the Public Services Board, are required to prepare a Well-being Plan. In May 2017, Local Well-being Assessments for Gwynedd and Anglesey were published. Having considered the data and the views of local people, the Board reached a conclusion on the main messages of the assessment. There are nine main messages.

1. The need to maintain a healthy community spirit
2. The importance of protecting the natural environment
3. Understanding the impact of demographic changes

4. Protecting and promoting the Welsh language
5. Promote the use of natural resources to improve health and well-being in the long-term
6. Improve transport links to enable access to services and facilities
7. The need for high value jobs and affordable homes for local people
8. The impact of poverty on well-being
9. Ensure that every child is given an opportunity to succeed

2.28 The Gwynedd and Anglesey Well-being Plan was completed by setting out the above nine main messages. The plan notes two well-being objectives, namely Communities that thrive and flourish in the long-term, and Health and independent residents with a good standard of living. Six priorities have been identified to realise both well-being objectives. The Gwynedd and Anglesey Well-being Plan, including any action plans, will be monitored to ensure the consistency of the purpose and content of the Joint LDP. In this respect, the National Well-being Aims and the Council's Well-being Aims are considered and discussed as part of the consistency analysis of the LDP's aims. Reference is made in this AMR in Appendix 2 to this link.

Community Infrastructure Levy

2.29 In November 2015, Westminster Government commissioned an independent national review of the Community Infrastructure Levy in order to:

'Assess to which extent the CIL is or is able to provide an effective mechanism to fund infrastructure, and to recommend changes that would improve the way it works to support the Government's housing objectives and wider growth.'

2.30 The review looked at how much revenue CIL generated, the types of developments that pay CIL, impacts on viability, and how the communities' portion of the CIL is implemented. The independent review group presented its report in October 2016 and it was published in February 2017. The report is called "A New Approach to Developer Contributions to Ministers". This recommended changes to the Community Infrastructure Levy system. As part of the Wales Act 2017, CIL became a devolved matter and powers were transferred to Welsh Government in April 2018.

2.31 To this end, a Transfer of Functions Order is required to enable Welsh Ministers to amend existing secondary legislation. Following this, should Welsh Ministers consider it appropriate to rewrite the CIL Regulations, it is possible that further legislation will be needed to allow this to happen. However, this has not been confirmed thus far.

2.32 Given the above, it is currently unclear as to how Welsh Government will wish to deal with CIL, and specifically will it continue with CIL Regulations in their current form, or will it develop specific amendments or give it up completely. In September 2018, the Gwynedd and Anglesey Joint Planning Policy Committee decided to delay the required work to put CIL in place in the Plan area until it gained a clear understanding of the future of CIL in Wales. It is also noted, in the context of work carried out regionally for the CIL, that it was likely that it would not be viable to implement it in the Plan area.

CONCLUSION

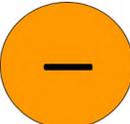
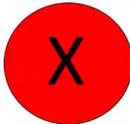
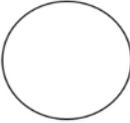
2.33 As noted above, new legislation and plans, and national, regional and local policies and strategies emerged during this monitoring period. Some of them might have implications to the work of the Joint LDP in future. However, none of the contextual changes noted are significant enough so far to suggest that an early review of the Plan is required.

2.34 A subsequent AMR will continue to provide updates on the relevant contextual matters that could impact the implementation of the plan in future.

DRAFT

CHAPTER 3: AN ANALYSIS OF INDICATORS

- 3.1 This chapter assesses whether the associated strategic and supporting policies of the Joint LDP are implemented as intended, and whether the strategy and objectives of the Joint LDP are being delivered. The individual tables in this chapter provides conclusions and appropriate steps (where required) to address any policy implementation matters noted through the monitoring process.
- 3.2 As a visual aid when monitoring the effectiveness of policies and to provide an overview of performance, key indicators and outcomes are shown as follows:

Symbol	Description
	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations.
	The policy target is currently not achieved as anticipated but this is not leading to concerns regarding policy implementation.
	Local policy does not provide expected results and there are resulting concerns regarding Policy implementation.
	There is no conclusion - available data is scarce.

6.1 SAFE, HEALTHY, DISTINCTIVE AND VIBRANT COMMUNITIES

Welsh Language and Culture

The Councils have been preparing a Supplementary Planning Guidance on 'Maintaining and Creating Distinctive and Sustainable Communities'. There was a period of public consultation between December 2018 and January 2019, and a report on the observations received together with officers' recommendations for minor amendments to the Guidance was given to the Joint Panel in March 2019. It is noted that external multi-skilled consultants were commissioned to undertake a critical analysis of the Guidance, prior to public consultation.

When adopted, this SPG will provide detailed guidance, which includes a new and thorough methodology to prepare Language Statements and Assessments that will mean that relevant consideration will be given to the Welsh language when relevant to an application.

The nature of housing applications on new sites that have received consent since the Plan's adoption indicate a substantial percentage of affordable housing with over 60% of these applications on sites for an individual plot. Indeed, for the 7 sites with 11+ housing units, 5 of these are sites designated in the Plan with the other 2 sites providing 100% affordable housing.

This means that new permissions under the Plan thus far, by preparing a high percentage of affordable housing entails that local needs are addressed and this assists to maintain the Welsh language within the Plan's area.

Indicator: D1				
Objective:	SO1	Safeguard and strengthen the Welsh language and culture and promote its use as an essential part of community life.		
Indicator:	Target:	Relevant policy:	PS1	
		Outcome:	Trigger level:	
D1 % Welsh speakers in 2021 in Anglesey and Gwynedd	New developments contribute to maintaining or strengthening the Welsh language in Anglesey and Gwynedd <i>(Note: Direct impact of new development on the use of the Welsh language in individual communities and Plan area is a</i>	AMB 1		Biennial narrative about relevant completed schemes, e.g. under Policy PS 1, Policy TAI 1 – Policy TAI 7, by 2019
		AMB 2		
		AMB 3		
		AMB 4		

	<p><i>difficult area to monitor, given that the Plan can't differentiate on the basis of language ability. The Councils consider a combination of approaches is required in order to monitor the effectiveness of policies, including the indicators set out under this theme.)</i></p>			
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Analysis:

The role of planning is limited to trying to create the best possible circumstances through the Plan's policies to facilitate sustainable development that could increase the percentage of Welsh speakers.

There are a number of policies within the Plan which help to facilitate sustainable development which are:

- Policy TAI 5 'Local Market Housing' which prevents any open market housing within the coastal settlements listed;
- Policy TAI 15 'Affordable Housing Threshold and Distribution' requires an affordable element for the development of 2 or more housing units within Centres and Villages;
- Policy TAI 16 'Exception Sites' supports developments 100% affordable housing;
- Policy TAI 6 'Clusters' and TAI 7 'Conversion of Traditional Buildings in the Open Countryside to Residential Use' only supports affordable housing provision;
- Policy TAI 8 'Appropriate Housing Mix' ensures that all residential development contributes towards improving the balance of housing and meets the identified needs of the whole community;

Policy CYF 1 'Safeguarding, Allocating and Reserving Land and Units for Employment Use' ensures that there are sufficient land for employment opportunities to be provided within the Plan.

The Annual Report of the population who state that they speak Welsh by the ONS is published quarterly, this is the basis of the survey's data. As the data comes from a survey and the results are estimates based on a sample, it is therefore subject to different degrees of sampling variability.

The following table notes figures for the year ending 31 March for 2017 (the last year before the Plan was adopted), 2018 and 2019:

Local Authority	Year ending 31 March 2017		Year ending 31 March 2018		Year ending 31 March 2019	
	Number	%	Number	%	Number	%
Anglesey	42,400	63.5	42,500	63.6	45,500	67.5

Gwynedd	87,600	74.1	89,600	75.5	91,000	76.4
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As shown, these figures note a much higher level than the 2011 Census results that stated there were 57% of Welsh speakers in Anglesey and 65% in Gwynedd. However, as these figures are based on a sample they do not have such a firm basis as the Census figures and they always tend to give a higher % than the Census. However, it should be noted that a recent larger sized sample had approximately a 350% increase in the sample compared to the early years.

Gwynedd Council conducted a housing survey in Gwynedd during 2018, however, the results of the Survey have not yet been published.

Since the Plan's adoption there are 543 new housing units (i.e. sites that did not have permission on the day the Plan was adopted) who have received planning permission up to 31 March 2019. This is via permission for individual houses on 81 sites with the remainder on 47 sites from sites with 2 units to one site of 134 units. Out of the applications that met the threshold for an affordable housing contribution i.e. 2 or more units or within a Cluster or the conversion of an external building namely 465 housing units, 204 affordable units were given permission this means an affordable percentage of 43.9%.

In the period since the Plan's adoption two Joint Housing Land Availability Studies have been produced being the 2018 and 2019 studies. These identify that 1,010 housing units have been completed and 954 of these had planning permission before the Joint LDP was adopted.

Of the 56 housing units given permission and completed since the adoption of the Plan, 35 of these are affordable units which is 62.5% of these units.

Although there is no specific figure for the Percentage of Welsh speakers in the Plan's area the figures in the Annual Population Report indicate an increase compared to the 2011 Census figure.

From the housing units that have received consent since the Plan's adoption date it can be seen that a substantial number of affordable housing have received permission, namely over 40%. In addition, of the units given permission and completed since the Plan's adoption the percentage of affordable housing is over 60%. This means that new permissions under the Plan thus far, by preparing a high percentage of affordable housing entails that local needs are being addressed and this assists to maintain the language within the Plan's area.

It should be noted that the 'Maintaining and Creating Distinctive and Sustainable Communities' Supplementary Planning Guidance has been adopted during the period of this AMR - See D4

Action:

No action. Continue to monitor as part of a follow-up AMR including housing survey findings to assess the impact of different development patterns.

Indicator: D2

Objective:	SO1	Safeguard and strengthen the Welsh language and culture and promote its use as an essential part of community life.		
Indicator:	Target:	Relevant policy:	PS1	
D2 Planning applications permitted where Welsh language mitigation measures are required	Where required, significant harm to the character and the language balance of a community is avoided or suitably mitigated in accordance with Policy PS 1	Outcome:	Trigger level:	
		AMB 1		One planning application permitted in any one year contrary to Policy PS 1
		AMB 2		
		AMB 3		
		AMB 4		

Analysis:

As highlighted in the response to Indicator D1, since the Plan's adoption planning permission has been given to 543 new housing units (i.e. sites that did not have permission on the date the Plan was adopted).

These units have received permission on sites of the sizes highlighted in the table below:

Size of Housing Applications	Number of Sites	Total number of units
1 unit	81	81
2 to 5 units	24	76
6 to 10 units	16	126
11+ units	7	260

Of the 7 sites that are 11+ units in size, 5 of these are on sites designated for housing in the Plan and the other 2 sites which are not designated for housing are applications for 100% affordable housing.

This means that there are no applications that have received planning permission since the Plan's adoption where measures are required to mitigate any significant harm to the Welsh language.

It should be noted that an application for 366 houses in Bangor was refused on appeal as the Inspector was not convinced that the information submitted proved that the development would have an adverse impact on the Welsh language contrary to Strategic Policy PS1.

It should be noted that the 'Maintaining and Creating Distinctive and Sustainable Communities' Supplementary Planning Guidance has been adopted during the period of this AMR - See D4

Action:

No action currently required. Continue to monitor as part of the next AMR.

Indicator: D3				
Objective:	SO1	Safeguard and strengthen the Welsh language and culture and promote its use as an essential part of community life.		
Indicator:	Target:	Relevant policy:	PS1	
		Outcome:	Trigger level:	
D3 Number of planning applications accompanied by a Welsh Language Statement or a Welsh Language Impact Assessment	All relevant planning applications to be accompanied by a Welsh Language Statement or a Welsh Language Impact Assessment, which address factors relevant to the use of the Welsh language in the community as set out in the Supplementary Planning Guidance.	AMB 1		One Welsh Language Statement or Welsh Language Impact Assessment in any one year that doesn't address factors relevant to the use of the Welsh language in the community.
		AMB 2		
		AMB 3		
		AMB 4		
Analysis:				
<p>During the monitoring period, 19 Welsh Language Statements were submitted and no Welsh Language Impact Assessments. 12 Language Statements were received with residential applications, with 4 applications concerning new businesses and 3 with applications for new hotels/accommodation. All the Welsh Language Statements submitted during the monitoring period had followed the main structure of the response template included in the adopted Welsh Language SPG (2009) for Gwynedd / (2007) for Anglesey.</p> <p>It is noted that the SPG Maintaining and Creating Distinctive and Sustainable Communities will be adopted during Quarter 2 of AMR 2. This Guidance includes a detailed guide regarding the circumstances when a Welsh language statement will need to be provided with planning applications. It also gives comprehensive details on how to go about undertaking a Language Statement/Assessment and the information that needs to be included. This should ensure an improvement in Welsh Language Statements submitted by developers in the future.</p>				
Action:				
No action currently required. Continue to monitor as part of the next AMR.				

Indicator: D4			
Objective:	SO1	Safeguard and strengthen the Welsh language and culture and promote its use as an essential part of community life.	
Indicator:	Target:	Relevant policy	PS 1
		Outcome:	Trigger level:
D4 Prepare and adopt a Supplementary Planning Guidance to promote the maintenance and creation of distinctive and sustainable communities	Prepare and adopt a Supplementary Planning Guidance to promote the maintenance and creation of distinctive and sustainable communities within 6 months of the Plan's adoption	AMB 1	Not adopting a Supplementary Planning Guidance within 6 months of the Plan's adoption
		AMB 2	
		AMB 3	
		AMB 4	
<p>Analysis:</p> <p>There was delay before publishing the SPG in order to allow input initially from the Councils' language development officers and to await the publication of additional guidance from Welsh Government. There was further delay prior to publication in order to allow input from the Communities Scrutiny Committee and the Scrutiny Working Group (Gwynedd Council), which has led to additional work, including an independent critical evaluation of the draft SPG consultation version. It is believed that the delay in formulating the SPG has been beneficial.</p> <p>The consultative draft SPG was the subject of a public consultation during December 2018 - January 2019.</p> <p>It is anticipated that the SPG will be adopted during the Annual Monitoring Report 2 period.</p>			
Action:			
Work to produce the SPG will be monitored as part of a follow-up AMR.			

Infrastructure and Developer Contributions

Indicator: D5			
Objective:	SO2	Ensure that appropriate physical or community infrastructure is in place e.g. water supply, health facilities, schools, community facilities, or that it can be provided (e.g. by means of developer contributions) to cope with every kind of development.	
Indicator:	Target:	Relevant policy:	ISA1, ISA2, ISA4, ISA5
		Outcome:	Trigger level:
D5 Number of planning applications granted where new or improved infrastructure has been secured through developer contributions	Where appropriate, new development will address the impact on communities through the provision of new or improved infrastructure in accordance with Policy ISA 1	AMB 1	
		AMB 2	
		AMB 3	
		AMB 4	
Analysis:			
<p>The Plan's policies attempt to ensure that the infrastructure provision is sufficient for new developments. If this is not the case, then financial contributions can be sought from developers to ensure that a sufficient infrastructure capacity exists.</p> <p>No planning permission was granted where there was new or enhanced infrastructure through developer contributions, and no planning application was approved contrary to Policy ISA 1 during the monitoring period. The target to prevent developments from being approved where there is insufficient infrastructure in any one year is therefore being met.</p>			
Action:			
No action currently required. Continue to monitor as part of the next AMR.			

Indicator: D6			
Objective:	SO2	Ensure that appropriate physical or community infrastructure is in place e.g. water supply, health facilities, schools, community facilities, or that it can be provided (e.g. by means of developer contributions) to cope with every kind of development.	
Indicator:	Target:	Relevant policy:	ISA1, ISA2, ISA4, ISA5
		Outcome:	Trigger level:

D6 Number of planning applications for change of use of community facilities	Viable community facilities retained in accordance with Policy ISA 2	AMB 1		One viable community facility lost contrary to Policy ISA 2 in any one year
		AMB 2		
		AMB 3		
		AMB 4		
Analysis:				
<p>Policy ISA 2 aims to protect existing community facilities and encourage the development of new facilities where appropriate. A total of 18 planning applications were submitted where a former community facility would be lost as part of the development (3 former surgeries, 2 former banks, 2 former public houses, 1 former post office and 10 former chapels). However, none of these applications were contrary to Policy ISA 2 as there was evidence that the facilities in question were not viable and/or had not been in use for a period of time.</p> <p>It should be noted, however, that no reference was made to Policy ISA 2 in 10 of the 18 delegated reports for the specific applications in question. It is suggested that it is ensured that a reference to the Policy is made in the follow-on annual reports to ensure transparency and consistency.</p> <p>The target to prevent the loss of viable community facilities developments in any one year is therefore being met.</p>				
Action:				
No action currently required. Continue to monitor as part of the next AMR.				

Infrastructure and Developer Contributions

Open Spaces

Open spaces have an important function within the communities of the Plan's area and this is reflected in the Joint LDP that seeks to safeguard existing open spaces and make it a requirement to provide open spaces to satisfy the needs of the occupiers of new housing.

Since the Plan's adoption policies have protected open spaces in communities and they have also ensured that new open spaces are created, maintained and improved.

Supplementary Planning Guidance - Open Spaces in New Housing Developments

The draft version of this SPG was approved for a public consultation by the Joint Planning Policy Committee on 21 September 2018. This draft was prepared in consultation with officers from the Development Control Units of both Authorities. Prior to this, input was provided by the Joint Local Development Plan Panel on 17 July 2018 with regards to the SPG.

The SPG was subject to a public consultation between 11 October and 22 November 2018 and 8 observations were received. The guidance was adopted on 22 March 2019 by the Joint

Planning Policy Committee. Since the adoption of the guidance it is used as a material planning consideration for relevant planning applications.

Indicator: D7			
Objective:	SO2	Ensure that appropriate physical or community infrastructure is in place e.g. water supply, health facilities, schools, community facilities, or that it can be provided (e.g. by means of developer contributions) to cope with every kind of development.	
Indicator:	Target:	Relevant policy	ISA 4
		Outcome:	Trigger level:
D7 – Number of Planning applications for alternative uses on areas of open space	Amount of open space (ha) in individual settlements retained in accordance with Policy ISA 4.	AMB 1	
		AMB 2	
		AMB 3	
		AMB 4	
Analysis:			
<p>5 applications approved for housing developments on sections of open spaces identified in the plan (on the proposals map) as protected open spaces. Every application complies with the policy criteria:</p> <ul style="list-style-type: none"> • 2 applications in a settlement, where following an assessment of the provision of open spaces it was concluded that there was a general surplus of provision within the community (criterion 1) • 3 applications redeveloping a small section of the open space only (criterion 4) and therefore it was concluded that the proposal would lead to retaining and expanding the facility as a leisure resource. 			
Action:			
No action currently required. Continue to monitor as part of the next AMR.			

Indicator: D8			
Objective:	SO2	Ensure that appropriate physical or community infrastructure is in place e.g. water supply, health facilities, schools, community facilities, or that it can be provided (e.g. by means of developer contributions) to cope with every kind of development.	
Indicator:	Target:	Relevant policy:	ISA 5
		Outcome:	Trigger level:
D8 – Open space (ha) secured in association with residential development of 10 or more units	Provision of new open space if application of the Fields in Trust (FIT) benchmark standards identifies a	AMB 1	
		AMB 2	
		AMB 3	
		AMB 4	
One planning application permitted in any one year not contributing to meeting the open space needs of occupiers of new housing as defined by			

	deficiency of open space in accordance with Policy ISA 5			the FiT benchmark standard contrary to Policy ISA 5
Analysis:				
<p>Policy ISA 5 states that new housing proposals for 10 or more dwellings, in areas where existing open space cannot meet the needs of the proposed housing development, will be expected to provide suitable provision of open spaces. 6 applications for 10 or more dwellings have been approved since the Plan's adoption.</p> <ul style="list-style-type: none"> • 4 developments did not need a provision/financial contribution as there were plenty of open spaces in the community (including 1 application on appeal), • 1 application had given a provision of 261m2 and a new crossing to the open space over the road to the development, • 1 gave a financial contribution of £3,800. 				
Action:				
No action currently required. Continue to monitor as part of the next AMR.				

Indicator: D9				
Objective:	SO2	Ensure that appropriate physical or community infrastructure is in place e.g. water supply, health facilities, schools, community facilities, or that it can be provided (e.g. by means of developer contributions) to cope with every kind of development.		
Indicator:	Target:	Relevant policy:	ISA4, ISA5	
		Outcome:	Trigger level:	
D9 – Preparation of Supplementary Planning Guidance relating to provision of open spaces in new housing developments	Prepare and adopt the Supplementary Planning Guidance relating to the provision of open spaces within new housing developments within 12 months of the Plan's adoption	AMB 1		Not adopting a Supplementary Planning Guidance within 12 months of the Plan's adoption
		AMB 2		
		AMB 3		
		AMB 4		
Analysis:				
<p>The revised SPG was formally adopted by the Joint Planning Policy Committee on 22 March, 2019, following a period of public consultation (11 October and 22 November 2018).</p> <p>As the Planning Guidance has been adopted in March 2019, it is not within the 12 month target from when the Plan was adopted. Despite the fact that the target has not been reached as anticipated, it was adopted within the AMR 1 period.</p>				
Action:				

Target has been met. No need to continue to monitor.

Indicator: D10

Objective:	SO2	Ensure that appropriate physical or community infrastructure is in place e.g. water supply, health facilities, schools, community facilities, or that it can be provided (e.g. by means of developer contributions) to cope with every kind of development.
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Indicator:	Target:	Relevant policy:	ISA1, ISA2, ISA4, ISA5
		Outcome:	Trigger level:
D10 Preparation of Supplementary Planning Guidance relating to planning obligations	Prepare and adopt the Supplementary Planning Guidance relating to planning obligations within 6 months of the Plan's adoption	AMB 1	
		AMB 2	
		AMB 3	
		AMB 4	
Not adopting a Supplementary Planning Guidance within 6 months of the Plan's adoption			

Analysis:

The draft version of the Supplementary Planning Guidance on Planning Obligations was consulted upon between 21 February and 4 April 2019 for a period of six weeks.

It is anticipated that the SPG will be adopted during the Annual Monitoring Report 2 period.

Action:

Work to produce the SPG will be monitored as part of a follow-up AMR.

Sustainable Transport, Development and Accessibility

Indicator: D11

Objective:	SO3	Improve and maintain safe, efficient, high quality, modern and integrated transport networks to employment, services and education/ training facilities particularly by foot, bicycle and public transport, thus reducing where possible the number of journeys in private cars.
	SO4	Maximise the opportunities of Holyhead as a major international gateway and the A55, E22 Trans European

		network route and the A5025, A487, A470 as key transportation corridors:									
		<p>Key outputs:</p> <ul style="list-style-type: none"> • The Plan’s strategy and policies will have contributed to creating more communities with over 70% of Welsh speakers; • No community infrastructure will have been lost unless evidence has shown it was not critical to the community; • Development will be located in order to provide opportunities for people to undertake the full journey to work or part of it on foot, by bicycle or on buses and trains • New roads or essential improvements to roads on the present road network will have been provided. 									
Indicator:	Target:	Relevant policy:	TRA 1, TRA 2, TRA 3, TRA 4								
		Outcome:	Trigger level:								
D11 – Preparation of Supplementary Planning Guidance relating to parking standards	Prepare and adopt the Supplementary Planning Guidance relating to parking standards within 12 months of the Plan’s adoption	<table border="1"> <tr> <td>AMB 1</td> <td></td> </tr> <tr> <td>AMB 2</td> <td></td> </tr> <tr> <td>AMB 3</td> <td></td> </tr> <tr> <td>AMB 4</td> <td></td> </tr> </table>	AMB 1		AMB 2		AMB 3		AMB 4		Not adopting a Supplementary Planning Guidance within 12 months of the Plan’s adoption
AMB 1											
AMB 2											
AMB 3											
AMB 4											
Analysis:											
<p>The policy target is currently not achieved as anticipated but this does not lead to concerns regarding policy implementation.</p> <p>The timescale for adopting a revised Supplementary Planning Guidance (SPG) on Parking Standards has been set for Quarter 2 in 2018/19. This target has not been achieved due to changes in the LDP schedule of works and resource priorities.</p> <p>However, both local planning authorities have ‘saved’ SPGs from their Unitary Development Plans and can also refer to national guidance when determining new applications.</p> <p>As the new LDP policy on Parking Standards is in line with national guidance it is not felt that the slippage in the delivery of a new SPG has been detrimental to the decision-making process, although it is acknowledged that a new SPG that more fully reflects and expands upon the new LDP policy and will provide guidance that links in with the policy requirements.</p>											
Action:											
No action currently required. Continue to monitor as part of the next AMR.											

Indicator: D12			
Objective:	SO3	Improve and maintain safe, efficient, high quality, modern and integrated transport networks to employment, services and education/ training facilities particularly by foot, bicycle and public transport, thus reducing where possible the number of journeys in private cars.	
	SO4	<p>Maximise the opportunities of Holyhead as a major international gateway and the A55, E22 Trans European network route and the A5025, A487, A470 as key transportation corridors:</p> <p>Key outputs:</p> <ul style="list-style-type: none"> • The Plan's strategy and policies will have contributed to creating more communities with over 70% of Welsh speakers; • No community infrastructure will have been lost unless evidence has shown it was not critical to the community; • Development will be located in order to provide opportunities for people to undertake the full journey to work or part of it on foot, by bicycle or on buses and trains • New roads or essential improvements to roads on the present road network will have been provided. 	
Indicator:	Target:	Relevant policy:	TRA 1, TRA 2, TRA 3, TRA 4
D12 – Number of planning applications accompanied by a Travel Assessment	All relevant planning applications above the relevant thresholds identified in Policy TRA 1 accompanied by a Travel Assessment	Outcome:	
		AMB 1	
		AMB 2	
		AMB 3	
		AMB 4	
		Trigger level:	One planning application submitted in any one year not accompanied by a Travel Assessment as required by Policy TRA 1
Analysis:			

5 applications in Gwynedd and 12 applications in Anglesey have been accompanied with a Travel Assessment during the monitoring period. No applications were received without a Travel Assessment when required.

The policy is clear and requests an assessment based upon the thresholds set out in 'Table 6: Scale of development requiring transport assessment'. Officers request an assessment at the point of pre-application enquiry or planning application stage.

Action:

No action currently required. Continue to monitor as part of the next AMR.

Indicator: D13

Objective:	SO3	Improve and maintain safe, efficient, high quality, modern and integrated transport networks to employment, services and education/ training facilities particularly by foot, bicycle and public transport, thus reducing where possible the number of journeys in private cars.
	SO4	Maximise the opportunities of Holyhead as a major international gateway and the A55, E22 Trans European network route and the A5025, A487, A470 as key transportation corridors: Key outputs: <ul style="list-style-type: none"> The Plan's strategy and policies will have contributed to creating more communities with over 70% of Welsh speakers; No community infrastructure will have been lost unless evidence has shown it was not critical to the community; Development will be located in order to provide opportunities for people to undertake the full journey to work or part of it on foot, by bicycle or on buses and trains New roads or essential improvements to roads on the present road network will have been provided.

Indicator:	Target:	Relevant policy:	TRA 1, TRA 2, TRA 3, TRA 4
		Outcome:	Trigger level:
D13 – The number of applications permitted within sites/areas	No planning applications permitted that are harmful to	AMB 1	
		AMB 2	
		AMB 3	
		One planning application permitted in any one year contrary to Policy TRA 1	

		<ul style="list-style-type: none"> The Plan's strategy and policies will have contributed to creating more communities with over 70% of Welsh speakers; No community infrastructure will have been lost unless evidence has shown it was not critical to the community; Development will be located in order to provide opportunities for people to undertake the full journey to work or part of it on foot, by bicycle or on buses and trains New roads or essential improvements to roads on the present road network will have been provided. 									
Indicator:	Target:	Relevant policy:	TRA 1, TRA 2, TRA 3, TRA 4								
		Outcome:	Trigger level:								
D14 – Delivery of Llangefni Link Road (Phase 4)	Phase 4 of the Llangefni Link Road is delivered by end 2018/2019	<table border="1"> <tr> <td>AMB 1</td> <td></td> </tr> <tr> <td>AMB 2</td> <td></td> </tr> <tr> <td>AMB 3</td> <td></td> </tr> <tr> <td>AMB 4</td> <td></td> </tr> </table>	AMB 1		AMB 2		AMB 3		AMB 4		Failure to deliver Phase 4 of Llangefni Link Road by end 2018/2019
AMB 1											
AMB 2											
AMB 3											
AMB 4											
Analysis:											
Phase 4 of the Llangefni Link Road opened to the public in December 2017, with all works completed by March 2018.											
Phase 3 of the link road is due to finish in 2019.											
Action:											
No further monitoring is necessary as Phase 4 of the Llangefni Link Road has been completed.											

Indicator: D15		
Objective:	<p>SO3</p> <p>SO4</p>	<p>Improve and maintain safe, efficient, high quality, modern and integrated transport networks to employment, services and education/ training facilities particularly by foot, bicycle and public transport, thus reducing where possible the number of journeys in private cars.</p> <p>Maximise the opportunities of Holyhead as a major international gateway and the A55, E22 Trans European network route and the A5025, A487, A470 as key transportation corridors:</p> <p>Key outputs:</p>

		<ul style="list-style-type: none"> • The Plan’s strategy and policies will have contributed to creating more communities with over 70% of Welsh speakers; • No community infrastructure will have been lost unless evidence has shown it was not critical to the community; • Development will be located in order to provide opportunities for people to undertake the full journey to work or part of it on foot, by bicycle or on buses and trains • New roads or essential improvements to roads on the present road network will have been provided. 	
Indicator:	Target:	Relevant policy:	TRA 1, TRA 2, TRA 3, TRA 4
		Outcome:	Trigger level:
D15 – Delivery of improvements to the A5025	Applications for improvements required to the A5025 (on line and off line) are submitted as planning applications to the Isle of Anglesey County Council and/ or as part of the Wylfa Newydd DCO application (where appropriate) by December 2017	AMB 1	
		AMB 2	
		AMB 3	
		AMB 4	
Analysis:			
<p>One application relating to the A5025 has been approved with conditions. This is 27C106E/FR/ECON, which is an application for improvements to the existing highway. This application was registered on 6th December 2017.</p> <p>The consultation period for professional/statutory consultees was issued on 12th December 2017 and allowed consultees 21 days to respond up to 2nd January 2018. A number of consultation responses have been received including responses outside the minimum statutory consultation period which have been taken into account. Permission was granted on 13th July 2018.</p>			
Action:			
No action currently required. Continue to monitor as part of the next AMR.			

6.2 SUSTAINABLE LIVING

Sustainable Development and Climate Change

Indicator: D16			
Objective:	SO5	Ensuring that development in the Plan area supports the principles of sustainable development and creates sustainable communities whilst respecting the varied role and character of the centres, villages and Countryside	
	SO6	Minimize, adapt and mitigate the impacts of climate change. This will be achieved by: <ul style="list-style-type: none"> ensuring that highly vulnerable development is directed away from areas of flood risk wherever possible; reduce the need for energy and other resources in developments; promote renewable and low carbon energy production within the area; make use of suitable previously developed land and unoccupied buildings or ones that are not used to their full capacity, where available; manage, protect and enhance the quality and quantity of the water environment and reduce water consumption. 	
Indicator:	Target:	Relevant policy:	PS 1
		Outcome:	Trigger level:
D16 Prepare and adopt a Supplementary Planning Guidance to promote the maintenance and creation of distinctive and sustainable communities	Prepare and adopt a Supplementary Planning Guidance to promote the maintenance and creation of distinctive and sustainable communities within 6 months of the Plan's adoption	AMB 1	
		AMB 2	
		AMB 3	
		AMB 4	
			Not adopting a Supplementary Planning Guidance within 6 months of the Plan's adoption
Analysis:			

There was delay before publishing the SPG in order to allow input initially from the Councils' language development officers and to await the publication of additional guidance from Welsh Government. There was further delay prior to publication in order to allow input from the Communities Scrutiny Committee and the Scrutiny Working Group (Gwynedd Council), which has led to additional work, including an independent critical evaluation of the draft SPG consultation version. It is believed that the delay in formulating the SPG has been beneficial.

The consultative draft SPG was the subject of a public consultation during December 2018 - January 2019.

It is anticipated that the SPG will be adopted during the Annual Monitoring Report 2 period.

Action:

Work to produce the SPG will be monitored as part of a follow-up AMR.

Indicator: D17

Objective:	SO5	Ensuring that development in the Plan area supports the principles of sustainable development and creates sustainable communities whilst respecting the varied role and character of the centres, villages and Countryside
	S06	Minimize, adapt and mitigate the impacts of climate change. This will be achieved by: <ul style="list-style-type: none"> ensuring that highly vulnerable development is directed away from areas of flood risk wherever possible; reduce the need for energy and other resources in developments; promote renewable and low carbon energy production within the area; make use of suitable previously developed land and unoccupied buildings or ones that are not used to their full capacity, where available; manage, protect and enhance the quality and quantity of the water environment and reduce water consumption.

Indicator:	Target:	Relevant Policy	PS 5, PS6, PCYFF 1 & PCYFF 2, ADN 1, ADN 2, ADN3
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		Outcome:	Trigger Level:
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D17 - Number of planning applications	No planning applications permitted	AMB 1		One planning application permitted in any one year
		AMB 2		
		AMB 3		

permitted by TAN 15 category in C1 floodplain areas	within C1 floodplain areas not meeting all the tests set out in TAN15	AMB 4		within C1 floodplain not meeting all TAN15 tests
Analysis:				
<p>27 planning applications (full/outline) were permitted on sites that were wholly/partly within a C1 flood zone. As part of the process of assessing the planning applications information was collected regarding the compliance of the planning applications with the tests contained in Technical Guidance Note 15 (Flooding). It was concluded that the applications approved were in compliance with the policies of PS 5, PS6, 1 PCYFF & PCYFF 2 of the joint LDP. Therefore it is considered that the policies are being implemented effectively.</p>				
Action:				
No action currently required. Continue to monitor as part of the next AMR.				

Indicator: D18				
Objective:	SO5	Ensuring that development in the Plan area supports the principles of sustainable development and creates sustainable communities whilst respecting the varied role and character of the centres, villages and Countryside		
	SO6	<p>Minimize, adapt and mitigate the impacts of climate change. This will be achieved by:</p> <ul style="list-style-type: none"> ensuring that highly vulnerable development is directed away from areas of flood risk wherever possible; reduce the need for energy and other resources in developments; promote renewable and low carbon energy production within the area; make use of suitable previously developed land and unoccupied buildings or ones that are not used to their full capacity, where available; manage, protect and enhance the quality and quantity of the water environment and reduce water consumption. 		
Indicator:	Target:	Relevant Policy	PS 5, PS6, PCYFF 1 & PCYFF 2, ADN 1, ADN 2, ADN3	
		Outcome:	Trigger Level:	
D18 - Number of planning applications	No planning applications for highly	AMB 1		One planning application permitted for highly vulnerable development
		AMB 2		
		AMB 3		

for highly vulnerable development permitted in C2 floodplain areas	vulnerable development permitted in C2 floodplain areas	AMB 4		in C2 floodplain areas in any one year
Analysis:				
<p>One planning application (convert an empty chapel into a dwelling) was approved for a type of development that would be considered as a 'highly vulnerable development' in accordance with Figure 2 of Technical Advice Note 15 (Floods) and does not comply with tests contained in Technical Advice Note 15 (Floods). The Planning Committee approved the planning application, contrary to the officer's recommendation. The application was not referred to the Welsh Government by Natural Resources Wales.</p> <p>Apart from the above application, a conclusion was reached that the approved applications complied with policies PS 5, PS6, PCYFF 1 and PCYFF 2, and consequently it is considered that the policies are implemented effectively.</p>				
Action:				
<p>It is noted that the trigger level has been reached, however it is believed that there is a need to continue to monitor as part of the next AMR and to consider whether there is need for training in terms of implementing the Policy and the requirements in terms of C2 zones and development that is highly vulnerable.</p>				

Indicator: D19			
Objective:	SO5	Ensuring that development in the Plan area supports the principles of sustainable development and creates sustainable communities whilst respecting the varied role and character of the centres, villages and Countryside	
	S06	<p>Minimize, adapt and mitigate the impacts of climate change. This will be achieved by:</p> <ul style="list-style-type: none"> ensuring that highly vulnerable development is directed away from areas of flood risk wherever possible; reduce the need for energy and other resources in developments; promote renewable and low carbon energy production within the area; make use of suitable previously developed land and unoccupied buildings or ones that are not used to their full capacity, where available; manage, protect and enhance the quality and quantity of the water environment and reduce water consumption. 	
Indicator:	Target:	Relevant Policy	PS 5, PS6, PCYFF 1 & PCYFF 2, ADN 1, ADN 2, ADN3
		Outcome:	Trigger Level:

D19 - Number of planning applications for new development on previously developed land (brownfield redevelopment and conversions of existing buildings) expressed as a % of all development per annum	Maintain or increase proportion of new development permitted on previously developed land (brownfield redevelopment and conversions of existing buildings) compared to average % recorded during 2015/2016 – 2016/2017	AMB 1		Decrease in proportion of development permitted on previously developed land (brownfield redevelopment and conversions of existing buildings) for 2 consecutive years
		AMB 2		
		AMB 3		
		AMB 4		

Analysis:

% of previously developed land:

- Anglesey** 2015-2016 = 20.72ha (61%)
Anglesey 2016-2017 = 28.00ha (50%)
Anglesey 2017-2018 = 13.81ha (49%)
Anglesey 2018-2019 = 4.33ha (21%)
- Gwynedd** 2015-2016 = 14.54ha (44%)
Gwynedd 2016-2017 = No data available, method of entering the data was under review during this period
Gwynedd 2017-2018 = 12.82ha (64%)
Gwynedd 2018-2019 = No data available due to staff resources/technical issues.

Due to rural nature of the area, opportunities for development of previously developed land is largely limited to numerous small sites. Whilst development is guided towards the use of these sites in the first instance pressure for greenfield development is inevitable particularly as a result of the nature of proposals, e.g. renewable energy schemes, local housing, rural diversification schemes and tourist related development.

Not enough information available to fully monitor this indicator in Gwynedd.

Action:

No action currently required. Continue to monitor as part of the next AMR.

Indicator: D20

Objective:	SO5	Ensuring that development in the Plan area supports the principles of sustainable development and creates sustainable communities whilst respecting the varied role and character of the centres, villages and Countryside
	SO6	Minimize, adapt and mitigate the impacts of climate change. This will be achieved by:

		<ul style="list-style-type: none"> ensuring that highly vulnerable development is directed away from areas of flood risk wherever possible; reduce the need for energy and other resources in developments; promote renewable and low carbon energy production within the area; make use of suitable previously developed land and unoccupied buildings or ones that are not used to their full capacity, where available; manage, protect and enhance the quality and quantity of the water environment and reduce water consumption. 	
Indicator:	Target:	Relevant Policy	PS 5, PS6, PCYFF 1 & PCYFF 2, ADN 1, ADN 2, ADN3
		Outcome:	Trigger Level:
D20 - Number of planning applications Permitted outside development boundaries	No Planning applications permitted outside development boundaries that do not meet the requirements of Policy PCYFF 1 and other relevant policies	AMB 1	
		AMB 2	
		AMB 3	
		AMB 4	
One Planning application permitted outside development boundaries that does not meet the requirements of policy PCYFF 1 and other relevant policies in the Plan in any one year.			
Analysis:			
<p>A total of 1226 planning applications have been approved outside the development boundaries. Most of these are householder applications or applications for the verification of conditions for approved planning applications. There are also a number of applications for rural development including for example tourism, employment, highways and agricultural development.</p> <p>With regard to housing applications located outside the development boundaries, there are:</p> <ul style="list-style-type: none"> 6 exception sites which conform with policy TAI 16; 3 applications for new dwellings in clusters which comply with policy TAI 6; 4 applications for replacement dwellings which comply with policy TAI 13; 1 application located in open countryside which complies with the requirement of a rural enterprise dwelling. 			
Action:			
No action currently required. Continue to monitor as part of the next AMR.			

Indicator: D21			
Objective:	SO5	Ensuring that development in the Plan area supports the principles of sustainable development and creates sustainable communities whilst respecting the varied role and character of the centres, villages and Countryside	
	SO6	Minimize, adapt and mitigate the impacts of climate change. This will be achieved by: <ul style="list-style-type: none"> ensuring that highly vulnerable development is directed away from areas of flood risk wherever possible; reduce the need for energy and other resources in developments; promote renewable and low carbon energy production within the area; make use of suitable previously developed land and unoccupied buildings or ones that are not used to their full capacity, where available; manage, protect and enhance the quality and quantity of the water environment and reduce water consumption. 	
Indicator:	Target:	Relevant policy:	PS 1
		Outcome:	Trigger level:
D21 Number of planning applications for standalone renewable energy development granted, per technology, area (Anglesey and Gwynedd Local Planning Authority area) and recorded energy output (GWh)	50% of the renewable energy potential (1,113.35 GWh) delivered by 2021 to address electricity demand	AMB 1	The amount of energy output from renewable energy sources is 10% or more below the requirements set in the Policy Target
		AMB 2	
		AMB 3	
		AMB 4	
100% of the renewable energy potential (2,226.7 GWh) delivered by 2026 to address electricity demand			
50% of the renewable energy potential (23.65 GWh) delivered by 2021 to address heat demand			
100% of the renewable energy potential (47.3 GWh) delivered by			

	2026 to address heat demand			
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Analysis:

The policies in the JLDP support applications for appropriate renewable energy generation developments. This is the first AMR and therefore no trends can be established this early in the monitoring process.

As of this monitoring period the GWh granted planning permission by different technology type are outlined below:

Type	Number of Applications	GWh
Hydro	2	0.862
Solar	3	47.2
On Shore Wind (micro)	3	0.35
Solar (Micro)	2	0.044
Total	8	48.5

While this is low it is recognised that one large development could deliver a significant amount of renewable energy. This indicator is one that has a target which needs to be met by 2021 and therefore we will continue to monitor in the subsequent AMRs. The low level of applications granted planning permission reflects the decline in the number of applications submitted over recent years rather than applications being refused by the Local Planning Authorities.

Tables 7 and 8 within the JLDP identifies an installed capacity of 159.6 (MWe) and 12.4 (MWt) within the Plan area at 2016. In the latest 'Energy Generation in Wales' (2017 figures) published by the Welsh Government the total installed heat and electricity capacity for Anglesey and Gwynedd was 225MW which gave an estimated generation of 381GWh. This is an increase of 53MW from that identified in tables 7 and 8 of the JLDP.

This indicator is one that has a target which needs to be met by 2021 and therefore we will continue to monitor in the subsequent AMRs.

Action:

No action currently required. Continue to monitor as part of the next AMR.

Indicator: D22

Objective:	SO5	Ensuring that development in the Plan area supports the principles of sustainable development and creates sustainable communities whilst respecting the varied role and character of the centres, villages and Countryside
	SO6	Minimize, adapt and mitigate the impacts of climate change. This will be achieved by:

		<ul style="list-style-type: none"> ensuring that highly vulnerable development is directed away from areas of flood risk wherever possible; reduce the need for energy and other resources in developments; promote renewable and low carbon energy production within the area; make use of suitable previously developed land and unoccupied buildings or ones that are not used to their full capacity, where available; manage, protect and enhance the quality and quantity of the water environment and reduce water consumption. 	
Indicator:	Target:	Relevant policy: PS1	
		Outcome: Trigger level:	
D22 Prepare and adopt a Supplementary Planning Guidance relating to standalone renewable energy technology	Prepare and adopt a Supplementary Planning Guidance within 18 months of the Plan's adoption	AMB 1 	Not adopting a Supplementary Planning Guidance within 18 months of the Plan's adoption
		AMB 2	
		AMB 3	
		AMB 4	
Analysis:			
<p>There was a delay in the timetable for providing this SPG due to the Unit's lack of resources and the need to prioritise other SPGs that took longer to prepare and report through the Committees of both Councils.</p> <p>There has been a substantial fall in the number of applications for independent renewable energy plans within the Plan area, which potentially reflects the move toward preparing developments in the sea and a reduction in the available grants for such developments on land.</p> <p>With the process of preparing other SPGs ending early in the AMR 2 period, there will be an opportunity to prepare an SPG for this field.</p>			
Action:			
Prepare the Independent Renewable Energy SPG during the AMR 2 period.			

Indicator: D23			
Objective:	SO5	Ensuring that development in the Plan area supports the principles of sustainable development and creates sustainable communities whilst respecting the varied role and character of the centres, villages and countryside	
	SO6	Minimize, adapt and mitigate the impacts of climate change. This will be achieved by: <ul style="list-style-type: none"> ensuring that highly vulnerable development is directed away from areas of flood risk wherever possible; reduce the need for energy and other resources in developments; promote renewable and low carbon energy production within the area; make use of suitable previously developed land and unoccupied buildings or ones that are not used to their full capacity, where available; manage, protect and enhance the quality and quantity of the water environment and reduce water consumption. 	
Indicator:	Target:	Relevant Policy:	PS 5, PS6, PCYFF 1 & PCYFF 2, ADN 1, ADN 2, ADN3
		Outcome:	Trigger Level:
D23 - Average density of permitted housing developments in the Plan area.	Minimum average net density of 30 housing units per hectare achieved overall in the Plan area.	AMB 1	
		AMB 2	
		AMB 3	
		AMB 4	
		Failure to achieve an overall minimum average net density of 30 housing units per hectare in the Plan area for two consecutive years, unless it is justified by Policy PCYFF 2.	
Analysis:			

New permissions only - All permissions

The Plan Area = 18.51ha/543 units = 29.3 unit per hectare

New applications only - 5 or more new units

The Plan Area = 12.2ha/401 unit = 32.9 unit per hectare

The information above is relevant for new permissions and applications to reconsider or extend the expiry date of the previous permission. These are all applications where the requirements of the Joint Local Development Plan would need to be considered. Therefore, it does not consider applications for reserved matters where the principle of the permission had already been given prior to adopting the Plan, nor does it consider certificates of lawfulness for residential use. Neither does it consider any permissions for demolishing and rebuilding houses, i.e. where there is no increase in the number of units.

Based on all approved eligible developments, the average density is slightly lower than the target of 30 units per hectare. However, it is not believed that this would mean the need to review the Plan.

The average density is not much lower than the target figure of 30 units per hectare. When considering the permissions for major residential sites only, those for five or more units, it can be seen that the average density is above the figure of 30 units per hectare. Therefore, it is noted that the expected density is delivered on new developments of a substantial size, and that the density on smaller sites brings the average figure down. The average density of all relevant single units that have been approved in the Plan's area during the AMR period (80 units on 4.71 hectares) is only 17.0 units per hectare. The ability to demand a higher density on individual plots is more challenging based on aspects such as the density of adjacent developments and the character of a settlement.

Action:

No action currently required. Continue to monitor as part of the next AMR.

Indicator: D24

Objective:	SO7	Ensure that all new development meets high standards in terms of quality of design, energy efficiency, safety, security (persons and property) and accessibility, relates well to existing development, enhances public realm and develops locally distinctive quality places.		
Indicator:	Target:	Relevant policy:	PCYFF 2, PCYFF 3, PCYFF 4	
		Outcome:	Trigger level:	
D24 – Prepare and adopt a Supplementary Planning Guidance on design matters	Prepare and adopt a Supplementary Planning Guidance	AMB 1		Not adopting a Supplementary Planning Guidance within 12 months of adoption
		AMB 2		
		AMB 3		
		AMB 4		

	on design matters within 12 months of adoption			
Analysis:				
<p>The policy target is currently not achieved as anticipated but this does not lead to concerns regarding policy implementation.</p> <p>The timescale for adopting a revised Supplementary Planning Guidance (SPG) on Design has been set for Quarter 4 in 2017/18. This target has not been achieved due to changes in the LDP schedule of works and resource priorities.</p> <p>However, both local planning authorities have 'saved' SPGs from their Unitary Development Plans and can also refer to national guidance when determining new applications.</p> <p>As the new JLDP policy on Design is in line with National Guidance it is not felt that the slippage in the delivery of a new SPG has been detrimental to the decision-making process, although it is acknowledged that a new SPG that more fully reflects and expands upon the new JLDP policy must be produced in the near future.</p>				
Action:				
<p>Research on contemporary design standards and guidance is currently underway. This work will lead onto the preparation of a new Design SPG.</p>				

Indicator: D25				
Objective:	SO8	Ensure that settlements are sustainable, accessible and meet all the needs of their communities in accordance with their role in the settlement hierarchy		
Indicator:	Target:	Relevant Policy:	PS 17	
		Outcome:	Trigger Level:	
D25 - Number of new housing permitted per category in the Settlement Hierarchy set out in Policy PS 17, expressed as a % of all development developed per annum	From the date of adoption, number of housing units permitted per category of settlement, expressed as a % of all residential development, is in accordance with the requirements of Policy PS 17, which is as follows: Sub-regional Centre & Urban Service Centres = 53%	AMB 1		From the date of adoption the number of housing units permitted over 2 consecutive years, expressed as a % of all residential development, in the: <ul style="list-style-type: none"> Sub Regional Centre and Urban Service Centre and the Local Service Centres falls below the % requirement; Villages, Clusters and countryside is higher than the % requirement
		AMB 2		
		AMB 3		
		AMB 4		

	Local Service Centres = 22% Villages, Clusters & countryside = 25%			
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Analysis:

It is noted that the trigger level refers to two consecutive years. Since this is the first AMR, it will be important to establish the period for AMR2 in relation to the percentage of residential units approved per settlement category. It will be important to consider information from 2019/20 together with the information below in order to carry out a full assessment of this indicator.

The information is relevant for new permissions and applications to reconsider or extend the expiry date of the previous permission. These are all applications where the requirements of the Joint Local Development Plan would need to be considered. Therefore, it does not consider applications for reserved matters where the principle of the permission had already been given, nor does it consider certificates of lawfulness for residential use. Neither does it consider any permissions for demolishing and rebuilding houses, i.e. where there is no increase in the number of units.

Tier	Number of units approved	Percentage of all residential permissions
Sub-regional Centre and Urban Service Centres	298	55%
Local Service Centres	127	23%
Villages, Clusters and the Countryside	118	22%
Total	543	-

The information in the table is in-keeping effectively with the target and what is noted in the trigger level. The percentage of permissions granted in the Sub-regional Centre and Urban Service Centres is slightly higher than the policy target, whilst the percentage for the Local Service Centres is exactly in-keeping with the target in the policy. It is noted that the percentage for Villages, Clusters and the Countryside is slightly lower than the target figure.

What has been approved is therefore consistent with the Plan's strategy and what it is attempting to achieve with regard to this aspect. The information from this indicator will be reviewed further at the time of AMR 2.

See appendix 3 for maps showing the distribution of residential planning permissions.

Action:

No action currently required. Continue to monitor as part of the next AMR.

6.3 ECONOMY AND REGENERATION

National Significant Infrastructure projects and Related Developments

Wylfa Newydd

Horizon submitted a Development Consent Order for the development of a new nuclear power station on 1 June 2018. The application is currently the subject of an examination by a Panel of Planning Inspectors appointed by the Secretary of State for the Ministry of Housing, Communities and Local Government. At the end of the examination, the Panel will have three months to submit a report to the Secretary of State for Business, Energy and Industrial Strategy, outlining its conclusions and its recommendation with regard to whether permission should be granted. The final decision will be made by the Secretary of State. The examination is programmed to end on 23 April 2019 and the decision in relation to the application expected before the end of October 2019 (which is outside this year's Annual Monitoring Report period).

On 17 January 2019, Hitachi announced its intention to delay the proposal of developing the new Nuclear Power Station; however, Horizon confirmed to the Panel (Planning Inspectors) that it will continue to put resources aside to ensure that the process of examining the application is completed. In Horizon's opinion, completing this step in the process of being granted planning permission will be of aid to provide the best opportunity of recommencing the project in a timely manner if other essential conditions could be fulfilled in terms of the need for a new financial model.

Despite the delay with the plans associated with the development of the new power station, the site is still one of the main sites to build a new nuclear power station in the UK.

Based on the information currently to hand, if it is granted permission, this will be a material planning consideration for the Plan area and the region. Currently there isn't any certainty regarding when the work of implementing any planning permission is likely to start and if this will be during the lifespan of the Joint Local Development Plan.

National Grid

Associated with the Wylfa Newydd development for a new nuclear power station, the National Grid submitted a Development Consent Order on 7 September 2018. This application was part of the North Wales Connections Project to install a 400kV electric connection from the proposed Wylfa Newydd development.

Due to Hitachi's decision to delay with the proposal of developing the new Nuclear Power Station, on 20 February 2019, the National Grid formally withdrew its application for a Development Consent Order. Consequently, neither the Examining Authority nor the Planning Inspectorate will not consider the application further.

Supplementary Planning Guidance - Wylfa Newydd (2018) (relevant to the Isle of Anglesey Local Planning Authority area only)

The original Supplementary Planning Guidance was adopted by the Isle of Anglesey County Council (IACC) in July 2014. In the period since adopting the Guidance, it became evident that fundamental amendments needed to be made to the Guidance by carrying out a review of its content. The need to amend the Guidance was based on:

- Amendments to local planning policy - in light of adopting the Joint Local Development Plan (Gwynedd and Anglesey).
- Legislative changes - need to ensure that the Guidance is in-keeping with the Wales Act 2017. The Wales Act 2017 enables project promoters (i.e. Horizon) to include associated developments (such as a park and ride car park, temporary worker accommodation, etc.) within the Development Consent Order. The SPG needs to be updated to reflect this latest change in legislation. Other new key legislations, such as the Well-being of Future Generations Act 2015 and the Environment (Wales) Act 2016 must also be reflected in the amended SPG.
- Project updates - Horizon has offered a number of updates to the project since adopting the SPG in 2014. It was considered appropriate to amend the Guidance in order to reflect and respond to these needs.

The amended SPG was formally adopted by the Full Council on 15 May 2018, following a period of public consultation (11 January - 22 February 2018).

Indicator: D26				
Objective:	SO9	Support and capitalise on the development of the Wylfa Newydd Project and associated development to maximise socio-economic opportunities for local business and sustainable employment opportunities for local people, including facilitating a suitable network of Wylfa Newydd project related associated development sites while ensuring that adverse effects of the Wylfa Newydd project on the local communities are appropriately avoided, or mitigated and where appropriate legacy benefits are provided.		
Indicator:	Target	Relevant Policy:		PS 8, PS 9, PS 10, PS 11, PS 12
		Outcome:		Trigger Level:
D26 – Stage in the application for Development Consent Order (DCO) in relation to Wylfa Newydd)	Application for Wylfa Newydd DCO submitted for approval by December 2017.	AMB 1		Horizon Nuclear Power fails to submit an application for DCO by December 2017.
		AMB 2		
		AMB 3		
		AMB 4		Horizon Nuclear Power fails to obtain approval of DCO application by December 2018.
Analysis:				
The Development Consent Order application was submitted on 1 June 2018. The Public Inquiry is programmed to end on 23 April 2019. The findings and conclusions of the Inquiry, along with the recommendations of the independent Inspectors, are expected on or before 23 July 2019. A decision is expected to be made by the Secretary of State by 23 October 2019.				
The slippage in the timescale in terms of submitting the Development Consent Order is beyond the control of the Local Planning Authorities.				
Action:				

No action currently required. Continue to monitor as part of the next AMR.

Indicator: D27

Objective:	SO9	Support and capitalise on the development of the Wylfa Newydd Project and associated development to maximise socio-economic opportunities for local business and sustainable employment opportunities for local people, including facilitating a suitable network of Wylfa Newydd project related associated development sites while ensuring that adverse effects of the Wylfa Newydd project on the local communities are appropriately avoided, or mitigated and where appropriate legacy benefits are provided.
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Indicator:	Target	Relevant Policy:	PS 8, PS 9, PS 10, PS 11, PS 12								
		Outcome:	Trigger Level:								
D27 – Status of application to DECC for final approval	Wylfa Newydd project gets approval / “sign off” from DECC by December 2019.	<table border="1"> <tr> <td>AMB 1</td> <td></td> </tr> <tr> <td>AMB 2</td> <td></td> </tr> <tr> <td>AMB 3</td> <td></td> </tr> <tr> <td>AMB 4</td> <td></td> </tr> </table>	AMB 1		AMB 2		AMB 3		AMB 4		Horizon Nuclear Power fails to get approval / “sign off” from DECC by December 2019.
AMB 1											
AMB 2											
AMB 3											
AMB 4											

Analysis:

The Development Consent Order application was submitted on 1 June 2018. The Public Inquiry is programmed to end on 23 April 2019. The findings and conclusions of the Inquiry, along with the recommendations of the independent Inspectors, will be submitted to the Secretary of State and the final decision is expected by 23 October 2019.

In accordance with regulations, the application must receive confirmation from the DECC within six months of the Public Inquiry deadline. Therefore, in accordance with the schedule, the confirmation is expected to be given by 23 October 2019. An update in terms of the status of the Development Consent Order will be reported during the second Annual Monitoring Report (2019/2020).

Action:

No action currently required. Continue to monitor as part of the next AMR.

Indicator: D28

Objective:	SO9	Support and capitalise on the development of the Wylfa Newydd Project and associated development to maximise socio-economic opportunities for local business and sustainable employment opportunities for local people, including facilitating a suitable network of Wylfa Newydd project related associated development sites while ensuring that adverse effects of the Wylfa Newydd project
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		on the local communities are appropriately avoided, or mitigated and where appropriate legacy benefits are provided.	
Indicator:	Target	Relevant Policy:	PS 8, PS 9, PS 10, PS 11, PS 12
		Outcome:	Trigger Level:
D28 – Number of Planning applications submitted and approved for Wylfa Newydd related development.	Planning applications for Wylfa newydd related development submitted by Horizon nuclear Power to the Isle of Anglesey County council by December 2017.	AMB 1	
		AMB 2	
		AMB 3	
		AMB 4	
Analysis:			
<p>On 7th December 2017 a planning application was submitted to Isle of Anglesey County Council for improvements to the A5025 between Valley and the Wylfa Newydd site (27C106E/FR/ECON). The application was approved with conditions on 13 July, 2018. The purpose of the road improvements is to facilitate traffic flow to the Wylfa Newydd site. Traffic to the site will be routed along the A55 turning off the A55 at Valley Junction and then connecting with the A5025.</p> <p>Section 43 of the Wales Act 2017 allows associated developments to be included within the Development Consent Order. As a result of the legislative change, Horizon Nuclear Power has decided to include all associated developments within the development consent order application in order to facilitate the permitting process for the public and others.</p> <p>The following associated development were submitted as part of the DCO:-</p> <ul style="list-style-type: none"> • Wylfa Newydd Development Area Site and Campus; • Temporary park and ride site in Dalar Hir for the construction workforce; • Temporary Logistics Centre in Parc Cybi. • Mobile Emergency Equipment Garage (MEEG) • Alternative Emergency Control Centre (AECC) • Creating wetland habitats as compensation for any possible impacts on the Tre'r Gof Site of Special Scientific interest (SSSI) in the following locations: <ul style="list-style-type: none"> - Tŷ Du; - Cors Gwawr, and - Cae Canol-dydd <p>Following the changes in legislation, no further associated development planning application was submitted for determination by the Local Planning Authority.</p>			
Action:			
No action currently required. Continue to monitor as part of the next AMR.			

Indicator: D29			
Objective:	SO9	Support and capitalise on the development of the Wylfa Newydd Project and associated development to maximise socio-economic opportunities for local business and sustainable employment opportunities for local people, including facilitating a suitable network of Wylfa Newydd project related associated development sites while ensuring that adverse effects of the Wylfa Newydd project on the local communities are appropriately avoided, or mitigated and where appropriate legacy benefits are provided.	
Indicator:	Target	Relevant Policy:	PS 8, PS9, PS10, PS11, PS12
		Outcome:	Trigger Level:
D29 – Number and type of Wylfa Newydd Project related development commenced.	Individual Wylfa Newydd Project related development commenced in accordance with the individual Planning consents.	AMB 1	
		AMB 2	
		AMB 3	
		AMB 4	
<p>Analysis:</p> <p>Following the decision by Hitachi to suspend the plans associated with Wylfa Newydd, no associated development has commenced. In accordance with the planning permission granted for the improvements to the A5025 (27C106E/FR/ECON) work would have to commence within a period of two years from the date of the permission. The relevant associated development therefore has a period of up to 13 July, 2020 to commence in order to ensure that the trigger level within the indicator is not met.</p> <p>As the DCO application is still ongoing and as the application now includes the associated developments, if planning permission is granted and if Horizon Nuclear Power wishes to continue with the plans in the future it will be possible to immediately implement the associated development.</p>			
Action:			
No action currently required. Continue to monitor as part of the next AMR.			

Indicator: D30				
Objective:	SO9	Support and capitalise on the development of the Wylfa Newydd Project and associated development to maximise socio-economic opportunities for local business and sustainable employment opportunities for local people, including facilitating a suitable network of Wylfa Newydd project related associated development sites while ensuring that adverse effects of the Wylfa Newydd project on the local communities are appropriately avoided, or mitigated and where appropriate legacy benefits are provided.		
Indicator:	Target	Relevant Policy:	PS 8, PS9, PS10, PS11, PS12	
		Outcome:	Trigger Level:	
D30 – Prepare and adopt a revised Supplementary Planning Guidance relating to the Wylfa Newydd Projects	Prepare and adopt a Supplementary Planning Guidance relating to the Wylfa Newydd Project within 6 months of the Plan's adoption	AMB 1		Not adopting a Supplementary Planning Guidance within 6 months of the Plan's adoption
		AMB 2		
		AMB 3		
		AMB 4		
Analysis:				
<p>The amended SPG was formally adopted by the Full Council on 15 May 2018, following a period of public consultation (11 January - 22 February 2018).</p> <p>It is noted that there is a slippage in the timescale with regard to adopting the Guidance. This slippage was specifically related to ensuring that the Guidance was in-keeping and responded to the information submitted by Horizon Nuclear Power, with regard to its plans for a new nuclear power station (Wylfa Newydd).</p>				
Action:				
Target has been met. No need to continue to monitor.				

Providing Opportunities for a Flourishing Economy

Energy Island

Welsh Government has designated the entire island as an enterprise zone. The vision for the Anglesey Enterprise Zone is to create an international excellence centre to generate, demonstrate and serve low-carbon energy. It is hoped that designating the entire Island as an Enterprise Zone will be a way of ensuring that the vision of the Energy Island Agenda established by the Council is realised. Energy Island's vision is to realise a once in a lifetime opportunity to create jobs and ensure economic prosperity and growth by taking advantage of a number of transformational projects in Anglesey.

Despite the fact that plans to develop the Wylfa Newydd Power Station have been delayed, and that the North Wales Connections project has been withdrawn, the Energy Island Agenda remains a priority. As part of the Agenda, there is still interest and plans by low-carbon energy companies on the island, including the Morlais and Minesto Tidal Energy developments along with proposed developments for a Solar farm.

Coleg Menai is an excellent example of how the Island could benefit from transformational projects - this campus has seen a substantial growth, including the £13.6M Excellence Centre for Engineering which will be opened in April 2019, as well as developing the £11M road link in order to ensure better linkage to the site. The M-Sparc Science Park opened in March 2018, and it provides a business space for businesses of all sizes. Currently, 26 companies are based in M-Sparc, including a wide range of local specialist companies and employment opportunities.

Economic Vision

The Councils continue to work closely with Welsh Government and other Authorities across North Wales through the North Wales Economic Ambition Board. The Board is a joint group of private and public establishments in North Wales which have committed to promote economic growth across the area. The key objectives include encouraging business investment in North Wales, and helping local companies to take advantage of opportunities in the supply chain, and encourage connection skills with work in the region.

At the end of 2017 a partnership of the six North Wales Councils, business partners, colleges and universities formally launched the North Wales Growth Deal. The Growth deal notes a vision for the region, with the aim of creating 5,300 jobs and attracting a private sector investment worth £1 billion in the region over the coming 15 years.

Indicator: D31				
Objective:	SO10	Ensure that a network of employment sites and premises of a size and quality is safeguarded and allocated in sustainable locations that best meet the needs of existing businesses and are able to support the growing sectors of the local economy, attracting investment, and retaining and increasing the number of indigenous jobs.		
Indicator:	Target:	Relevant Policy	CYF 1, CYF 3 A CYF 5	
		Outcome:	Trigger Level:	
D31 - Amount of employment land or floor space (use class B1, B2 and B8) included on sites set out in Policy CYF 1 lost to other uses	No net loss of employment land/floor space to alternative uses (uses other than use class B1, B2 and B8) contrary to Policy CYF 3 or Policy CYF 5	AMB 1		One planning application permitted that does not accord with Policy CYF 3 or Policy CYF 5
		AMB 2		
		AMB 3		
		AMB 4		
Analysis:				

A total of 47 planning application were permitted on safeguarded employment sites in accordance with Policy CYF1. Planning permission was not granted on the employment sites (whether it be designated or safeguarded) for alternative uses that did not conform with Policies CYF 3 or CYF 5.

Two planning applications were received during this period for hotels, 1 application stabling horses (ancillary to an existing lorry stopping area), and 1 planning application for an extension to the existing Cafe, on sites which have been safeguarded for employment purposes. In considering the suitability of these proposals against the criteria contained in the policies of CYF3 and CYF5 and other relevant policies of the Plan, it was concluded that that economic benefits derived from the developments would mean that they would not undermine the supply of employment land.

It is considered that the policies are implemented effectively.

Action:

No action currently required. Continue to monitor as part of the next AMR.

Indicator: D32

Objective:	SO10	Ensure that a network of employment sites and premises of a size and quality is safeguarded and allocated in sustainable locations that best meet the needs of existing businesses and are able to support the growing sectors of the local economy, attracting investment, and retaining and increasing the number of indigenous jobs.
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Indicator:	Target:	Relevant Policy	CYF 1, CYF 3 a CYF 5
		Outcome:	Trigger Level:
D32 - Amount of employment land on safeguarded sites included in Policy CYF 1 taken up by use class B1, B2 or B8 development	6.9 ha employment land on safeguarded sites taken up per annum in Gwynedd	AMB 1	Less than 27.4 ha employment land taken up on safeguarded employment sites by 2021 in Gwynedd Less than 57 ha employment land taken up on safeguarded employment sites by 2021 in Anglesey
		AMB 2	
		AMB 3	
		AMB 4	
	14.3ha employment land on safeguarded sites taken up per annum in Anglesey		

Analysis:

The monitoring trigger relates to the size of the safeguarded employment land that has received permission by 2021.

In Gwynedd, 4.2ha of land has received permission for employment use, and 8.29ha of safeguarded employment sites in Anglesey have received permission. It is noted that the figure for Gwynedd includes relocating a 0.47ha unit on the Cibyn Estate associated with the Caernarfon bypass development*.

It is noted that the permission rate on safeguarded employment sites during this short period is lower than expected. It is considered that the Plan is a facilitator in terms of providing employment sites and that fewer applications for developments on the employment sites are likely to be based on economic matters that are beyond the Plan's control. There will still be a need to keep an eye on the situation to ensure that no unacceptable trend develops, which could mean a risk that the general target for 2021 is unlikely to be achieved.

*NOTE: Part of the Caernarfon bypass runs through the south-western corner of the Cibyn Industrial Estate. A small part of the current estate will be lost to the bypass. It is not possible to estimate the surface area of the employment site that will be lost, but it will be a small part in comparison with the entire surface area of the existing estate.

Action:

No action currently required. Continue to monitor as part of the next AMR.

Indicator: D33

Objective:	SO10	Ensure that a network of employment sites and premises of a size and quality is safeguarded and allocated in sustainable locations that best meet the needs of existing businesses and are able to support the growing sectors of the local economy, attracting investment, and retaining and increasing the number of indigenous jobs.		
Indicator:	Target:	Relevant Policy		CYF 1, CYF 3 a CYF 5
		Outcome:		Trigger Level:
D33 - Amount of employment development (hectares) permitted on allocated sites as a % of all employment allocations	Secure planning permission on the allocated employment site in Gwynedd by 2019	AMB 1	<input type="radio"/>	Total amount of employment land permitted falls below the cumulative requirement identified in the Policy Target
	Secure planning permission for 64 ha employment land on allocated site in Anglesey by 2021	AMB 2		
		AMB 3		
	Secure planning permission for 112 ha employment land on allocated	AMB 4		

	sites in Anglesey by 2024 Secure planning permission for 144 ha employment land on allocated sites in Anglesey by 2026			
Analysis:				
<p>Planning permission was not granted on the employment allocations during this period. Very initial enquiries and some discussions have been held regarding some of the sites, which shows that there is interest in progressing with some of the allocations. While planning applications have not been received on the sites allocated in the JLDP, applications for proposals relating to employment development have been permitted on sites safeguarded for employment in the JLDP.</p> <p>The targets set notes the need for the sites to be brought forward by 2019 in Gwynedd and Anglesey, and therefore the assessment period for this indicator has not been reached.</p>				
Action:				
No action currently required. Continue to monitor as part of the next AMR.				

Indicator: D34				
Objective:	S10	Ensure that a network of employment sites and premises of a size and quality is safeguarded and allocated in sustainable locations that best meet the needs of existing businesses and are able to support the growth sectors of the local economy, attracting investment, and retaining and increasing the number of indigenous jobs.		
Indicator:	Target	Relevant Policy:	CYF 1, CYF 3, CYF 5	
		Outcome:	Trigger Level:	
D34 – Prepare and adopt the Supplementary Planning Guidance relating to alternative uses on safeguarded and allocated employment sites within 18 months of the Plan's adoption	Prepare and adopt the Supplementary Planning Guidance relating to alternative uses on employment sites.	AMB 1		Not adopting a Supplementary Planning Guidance within 18 months of the Plan's adoption.
		AMB 2		
		AMB 3		
		AMB 4		
Analysis:				
Initial work relating to the preparation of the SPG has progressed. However due to the need to prioritise other SPGs, the SPG has not yet been the subject of a public consultation period. The SPG is programmed for consultation in the autumn/winter of 2019/2020.				

Action:	
No action currently required. Continue to monitor as part of the next AMR.	

Indicator: D35

Objective:	SO11	Secure opportunities to improve the workforce's skills and education		
Indicator:	Target:	Relevant policy:	PS 9, ISA 3	
		Outcome:	Trigger level:	
D35 – Employment status of 16 years +	To achieve an increase in the rate of economic activity by 2026 compared to level in 2017	AMB 1		The arte of economic activity declines for 2 consecutive years
		AMB 2		
		AMB 3		
		AMB 4		

Analysis:

Local Workforce Survey: A Summary of Economic Activity (16-64)

	Year ending March 2018	Year ending March 2019
Ynys Môn	78.1	80.7
Gwynedd	76.7	77.1
Wales	76.5	76.7

Origin: Stats Cymru - Economic Activity Rate (16-64) according to Local Area and Year in Wales

As the trigger level refers to two years, it is not possible to assess this indicator in full. Nevertheless, the above table by Stats Wales demonstrates that there has been an increase in the economic activity rate in the past year in the Plan's area.

Action:	
No action currently required. Continue to monitor as part of the next AMR.	

Indicator: D36

Objective:	SO11	Secure opportunities to improve the workforce's skills and education		
Indicator:	Target:	Relevant policy:	PS 9, ISA 3	
		Outcome:	Trigger level:	
D35 – Number of people commuting out of Anglesey to Gwynedd	Following the Plan's adoption reduce the number of people	AMB 1		Failure to reduce number of people commuting out of
		AMB 2		
		AMB 3		

	commuting out of Anglesey to Gwynedd by 2026 compared to level in 2017	AMB 4		Anglesey to Gwynedd by 2021
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Analysis:

In 2018, 67% of all Anglesey commuters were commuting to their workplace within the County (10th lowest of the 23 Local Authorities in Wales). The Council aspires to reduce the commute rate from Anglesey to Gwynedd and wider areas. A reduction in the proportion of commuters from Anglesey to Gwynedd would suggest that there is an increase in the economic opportunities that are available in Anglesey which, in turn, will lead to less commuting outside the island. The table below highlights commuting patterns from Anglesey to Gwynedd over recent years.

Year	Total Anglesey commuters	Number of commuters from Anglesey to Gwynedd	% of commuters from Anglesey to Gwynedd
2016	32,200	7,900	24.5%
2017	31,500	7,000	22.2%
2018	32,200	7,900	24.5%

(Source: StatsWales,

Welsh Government)

As can be seen, although the working population rate who commuted from Anglesey to Gwynedd had fallen from 24.5% to 22.2% between 2016 and 2017, this figure increased to 24.5% returned by 2018. However, too much emphasis should not be placed on the patterns noted or on the effectiveness of the Plan when attempting to reach the target, as this is the first Annual Monitoring Report. The most recent figure noted above will represent the baseline for a comparative analysis in the following years in order to assess the real performance of the Plan against this indicator.

Action:

No action currently required. Continue to monitor as part of the next AMR.

Indicator: D37

Objective:	SO12	Diversify the Plan area's rural economy, building on opportunities, offering local employment opportunities with good quality jobs that are suitable for the local community and respects environmental interests.		
Indicator:	Target:	Relevant Policy	CYF 6	
		Outcome:	Trigger Level:	
	New small scale businesses	AMB 1		No planning applications

D37 - Number of planning applications permitted for new businesses in Service/ Local/ Rural/ Coastal Villages or in the countryside	permitted on suitable sites or in suitable buildings within or near villages or in the countryside in accordance with Policy CYF 6	AMB 2		for new small scale businesses permitted on sites/ within buildings within or close to a village or in the countryside for two consecutive years
		AMB 3		
		AMB 4		
Analysis:				
<p>Eight planning applications were approved, which were for new businesses in service/local/rural/coastal villages that have referred to Policy CYF 6 in considering the principle of the proposal. The types of business initiatives that have been approved include a research centre and an acoustic initiative, cattery, garage and an exhibition room, dog grooming salon, workshop, storage and maintenance unit, exhibition centre .</p> <p>It appears that Policy CYF 6 is used effectively to approve new small-scale business applications and, therefore, contribute towards ensuring economic prosperity and employment opportunities in rural areas.</p>				
Action:				
No action currently required. Continue to monitor as part of the next AMR.				

Indicator: D38				
Objective:	SO13	Promote vital and vibrant town centres in Amlwch, Bangor, Blaenau Ffestiniog, Holyhead, Caernarfon, Llangefni, Porthmadog and Pwllheli, that have either maintained or rediscovered their purpose as centres for work and services, and that are vibrant and attractive places for residents and visitors.		
Indicator:	Target:	Relevant Policy	MAN 1, MAN 2 & MAN 3	
		Outcome:	Trigger Level:	
D38 - Amount of major retail, office and leisure development permitted (sq. m) within and outside established town centre boundaries	Annual amount of major retail floor space (sq. m.) permitted within established town centre boundaries compared to annual amount permitted outside established town centre boundaries on edge of centre sites and out of centre sites	AMB 1		Annual amount of major retail floor space (sq. m.) permitted on sites located outside established town centres exceeds annual amount permitted within established town centres
		AMB 2		
		AMB 3		
		AMB 4		

Analysis:	
No major retail planning applications have been approved during the monitoring period within or outside the town centres of retail centres in the Plan's area.	
Action:	
No action currently required. Continue to monitor as part of the next AMR.	

Town Centres and Retail Developments

Retail centres in both authorities remain the focus for retail uses. No major applications have been received in the period since the Joint LDP was adopted.

In an attempt to keep a record of how main shopping areas identified within the Plan are performing, an annual Retail Survey is conducted. This Survey records the units' uses as well as records which use class they are. This work will give us an indication of how the policies are performing and enabling us to monitor and compare activity every year.

Indicator: D39				
Objective:	SO13	Promote vital and vibrant town centres in Amlwch, Bangor, Blaenau Ffestiniog, Holyhead, Caernarfon, Llangefni, Porthmadog and Pwllheli, that have either maintained or rediscovered their purpose as centres for work and Services, and that are vibrant and attractive places for residents and visitors.		
Indicator:	Target	Relevant Policy:		MAN 1, MAN 2, MAN 3
		Outcome:		Trigger Level:
D39 – Undertake a study to explore potential candidate retail sites in Bangor, Llangefni and Pwllheli.	Study to explore potential candidate retail sites in Bangor, Llangefni and Pwllheli undertaken by end of 2017/2018.	AMB 1		Not undertaking a study to explore potential candidate retail sites in Bangor, Llangefni and Pwllheli undertaken by end of 2017/2018. Failure to provide retail sites to address results of the Study.
		AMB 2		
		AMB 3		
		AMB 4		
	Allocate retail sites in Bangor, Llangefni and Pwllheli to address results of the Study in the Plan's review.			
Analysis:				
Since adopting the Joint LDP, it appears that the number of planning applications for retail uses (A1) within Bangor, Llangefni and Pwllheli are relatively low, and what is really being submitted are applications to change the use of A1 use class units to alternative uses, such as A3 or C3 use. Due to the lack of progress and pressure for A1 development in these specific retail centres it appears that the demand for retail development is not in-keeping with the conclusions of the Retail Study (2013)				

conducted by Applied Planning. Therefore, it is not considered appropriate to hold a Study to examine potential retail sites in Bangor, Llangefni and Pwllheli. It is anticipated that the Retail Study (2013) will be updated during the process of reviewing the Plan. The findings of the Study are grounds to the retail policies in the review, and enable us to anticipate whether the pressure and the demand for more comparison goods floor space still exists in Bangor, Pwllheli and Llangefni.

The policies contained within the Plan facilitates the provision of retail sites in accordance with the demand and site propriety, and therefore a policy mechanism is in place in order to meet the need should it arise. Furthermore, it is considered appropriate to hold a review of the Retail Study during the process of reviewing the Plan in order to discover whether the conclusions are still current, and assess the need for provision for retail floor space.

Action:

No action currently required. Continue to monitor as part of the next AMR.

Indicator: D40

Objective:	SO14	Manage the area as an alternative sustainable destination for tourists by providing facilities of a high standard that meet modern day needs and offer benefits throughout the year.		
Indicator:	Target:	Relevant policy:	PS 15, MAN 1, MAN 2, MAN 3	
		Outcome:	Trigger level:	
D40 – Number of planning applications for non-A1 uses permitted in individual primary retail areas	A1 uses remain the predominant use within individual primary retail areas compared to the 2017 retail floor space study	AMB 1		Non-A1 uses permitted in individual primary retail areas contrary to Policy MAN 2
		AMB 2		
		AMB 3		
		AMB 4		

Analysis:

Eight planning permissions were granted, which are within the main shopping area. Every application complies with the policy criteria:

- Six applications to convert A1 use to A3,
- One application to demolish and rebuild (A1),
- One application to convert from A1 use to A2.

Consequently, it is considered that the plan's retail Policy is implemented efficiently as no permission has been granted to any use that is not town centre use (as noted in PPW). The Councils will continue to monitor the indicator.

Action:

No action currently required. Continue to monitor as part of the next AMR.

The Visitor Economy

Tourism is a dynamic sector which changes continuously. It plays a substantial part in the economy of the plan's area. The visitor economy provides jobs, services and facilities that are essential to the well-being and enjoyment of local communities and residents of the plan's area. See the importance of tourism in Table 1³ below:

2017	Gwynedd*	Anglesey
Total economic impact of tourism	£1.06 billion	£304.23 million
Total number of visitors (millions)	7.28	1.71
Number of staying visitors (millions)	3.53	1.03
Number of day visitors (millions)	3.75	0.68
Number of FTE 2 ⁴ jobs supported by tourism expenditure	15,601	4,102

*including Snowdonia National Park

Supplementary Planning Guidance – Tourist Facilities and Accommodation

A draft version of this SPG was approved for a public consultation by the Joint Planning Policy Committee on 26 April 2018. This draft was prepared in consultation with officers from both authorities' Development Control Units and Tourism Units. Prior to this, the SPG was reviewed by the Joint Local Development Plan Panel on 22 March 2018.

The SPG was subject to a public consultation between 17 May and 28 June 2018. A total of 25 observations were received: Five general observations, two in support and 27 objections. The majority of changes to the supplementary planning guidance considered necessary to respond to the matters raised in the observations are minor changes; however, it is considered that the observations received on two matters require more significant changes to the SPG, namely:

1. How to define an excess of self-service accommodation, and;
2. How to deal with change of use and losing hotels.

As the SPG will be a relevant planning consideration following its adoption, the Councils believe it is important for stakeholders to have their say on these significant changes before the SPG is adopted. Therefore, it was agreed that a further consultation document for public inquiry would be circulated during a meeting of the Joint Planning Policy Committee on 26 October 2018.

A total of eight responses were received regarding the further consultation. The guidance has not yet been adopted, but it will be considered for adoption in the next phase.

3 STEAM Report 2017

4 FTE = Full-time Equivalent

Indicator: D41				
Objective:	SO14	Manage the area as an alternative sustainable destination for tourists by providing facilities of a high standard that meet modern day needs and offer benefits throughout the year.		
Indicator:	Target:	Relevant policy:	PS 14, TWR 1	
		Outcome:	Trigger level:	
D41 – Number of visitor attractions and facilities or improvements to existing attractions and facilities permitted	New or improved visitor attractions and facilities permitted on suitable sites in accordance with policy TWR 1	AMB 1		No planning applications for new or improved visitor attractions or facilities permitted for 3 consecutive years
		AMB 2		
		AMB 3		
		AMB 4		
Analysis:				
<p>As the trigger level refers to two years, it is not possible to assess this indicator in full. Nevertheless, eight planning permissions have been granted for tourism attractions since the Plan was adopted. Permission has been granted for a wide range of attractions, including:</p> <ul style="list-style-type: none"> • New Zip Wire Courses • New facilities in a family adventure park • A new climbing wall • A new visitor centre • Improvements to a Visitor Centre • Sailing Club and Watersports • Lido/swimming pool and café 				
Action:				
No action currently required. Continue to monitor as part of the next AMR.				

Indicator: D42				
Objective:	SO14	Manage the area as an alternative sustainable destination for tourists by providing facilities of a high standard that meet modern day needs and offer benefits throughout the year.		
Indicator:	Target:	Relevant policy:	PS 14, TWR 3, TWR 5	
		Outcome:	Trigger level:	
D42 – Number of applications for new permanent and temporary alternative camping units permitted	New permanent or temporary alternative camping units permitted in accordance with Policy TWR 3 or Policy TWR 5	AMB 1		No planning applications for new permanent or temporary alternative camping units permitted for 2 consecutive years
		AMB 2		
		AMB 3		
		AMB 4		
Analysis:				

As the trigger level refers to 2 years it is not possible to fully assess this indicator. However, 8 planning permissions for new alternative camping units: 5 for temporary alternative camping developments (TWR 5) and 3 for permanent alternative camping developments (TWR 3) were given, offering a variation of tourist facilities, improving the tourist offer and bring benefits to the local economy.

Action:

No action currently required. Continue to monitor as part of the next AMR.

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6.4 SUPPLY AND QUALITY OF HOUSING

Supplementary Planning Guidance - Housing Mix (2018)

This Supplementary Planning Guidance was adopted by the Joint Planning Policy Committee on 26 October, 2018, following a period of public consultation (17 May and 28 June 2018). 43 observations were received during the consultation period. Since adopting the guidance, it has been used as a material planning consideration for relevant planning applications.

This Supplementary Planning Guidance was published to provide greater detail and additional information, mainly to assist Authorities in applying Policy TAI 8 ('Appropriate Housing Mix') with consistency.

The Guidance states that Authorities acknowledge the importance of creating sustainable, inclusive, unique, mixed and balanced communities in every part of the Joint Local Development Plan area, be they towns or villages. There is an unequivocal need not only to improve the affordability of houses in the Local Development Plan area, but also to contribute to the number of outputs, including:

- Good quality homes that are designed well and built to a high standard, which includes sustainable designs, improved access for some groups e.g. people with care needs or those who need an accessible home that will be suitable for life (Lifelong Housing);
- A mix of market and affordable houses in order to support various households that live in towns and villages
- Housing developments in appropriate locations with access to a good range of community facilities, and easy access to employment opportunities, services and key infrastructure.

The Guidance provides a snapshot of the situation and the current housing provision (type, size and tenure) and considers the demand and challenges for the future. It subsequently notes the way in which the information and evidence should be brought together when submitting a planning application, in order to ensure a more balanced housing market.

Supplementary Planning Guidance – Affordable Housing (2019)

This Supplementary Planning Guidance was adopted by the Joint Planning Policy Committee on 15 April, 2019, following a period of public consultation (13 December 2018 and 31 January 2019). 31 observations were received during the consultation period. Since adopting the guidance, it has been used as a material planning consideration for relevant planning applications.

The Guidance provides further information about the Joint Local Development Plan's housing policies, specifically those that refer to the provision of affordable units. The Guidance is succinct and deals with the following matters:

- What is an Affordable House?
- Identifying the need for Affordable Housing
- Viability of providing affordable units
- Thresholds for ensuring an affordable provision
- Preparing Affordable Housing
- Eligibility of the occupants of affordable housing

Supplementary Planning Guidance - Local Market Housing (2019)

This Supplementary Planning Guidance was adopted by the Joint Planning Policy Committee on 22 March, 2019, following a period of public consultation (11 October and 22 November 2018). Eight observations were received during the consultation period. Since adopting the guidance, it has been used as a material planning consideration for relevant planning applications.

The Guidance provides further information about Policy TAI 5 (Local Market Housing), including:

- When is the policy relevant?
- Defining who is 'local'
- How are eligible households assessed?
- Maximum size of this type of property
- How to manage the occupancy of local market units and a mechanism for selling such property

Location of Housing (Part 1)

Indicator: D43				
Objective:	SO15 & SO16	<p>SO15: To ensure that a sufficient and appropriate range of housing sites are available in sustainable locations in accordance with the settlement hierarchy to support economic growth.</p> <p>SO16: To provide a mixture of good quality and affordable housing units, of a range of types and tenures to meet the housing requirements of all sections of the population</p>		
Indicator:	Target:	Relevant Policy:	PS16, TAI1- TAI7, PS 18, TAI 5, TAI 8, TAI 15-TAI 19	
		Outcome:	Trigger Level:	
D43 The housing land supply taken from the current Housing Land Availability Study (TAN 1)	Housing land supply should not fall below 5 years as determined by the Housing Land Availability Study (TAN 1) in any given year	AMR 1		Housing land supply falls below 5 years in any year taken from the Housing Land Availability Study (TAN 1)
		AMR 2		
		AMR 3		
		AMR 4		
Analysis:				

The Housing Land Availability Study (JHLAS) 2019 (relevant for the 2018-19 period) for the Joint Local Development Plan area notes a housing land supply of 5.3 years.

For the 2017-19 period i.e. Housing Land Availability Study 2018, the land supply for housing was 6.3 years.

There is, therefore, a sufficient supply of land for housing in the Plan area.

Action:

No action currently required. Continue to monitor as part of the next AMR.

Indicator: D44

Objective:	SO15 & SO16	SO15: To ensure that a sufficient and appropriate range of housing sites are available in sustainable locations in accordance with the settlement hierarchy to support economic growth. SO16: To provide a mixture of good quality and affordable housing units, of a range of types and tenures to meet the housing requirements of all sections of the population
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Indicator:	Target:	Relevant Policy:	PS16, TAI1- TAI7, PS 18, TAI 5, TAI 8, TAI 15-TAI 19
		Outcome:	Trigger Level:

D44 The number of new housing units built in the Plan area	Provide 7,184 new housing units over the Plan period, according to the breakdown set out Topic Paper 20B Housing Trajectory Annual targets for remainder of Plan period :	AMR 1		The number of new housing units provided in the Plan area falls below the requirement for 2 consecutive years
		AMR 2		
		AMR 3		
		AMR 4		
	2016/ 17 = 376 2017/ 18 = 505 2018/ 19 = 617 2019/ 20 = 631 2020/ 21 = 647 2021/ 22 = 623 2022/ 23 = 565 2023/ 24 = 527 2024/ 25 = 528 2025/ 26 = 466			

Analysis:

See below a comparison of the number of units built in the Plan area against the target:

Year	Target	Actual number
2016/ 17	376	402
2017/ 18	505	462
2018/ 19	617	548

Since this is the first AMB prepared in relation to the JLDP, it states that the full picture and circumstances surrounding the housing provision must be assessed. Whilst the number of new housing units provided in the Plan area has fallen below the requirement for two years running (within the AMB 1 period), this is not deemed a reason to review the Plan.

When adding the number of completed units during the first three years to the table (i.e. 2016-19) in this indicator to the target figure, it is noted that 1412 units have been completed compared with a target of 1498 units. This is within 10% of the target figure. It is not believed that a shortfall of 86 units over a three-year period is cause for concern.

Some delay between adopting the Plan and providing the housing units is unavoidable. It is noted, in this regard, that the number of housing units provided has increased annually over the past three years. Information relating to the Joint Land Availability Study for Housing (JHLAS) 2019, shows that work has commenced or is ongoing on several housing designations within the Plan, and new planning permissions have been granted for some of the other designations. It is noted that the vast majority of the units identified on designated sites have been included within the five year supply as noted in the final JHLAS report.

The Councils, mainly through the JHLAS work, contact developers and landowners of designated sites for housing within the Plan and other large scale sites (5+) where there is extant planning permission. One of the outcomes hoped for through this is to encourage activity on derelict sites, where there has been no obvious sign of activity. It is hoped that this will trigger developments in order to increase the rate of development in future.

The Annual Monitoring Reports will, in future, be a means of assessing whether the rate of housing development is acceptable in line with this indicator, considering therefore the suitability of some of the housing designations in the Plan to contribute effectively to the target.

Action:

No action currently required. Continue to monitor as part of the next AMR.

Indicator: D45																										
Objective:	SO15 & SO16	<p>SO15: To ensure that a sufficient and appropriate range of housing sites are available in sustainable locations in accordance with the settlement hierarchy to support economic growth.</p> <p>SO16: To provide a mixture of good quality and affordable housing units, of a range of types and tenures to meet the housing requirements of all sections of the population</p>																								
Indicator:	Target:	Relevant Policy:	PS16, TAI1- TAI7, PS 18, TAI 5, TAI 8, TAI 15-TAI 19																							
		Outcome:	Trigger Level:																							
<p>D45 Total housing units built on allocated sites in Gwynedd as a % of overall housing provision</p>	<p>Sites have been allocated within Policies TAI 1 - 5 for 1,467 new housing units in Gwynedd (including 10% slippage allowance) over the Plan period, which equates to 19% of overall housing provision.</p> <p>Annual completion targets for remainder of Plan period:</p> <table border="1"> <thead> <tr> <th></th> <th>Allocated sites</th> </tr> </thead> <tbody> <tr><td>2016/ 17</td><td>99</td></tr> <tr><td>2017/ 18</td><td>144</td></tr> <tr><td>2018/ 19</td><td>187</td></tr> <tr><td>2019/ 20</td><td>180</td></tr> <tr><td>2020/ 21</td><td>166</td></tr> <tr><td>2021/ 22</td><td>166</td></tr> <tr><td>2022/ 23</td><td>135</td></tr> <tr><td>2023/ 24</td><td>117</td></tr> <tr><td>2024/ 25</td><td>102</td></tr> <tr><td>2025/ 26</td><td>74</td></tr> </tbody> </table>		Allocated sites	2016/ 17	99	2017/ 18	144	2018/ 19	187	2019/ 20	180	2020/ 21	166	2021/ 22	166	2022/ 23	135	2023/ 24	117	2024/ 25	102	2025/ 26	74	AMR 1		<p>The overall number of new housing units built on allocated sites within Gwynedd falls below the requirement for 2 consecutive years</p>
			Allocated sites																							
		2016/ 17	99																							
		2017/ 18	144																							
		2018/ 19	187																							
2019/ 20	180																									
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2021/ 22	166																									
2022/ 23	135																									
2023/ 24	117																									
2024/ 25	102																									
2025/ 26	74																									
AMR 2																										
AMR 3																										
AMR 4																										
Analysis:																										

The number of units completed on the designated sites specifically for housing has fallen below the targets noted for the two years relevant to the period of this AMB, along with the previous year. See below:

	Target	Actual number
2016/ 17	99	70
2017/ 18	144	77
2018/ 19	187	123

It is noted that some of the housing designations were granted planning permission before the date of adopting the Plan, often on the grounds that they were designations within the previous plan, and that this is responsible for most of the units noted in the table above i.e. units that have been completed. This is especially true in Gwynedd as the previous development plan, the Unitary Development Plan, overlapped the period of the JLDP. As noted in relation to the D44 indicator, some delay between adopting the Plan and providing the housing units on newly designated sites is unavoidable. The process of preparing a planning application to the point of completing units on site can be fairly long. The number of units provided on designated sites has increased annually during the first three years in terms of this indicator. Whilst the number of units provided on designated sites does not meet the target for these three years (and, thus, for two subsequent years as noted in terms of the trigger level), it is not believed that the Plan needs revising.

Along with an annual increase in the provision on designated site, it was noted that in 2018/19 a substantial proportion (45%) of all completed units in Gwynedd were located on housing designations. Work relating to the Joint Land Availability Study for Housing (JHLAS) 2019, shows that work has commenced or that developments continue on many of the designations, and new planning permissions have been granted for some of the other sites. It is noted that the vast majority of the units are on designated sites included within the five year supply as noted in the final JHLAS report. This is often based on information received by the landowner/developer at the time of preparing the JHLAS.

The Councils, mainly through the JHLAS work, contact developers and landowners of designated sites for housing and other large scale sites (5 units or more) where there is extant planning permission. One of the outcomes hoped for through this is to encourage activity on derelict sites. It is hoped that this will trigger developments in order to increase the rate of development in future. The Annual Monitoring Reports will, in future, be a means of assessing whether the rate of housing development is acceptable in line with this indicator, considering therefore the suitability of some of the housing designations in the Plan to contribute effectively to the target.

Action:

No action currently required. Continue to monitor as part of the next AMR.

Indicator: D46																										
Objective:	SO15 & SO16	<p>SO15: To ensure that a sufficient and appropriate range of housing sites are available in sustainable locations in accordance with the settlement hierarchy to support economic growth.</p> <p>SO16: To provide a mixture of good quality and affordable housing units, of a range of types and tenures to meet the housing requirements of all sections of the population</p>																								
Indicator:	Target:	Relevant Policy:	PS16, TAI1- TAI7, PS 18, TAI 5, TAI 8, TAI 15-TAI 19																							
		Outcome:	Trigger Level:																							
D46 Total housing units built on allocated sites in Anglesey as a % of overall housing provision	<p>Sites have been allocated within Policies TAI 1 - 5 for 1,655 new housing units in Anglesey (including 10% slippage allowance) over the Plan period, which equates to 21% of overall housing provision.</p> <p>Annual completion targets for remainder of Plan period:</p> <table border="1"> <thead> <tr> <th></th> <th>Allocated sites</th> </tr> </thead> <tbody> <tr><td>2016/ 17</td><td>8</td></tr> <tr><td>2017/ 18</td><td>109</td></tr> <tr><td>2018/ 19</td><td>193</td></tr> <tr><td>2019/ 20</td><td>215</td></tr> <tr><td>2020/ 21</td><td>248</td></tr> <tr><td>2021/ 22</td><td>221</td></tr> <tr><td>2022/ 23</td><td>185</td></tr> <tr><td>2023/ 24</td><td>160</td></tr> <tr><td>2024/ 25</td><td>176</td></tr> <tr><td>2025/ 26</td><td>134</td></tr> </tbody> </table>		Allocated sites	2016/ 17	8	2017/ 18	109	2018/ 19	193	2019/ 20	215	2020/ 21	248	2021/ 22	221	2022/ 23	185	2023/ 24	160	2024/ 25	176	2025/ 26	134	AMR 1		The overall number of new housing units built on allocated sites within Anglesey falls below the requirement for 2 consecutive years
			Allocated sites																							
		2016/ 17	8																							
		2017/ 18	109																							
		2018/ 19	193																							
2019/ 20	215																									
2020/ 21	248																									
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2023/ 24	160																									
2024/ 25	176																									
2025/ 26	134																									
AMR 2																										
AMR 3																										
AMR 4																										
Analysis:																										

The number of units completed on the designated sites specifically for housing has fallen below the targets noted for the two years relevant to the period of this AMB, along with the previous year. See below:

	Target	Actual number
2016/ 17	8	4
2017/ 18	109	49
2018/ 19	193	99

Akin to the situation in Gwynedd, it is noted that some of the housing designations were granted planning permission before the date of adopting the Plan, and this has been responsible for a proportion of the units completed, as noted in the table above. In contrast to Gwynedd, however, it is noted that the period for the previous development plan for Anglesey had ended long before the Joint LDP period. Anglesey, therefore, did not have the same continuity with previously designated sites (and sites that were being developed) being designated for the JLDP. A delay between adopting the Plan and providing housing units on newly designated sites is, therefore, unavoidable. The process of preparing a planning application to the point of completing units on site can be fairly long. The number units provided on designated sites has increased annually during the first three years in terms of this indicator. Whilst the number of units provided on designated sites does not meet the target for these three years (and, thus, for two subsequent years as noted in terms of the trigger level), it is not believed that the Plan needs revising.

Work relating to the Joint Land Availability Study for Housing (JHLAS) 2019, has shown that work has commenced or that developments continue on many of the designations, and new planning permissions have been granted on others. Many permissions have been granted on designations in Anglesey since adopting the Plan e.g. Ty'n Coed, Llangefni - permission for 144 units; Coleg Menai, Llangefni - permission for 153 units. In line with the information in the final JHLAS 2019 report, it is expected that a large proportion of the units on these sites, along with many of the other designations, will be developed within the next five years.

The Councils, mainly through the JHLAS work, collectively contact developers and landowners of designated sites and other large scale sites (5 units or more) where there is extant planning permission. One of the outcomes hoped for through this is to encourage activity on derelict sites. It is hoped that this will trigger developments in order to increase the rate of development in future. The Annual Monitoring Reports will, in future, be a means of assessing whether the rate of housing development is acceptable in line with this indicator, considering therefore the suitability of some of the housing designations in the Plan to contribute effectively to the target.

Action:

No action currently required. Continue to monitor as part of the next AMR.

Affordable Housing

Indicator: D47				
Objective:	SO15 & SO16	<p>SO15: To ensure that a sufficient and appropriate range of housing sites are available in sustainable locations in accordance with the settlement hierarchy to support economic growth.</p> <p>SO16: To provide a mixture of good quality and affordable housing units, of a range of types and tenures to meet the housing requirements of all sections of the population</p>		
Indicator:	Target:	Relevant Policy:	PS16, TAI1- TAI7, PS 18, TAI 5, TAI 8, TAI 15-TAI 19	
		Outcome:	Trigger Level:	
D47 Total number of additional affordable housing built in the Plan area	<p>Build 1,572 additional affordable housing in the Plan area by 2026</p> <p>Completion targets for remainder of Plan period (2015 – 2026):</p> <p>Build an additional 345 affordable housing in the Plan area by 2018</p>	AMR 1		The overall number of additional affordable housing built within the Plan area is 10% or more below the cumulative requirement set in the Policy Target
		AMR 2		
		AMR 3		

	<p>Build an additional 575 affordable housing in the Plan area by 2020</p> <p>Build an additional 805 affordable housing in the Plan area by 2022</p> <p>Build an additional 1035 affordable housing in the Plan area by 2024</p> <p>Build an additional 1,266 affordable housing in the Plan area by 2026</p>	<p>AMR 4</p>		
<p>Analysis:</p>				

DRAFT

In the 2015-18 period, it is noted that 224 affordable units were built in the Plan area. This is below the target of 345 noted (and the 10% allowance noted in the trigger level).

This is divided as follows:

2015-16: 83 units
 2016-17: 80 units
 2017-18: 61 units

Whilst the target for the provision between 2015-18 has not been reached, it is not believed that this means the Plan needs revising. Since this is an indicator that assesses information every two years, it is noted that information for 2018-19 has not been included in the above information. For 2018-19 it is noted that 193 affordable units have been completed in the Plan area. This is a significant increase on preceding years. In AMB 2 the 2018-19 provision can be assessed together with the units completed in 2019-20.

Information from the JHLAS 2019 survey notes that there is extant permission for 595 affordable units in Gwynedd and Anglesey (473 units have not been commenced and 122 units are being developed). In line with the information noted in the JLDP, it is noted that 462 of these units can be developed during the period of the Plan. There are numerous streams of this type of affordable unit in the existing land bank that could contribute to meeting the targets noted in this indicator.

JLDP policies note thresholds that are often below those noted in the previous development plans relating to the need for affordable provision. It can take time for this policy to lead to a significant increase in the number of affordable units developed in the Plan area.

It is also noted that the figure in terms of the number of affordable units is likely to be higher for the area that what is noted because it does not include housing units that are affordable due to their size and location.

Action:

No action currently required. Continue to monitor as part of the next AMR.

Indicator: D48

Objective:	SO15 & SO16	SO15: To ensure that a sufficient and appropriate range of housing sites are available in sustainable locations in accordance with the settlement hierarchy to support economic growth. SO16: To provide a mixture of good quality and affordable housing units, of a range of types and tenures to meet the housing requirements of all sections of the population		
Indicator:	Target:	Relevant Policy:	PS16, TAI1- TAI7, PS 18, TAI 5, TAI 8, TAI 15-TAI 19	
		Outcome:	Trigger Level:	
		AMR 1		

D48 % affordable housing units permitted per house price area	Average % affordable housing provision in line with indicative target per house price area	AMR 2		Average % affordable housing provision falls below the indicative target per house price area for 2 consecutive years, unless justified by Policy TAI 15
		AMR 3		
		AMR 4		

Analysis:

It is noted that the trigger level refers to two consecutive years. Since this is the first AMR, it will be important to establish the period for the second AMR in relation to this indicator and individual housing price areas. It is noted that the information below refers to sites where it is relevant to ask that a percentage of units be affordable in accordance with Policy TAI 15 i.e. a threshold of two or more units excluding sites in clusters or in the countryside. It does not consider permission on exempt sites where the proposal must be for 100% affordable housing.

The information is relevant for new permissions and applications to reconsider or extend the expiry date of the previous permission. These are all applications where the affordable provision must be considered in line with the content of Policy TAI 15. Therefore, it does not consider applications for reserved matters where the principle of the permission had already been given, nor does it consider certificates of lawfulness for residential use.

House Price Area: Gwynedd High Value Coastline

No relevant planning permission.

House Price Area: Rhosneigr

Percentage of affordable housing sought	Number of permissions	Number of units approved	Affordable housing	Percentage affordable housing provision	Financial contribution
30%	1	2	0	0%	X

The affordable housing provision in this housing price area has not met the indicative target. In this instance, planning permission was granted without any affordable provision on the grounds that there was prior extant permission on the site (that did not include an affordable element). That permission was put under pressure under the requirement of Policy TAI 15 on the grounds that it was still reasonable to be implemented.

House Price Area: Beaumaris

No relevant planning permission.

House Price Area: Rural North West

Percentage of affordable housing sought	Number of permissions	Number of units approved	Affordable housing	Percentage affordable housing provision	Financial contribution
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30%	1	14	14	100%	X
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The affordable housing provision within this House Price Area meets the target noted in the indicator effectively.

House Price Area: Bridges Area

Percentage of affordable housing sought	Number of permissions	Number of units approved	Affordable housing	Percentage affordable housing provision	Financial contribution
30%	2	20	3	15%	X

The affordable housing provision in this housing price area has not met the indicative target. One of the two permissions in question has provided the expected affordable element (33%); however, the affordable provision for the other permission was 12%. This provision was justified on the grounds of a viability assessment of the development. Based on the results of this assessment, the Local Planning Authority accepted an affordable provision below that which is noted in Policy TAI 15.

House Price Area: Trearddur and Rhoscolyn

No relevant planning permission.

House Price Area: South West

Percentage of affordable housing sought	Number of permissions	Number of units approved	Affordable housing	Percentage affordable housing provision	Financial contribution
30%	1	6	6	100%	X

The affordable housing provision within this House Price Area meets the target noted in the indicator effectively.

House Price Area: Rural north east

Percentage of affordable housing sought	Number of permissions	Number of units approved	Affordable housing	Percentage affordable housing provision	Financial contribution
30%	1	3	3	100%	X

The affordable housing provision within this House Price Area meets the target noted in the indicator effectively.

House Price Area: Larger Coastal Settlements

Percentage of affordable housing sought	Number of permissions	Number of units approved	Affordable housing	Percentage affordable housing provision	Financial contribution
30%	6	75	35	47%	X

The affordable housing provision within this House Price Area meets the target noted in the indicator. Whilst three of the permissions meet the policy target effectively, this hides the fact that not one affordable unit has been proposed for the three other permissions. One of these has been approved based on viability information and another was approved on the grounds that the units were considered to be affordable regardless (based on considerations such as size, design, etc.). It does not appear as though affordable provision was considered in the other permission.

House Price Area: Rural Centres

No relevant planning permission.

House Price Area: The Rural Centre

No relevant planning permission.

House Price Area: Northern Coast and South Arfon

Percentage of affordable housing sought	Number of permissions	Number of units approved	Affordable housing	Percentage affordable housing provision	Financial contribution
20%	10	50	24	48%	X

The affordable housing provision within this House Price Area meets the target noted in the indicator. Whilst four of the permissions meet the policy target effectively, this hides the fact that not one affordable unit has been proposed for the three other permissions. Three of these were approved because the units were considered to be affordable regardless (based on considerations such as their size, design, etc.). No affordable provision was requested in relation to one other permission on the grounds that it would have too great an impact on the integrity of a listed building. For one other permission, it was noted that one unit (out of two) could have been approved regardless on the grounds of permitted development rights, meaning that it would be irrelevant to consider Policy TAI 15 in relation to the single remaining unit. It does not appear as though affordable provision was considered in the other permission.

House Price Area: Rural West

Percentage of affordable	Number of permissions	Number of units approved	Affordable housing	Percentage affordable	Financial contribution

housing sought				housing provision	
20%	1	6	6	100%	X

The affordable housing provision within this House Price Area meets the target noted in the indicator effectively.

House Price Area: Llangefni

Percentage of affordable housing sought	Number of permissions	Number of units approved	Affordable housing	Percentage affordable housing provision	Financial contribution
10%	2	140	25	18%	X

The affordable housing provision within this House Price Area meets the target noted in the indicator effectively (both relevant sites independently meet the policy target).

House Price Area: Llŷn

Percentage of affordable housing sought	Number of permissions	Number of units approved	Affordable housing	Percentage affordable housing provision	Financial contribution
10%	4	44	14	32%	X

The affordable housing provision within this House Price Area meets the target noted in the indicator effectively (the four relevant sites independently meet the policy target).

House Price Area: West Coast and Rural Arfon

Percentage of affordable housing sought	Number of permissions	Number of units approved	Affordable housing	Percentage affordable housing provision	Financial contribution
10%	4	22	13	59%	X

The affordable housing provision within this House Price Area meets the target noted in the indicator effectively. It is noted that the affordable provision is in line with the policy requirements on two of the sites and one additional site has been approved on the grounds that the units are considered to be affordable regardless (based on considerations such as their size, design, etc.). As regards the other site, it is noted that permission has been granted for three open market units within the development boundary and six affordable

units outside it on an exception site. The affordable provision on this site is acceptable (66%) but for the purpose of this indicator, the six units considered in accordance with Policy TAI 16 ('Exception Sites') are not considered.

House Price Area: Holyhead

Percentage of affordable housing sought	Number of permissions	Number of units approved	Affordable housing	Percentage affordable housing provision	Financial contribution
10%	3	15	6	40%	X

The affordable housing provision within this House Price Area meets the target noted in the indicator effectively (the three relevant sites independently meet the policy target).

House Price Area: Amlwch and the Hinterland

Percentage of affordable housing sought	Number of permissions	Number of units approved	Affordable housing	Percentage affordable housing provision	Financial contribution
10%	3	15	8	53%	X

The affordable housing provision within this House Price Area meets the target noted in the indicator. Whilst two of the permissions meet the affordability target, it does not appear as though consideration has been given to affordable provision in the other permission.

House Price Area: The Mountains

Percentage of affordable housing sought	Number of permissions	Number of units approved	Affordable housing	Percentage affordable housing provision	Financial contribution
10%	2	20	17	85%	X

The affordable housing provision within this House Price Area meets the target noted in the indicator. It is noted, however, that no affordable units have been provided in relation to one of these permissions based on the results of a viability assessment, which showed that providing affordable units as part of the permission would not be viable.

House Price Area: Gwynedd East and the National Park

No relevant planning permission.

House Price Area: Blaenau Ffestiniog

Percentage of affordable housing sought	Number of permissions	Number of units approved	Affordable housing	Percentage affordable housing provision	Financial contribution
10%	1	4	0	0%	X

Whilst the affordable housing provision in this house price area has not reached the indicative target, it is noted that all units approved as part of the relevant proposal are considered to be affordable regardless based on aspects such as their size, design etc.

Conclusion

Table summarising the information for all House Price Areas

<u>House Price Area</u>	<u>Percentage of affordable housing sought</u>	<u>True affordable housing provision (percentage)</u>	<u>Does it meet the target level?</u>
Gwynedd High Value Coastline	No relevant planning permission.		
Rhosneigr	30%	0%	X
Beaumaris	No relevant planning history.		
Rural North West	30%	100%	✓
Bridges Area	30%	15%	X
Trearddur and Rhoscolyn	No relevant planning history.		
South West	30%	100%	✓
Rural north east	30%	100%	✓
Larger Coastal Settlements	30%	47%	✓
Rural Centres	No relevant planning permission.		
The Rural Centre	No relevant planning permission.		
Northern Coast and South Arfon	20%	48%	✓
Rural West	20%	100%	✓
Llangefni	10%	18%	✓
Llŷn	10%	32%	✓

West Coast and Rural Arfon	10%	59%	✓
Holyhead	10%	40%	✓
Amlwch and the Hinterland	10%	53%	✓
The Mountains	10%	85%	✓
Gwynedd East and the National Park	No relevant planning permission.		
Blaenau Ffestiniog	10%	0%	X

Notwithstanding three House Price Areas, it is noted that the general percentage of affordable houses provided as part of the relevant residential planning permissions are in line effectively with the indicative target as highlighted in Policy TAI 15. It is noted that this indicator requires that information be assessed for two consecutive years; thus, it will be important to consider the results of AMR 2 along with the information above.

Even when formal affordable units were not provided as part of a planning application, it is noted that several units have been granted permission on the grounds that the units are considered to be affordable regardless, based on considerations such as their size, design and location. Justification has been given, almost without exception, to other permissions where the relevant affordable housing provision has not been provided, such as those based on viability considerations.

Joint House Price Areas: Percentage affordable 30%

Number of permissions	Number of units approved	Affordable housing	Percentage of affordable units
12	120	61	51%

Joint House Price Areas: Percentage affordable 20%

Number of permissions	Number of units approved	Affordable housing	Percentage of affordable units
11	56	30	54%

Joint House Price Areas: Percentage affordable 10%

Number of permissions	Number of units approved	Affordable housing	Percentage of affordable units
19	260	83	32%

When considering house price areas jointly (based on the areas in which the percentage of affordable housing sought is consistent), it is noted that the affordable provision is in line effectively with the policy target.

It is noted that no financial contribution has been made to the detriment of not providing affordable units as part of a proposal (as is possible in accordance with the content of Policy TAI 15). Consideration could be given as to whether such contributions have been made by the AMR 2 period.

Action:

No action currently required. Continue to monitor as part of the next AMR.

Indicator: D49

Objective:	SO15 & SO16	SO15: To ensure that a sufficient and appropriate range of housing sites are available in sustainable locations in accordance with the settlement hierarchy to support economic growth. SO16: To provide a mixture of good quality and affordable housing units, of a range of types and tenures to meet the housing requirements of all sections of the population		
Indicator:	Target:	Relevant policy:	PS16, TAI1- TAI7, PS 18, TAI 5, TAI 8, TAI 15-TAI 19	
		Outcome:	Trigger level:	
D49 The number of planning applications permitted on rural exception sites	An increase in the number of affordable housing exception sites compared to average during 2015/ 16 – 2016/ 17	AMR 1		No increase in the number of affordable housing exception sites permitted for 2 consecutive years
		AMR 2		
		AMR 3		
		AMR 4		
Analysis:				

Planning applications granted permission on rural exception sites during this AMR period (all in 2018/19):

Plan Area: 6 sites (24 units)

Information for 2015/16 and 2016/17:

2015/16

Plan Area: Three sites (3 units)

2016/17

Plan Area: Two sites (3 units)

It is therefore noted that there has been an increase in the number of affordable housing exception sites receiving planning permission during this AMR period, specifically during the 2018/19 year, compared with the average during 2015/16 - 2016/17. This is, therefore, in keeping effectively with the target noted for this indicator.

Action:

No action currently required. Continue to monitor as part of the next AMR.

Indicator: D50

Objective:	SO15 & SO16	SO15: To ensure that a sufficient and appropriate range of housing sites are available in sustainable locations in accordance with the settlement hierarchy to support economic growth. SO16: To provide a mixture of good quality and affordable housing units, of a range of types and tenures to meet the housing requirements of all sections of the population									
Indicator:	Target:	Relevant Policy:	PS16, TAI1- TAI7, PS 18, TAI 5, TAI 8, TAI 15-TAI 19								
		Outcome:	Trigger Level:								
D50 Changes in residual Values across the housed price areas identified in Policy TAI 15.	Deliver the maximum level of affordable housing considered viable in accordance with policy TAI 15.	<table border="1"> <tr> <td>AMR 1</td> <td></td> </tr> <tr> <td>AMR 2</td> <td></td> </tr> <tr> <td>AMR 3</td> <td></td> </tr> <tr> <td>AMR 4</td> <td></td> </tr> </table>	AMR 1		AMR 2		AMR 3		AMR 4		An increase or decrease of 5% of residual value in any house price area in any one year.
AMR 1											
AMR 2											
AMR 3											
AMR 4											

Analysis:

Policy TAI 15 of the Joint Local Development Plan identifies 21 House Price Areas. Since the adoption of the plan 1,010 housing units have been completed in the Plan area. The original viability study to support the percentage figures within Policy TAI 15 identified different house prices for 3, 4 and 5 bed detached dwellings, 3 bed semi-detached dwellings, 2 and 3 bed terraced dwellings, 1 and 2 bed flats and 2 and 3 bed bungalows.

Due to the low number of overall sales of new build dwellings in some of the house price areas as well as the lack of certain house types given that this is the first AMR, it is not possible to compare recent house prices with the 2016 assumptions for every house price area. However, this should become clearer in the AMR that will follow.

In light of this the Council commissioned work to understand the changes in building costs against general house prices between March 2016 and March 2019.

Between 2016 and 2017 there was a slight decline of -1.9% in overall house prices in Gwynedd with a minor increase of 0.2% on Anglesey. For the period 2017 to 2018 Gwynedd saw a slight increase of 0.6% with Anglesey seeing an increase of 4.3%. Finally between 2018 and 2019 Gwynedd saw an increase of 7% with an increase of 0.4% on Anglesey. On average for the Plan area house prices have increased by 5.3%.

In relation to build costs these show an increase of 7.5% between 2016 and 2017, 3.2% between 2017 and 2018 and 1.9% between 2018 and 2019. Overall there has been an increase of 12.6% in build costs since 2016.

The difference between house price and build cost since 2016 does not necessarily mean that viability has weakened because benchmark land value should fall accordingly.

In the higher value areas with 30% affordable provision the residual value is strong and this level is still viable. In the middle sub-markets 20% affordable provision looks reasonable with 10% affordable provision being viable for the majority of the house price areas in this category. For the lowest three sub markets (The Mountains, Eastern Gwynedd & National Park and Blaenau Ffestiniog) viability looks difficult, unless development takes place in a relative hot spot.

Overall the current position looks broadly similar to that at which the last viability study (2016) was carried out with the need to be flexible within the three weaker sub market areas.

The revised assessment suggests that viability has become more challenging since 2016, mainly because costs have risen faster than values. Nevertheless a viability overview suggests that the current policy position should be maintained.

Action:

No action currently required. Continue to monitor as part of the next AMR.

Indicator: D51			
Objective:	SO15	To ensure that a sufficient and appropriate range of housing sites are available in sustainable locations in accordance with the settlement hierarchy to support economic growth.	
	SO16	To provide a mixture of good quality and affordable housing units, of a range of types and tenures to meet the housing requirements of all sections of the population: Key outputs: <ul style="list-style-type: none"> • there will be a consistent minimum 5 year supply of land for housing; • housing growth will be distributed across the Plan area in accordance with the spatial distribution; • the supply of affordable housing units will have increased; • the demand for sites for Gypsies and Travellers will have been addressed. 	
Indicator:	Target:	Relevant policy:	PS1
		Outcome:	Trigger level:
D51 Prepare and adopt a Supplementary Planning Guidance for Affordable Housing.	Prepare and adopt a Supplementary Planning Guidance for Affordable Housing within 6 months of the date of adopting the Plan	AMR 1	
		AMR 2	
		AMR 3	
		AMR 4	
Analysis: <p>There was delay before publishing the SPG in order to allow input into the process from the Councils' Housing and Property Officers.</p> <p>The consultative draft SPG was the subject of a public consultation during December 2018 - January 2019. Comments received and the officers' draft response were discussed at the Joint Planning Policy Panel on 22 March 2019.</p> <p>It is anticipated that the SPG will be adopted during the first quarter of the Annual Monitoring Report 2.</p>			
Action:			
Work to produce the SPG will be monitored as part of a follow-up AMR.			

Location of Housing (Part 2)

Indicator: D52				
Objective:	SO15 & SO16	SO15: To ensure that a sufficient and appropriate range of housing sites are available in sustainable locations in accordance with the settlement hierarchy to support economic growth. SO16: To provide a mixture of good quality and affordable housing units, of a range of types and tenures to meet the housing requirements of all sections of the population		
Indicator:	Target:	Relevant policy:	PS16, TAI1- TAI7, PS 18, TAI 5, TAI 8, TAI 15-TAI 19	
		Outcome:	Trigger level:	
D52 Number of local market housing units built in settlements identified in Policy TAI 5	Deliver the maximum level of Local market housing in settlements listed in Policy TAI 5.	AMR 1		Less than 10 local market housing units built in settlements identified in Policy TAI 5 in any one year
		AMR 2		
		AMR 3		
		AMR 4		
Analysis:				
<p>2018/19 = 0 local market housing units completed 2017/18 = 0 local market housing units completed</p> <p>During the period of this AMR, it is noted that planning permission had been granted for two applications for local market housing (for two houses). Whilst this proportion of permissions would not lead to meeting the target level, it is noted that Policy TAI 5 in relation to Local Market Housing has introduced a brand new policy principle that was not obvious in previous development plans. There is a time delay, therefore, between adopting the JLDP, accepting the brand new policy principle in the relevant settlements and then constructing such houses. It is not believed, therefore, that the fact that no local market units have been completed during the AMR 1 period is cause for concern.</p> <p>Future Annual Monitoring Reports are, therefore, expected to demonstrate that an appropriate supply of local market housing is being provided.</p>				
Action:				
No action currently required. Continue to monitor as part of the next AMR.				

Indicator: D53					
Objective:	SO15 & SO16	<p>SO15: To ensure that a sufficient and appropriate range of housing sites are available in sustainable locations in accordance with the settlement hierarchy to support economic growth.</p> <p>SO16: To provide a mixture of good quality and affordable housing units, of a range of types and tenures to meet the housing requirements of all sections of the population</p>			
Indicator:	Target:	Relevant policy:		PS16, TAI1- TAI7, PS 18, TAI 5, TAI 8, TAI 15-TAI 19	
		Outcome:		Trigger level:	
D53 Planning applications and appeals to modify or remove a S106 agreements or a condition relating to local market housing	Retain S106 agreements and conditions that facilitate delivery of local market housing in accordance with Policy TAI 5	AMR 1		Planning application or appeal to modify or remove S106 agreements or condition relating to local market housing approved or allowed (as appropriate) in any one year	
		AMR 2			
		AMR 3			
		AMR 4			
Analysis:					
<p>No planning applications or appeal decisions to modify or remove S106 agreements or conditions for local market housing have been approved or permitted.</p> <p>In accordance with the Planning Act 1990, it is possible to appeal a planning obligation to the Planning Inspectorate after five years, if it has no relevant planning reasons. Before this, planning obligations may be renegotiated if the local planning authority and developers agree. However, bearing in mind that any planning permission for a local market house is based on policy within the JLDP adopted in 2017, it is highly unlikely that a Local Planning Authority would be willing to amend or remove a 106 condition/agreement relating to restricting a house to a local market house.</p>					
Action:					
No action currently required. Continue to monitor as part of the next AMR.					

Indicator: D54		
Objective:	SO15 & SO16	<p>SO15: To ensure that a sufficient and appropriate range of housing sites are available in sustainable locations in accordance with the settlement hierarchy to support economic growth.</p> <p>SO16: To provide a mixture of good quality and affordable housing units, of a range of types and tenures to meet the housing requirements of all sections of the population</p>

Indicator:	Target:	Relevant policy:		PS16, TAI1- TAI7, PS 18, TAI 5, TAI 8, TAI 15-TAI 19
		Outcome:	Trigger level:	
D54 Prepare and adopt a Supplementary Planning Guidance for Local Market Housing.	Prepare and adopt a Supplementary Planning Guidance for Local Market Housing within 6 months of the date of adopting the Plan	AMR 1		Not adopting a Supplementary Planning Guidance within 6 months of the date of adopting the Plan.
		AMR 2		
		AMR 3		
		AMR 4		
Action:				
<p>Whilst the Local Market Housing Supplementary Planning Guidance was adopted in March 2019, this was not within the 6 month target from when the Plan was adopted.</p> <p>Whilst the policy target was not completed as anticipated, it is noted that it has been adopted within the AMR 1 period.</p>				
Action:				
Target has been met. No need to continue to monitor.				

Local Housing Market Assessment

At the hearings for the Joint Local Development Plan, the Council presented a 2013 Draft Local Housing Market Assessment (LMHA) for Gwynedd. It was acknowledged that it needed revising and updating. Gwynedd Council committed to review the LMHA by accepting that this is necessary to develop enough details about the type of housing and housing occupancy required to steer the development management decisions.

Due to a shortage of resources, there was delay in the timetable to prepare the LMHA for Gwynedd. However, a final draft copy has been created and after a period of consultation between February and March 2019; it is expected to be published in the first quarter of the AMR 2 period.

The main message of the assessment is that an additional supply of affordable housing is needed for Gwynedd communities to what is currently available. Other key findings show that there will be increased demand for affordable housing across Gwynedd in the private ownership, private rental and social rent sectors, which cannot be addressed with the current supply.

The LMHA also found that:

- Houses of median value and in the lower quartile are unaffordable for households with a median income;
- The private rental sector has grown substantially in Gwynedd over the past decade;
- Private rental levels are unaffordable for many low income households;
- The demand for social housing continues to be high across the area;

- The demand for one-bedroom social housing is not being addressed through the current stock;
- It is anticipated that the number of households will increase, and their size will decrease over the next decade;
- Long-term empty properties and restricted development sites could provide additional supply for the market;
- Based on population projections, 303 new households will be established every year in Gwynedd for the next five years;
- 707 additional social housing units are needed every year for five years to meet the current demand and the anticipated demand;
- 104 additional intermediate houses are needed every year for five years to meet the current demand and the anticipated demand.

Indicator: D55											
Objective:	SO15	To ensure that a sufficient and appropriate range of housing sites are available in sustainable locations in accordance with the settlement hierarchy to support economic growth.									
	SO16	To provide a mixture of good quality and affordable housing units, of a range of types and tenures to meet the housing requirements of all sections of the population: Key outputs: <ul style="list-style-type: none"> • there will be a consistent minimum 5 year supply of land for housing; • housing growth will be distributed across the Plan area in accordance with the spatial distribution; • the supply of affordable housing units will have increased; • the demand for sites for Gypsies and Travellers will have been addressed. 									
Indicator:	Target:	Relevant policy:	PS1								
		Outcome:	Trigger level:								
D55 Prepare and approve a Local Housing Market Area (LHMA) study for Gwynedd	Prepare and approve a LHMA study for Gwynedd by April 2017	<table border="1"> <tr> <td>AMR 1</td> <td></td> </tr> <tr> <td>AMR 2</td> <td></td> </tr> <tr> <td>AMR 3</td> <td></td> </tr> <tr> <td>AMR 4</td> <td></td> </tr> </table>	AMR 1		AMR 2		AMR 3		AMR 4		Not preparing and approving a LHMA study for Gwynedd by April 2017.
AMR 1											
AMR 2											
AMR 3											
AMR 4											
Analysis:											

There was delay with the timetable to prepare and approve the Local Housing Market Study for Gwynedd, partly due to the lack of resources within the Housing Service.

A Project Board was established, led by Gwynedd Council Housing Officers and it included officers from the Research Unit, a Planning Officer from the Joint Planning Policy Unit and a Planning Officer from Snowdonia National Park. The evidence base, means of analysis, and the relevant sub-areas were agreed.

A public consultation on the final draft of the LHMA was held in February / March 2019.

It is anticipated that the Report will be published within Quarter 1 of the AMR 2 period.

Action:

Monitor that the Gwynedd LMHA is published within the AMB 2 period.

Gypsy and Traveller Accommodation

The Gwynedd and Anglesey Gypsy and Traveller Accommodation Assessment (2016) was approved by Gwynedd Cabinet on 19 January 2016 and by the Anglesey Working Committee on 8 February 2016.

Both Councils have been working to deliver the Recommendations of the 2016 Assessment, which is an extension of the current Llandygai Bangor site and a new permanent site for permanent needs in Penhesgyn, Penmynydd and the preparation of temporary sites in Caernarfon, Central Anglesey and Holyhead.

For residential sites, Gwynedd Council has granted permission for an extension and improvement for existing plots at Penhesgyn Gypsy site, which is currently being implemented. Anglesey County Council have carried out assessments to confirm the suitability of the Penhesgyn site. However, due to a change in demand from the unauthorised site and the need to prioritise the development of the temporary site in Central Anglesey, a planning application has not yet been submitted for this site.

For a temporary stopping place, Gwynedd Council has agreed to use the farthest end of the Shell car park in Caernarfon when there is demand, with appropriate facilities being provided for the gypsies / travellers. Following a consultation process, the site near Star was selected as a suitable site for temporary need. A full application (41LPA1041/FR/TR/CC) for change of use from agricultural land to a temporary stopping site (10 plots) for Gypsies and Travellers on land to the east of the Star crossroads, Star, was granted planning permission on 10 October 2018. After a consultation process, it was concluded that the two sites considered for Holyhead were unsuitable for earmarking as temporary stopping places for Gypsies and Travellers. Further research will have to be carried out to meet the needs of travellers en route to Ireland, and to measure the use of the port by Gypsies and Travellers.

A new Circular was published on 'Planning for gypsy, traveller and showmen (WGC 005/2018) sites', which contains guidance on identifying suitable sites for gypsies and travellers.

Indicator: D56			
Objective:	SO15	To ensure that a sufficient and appropriate range of housing sites are available in sustainable locations in accordance with the settlement hierarchy to support economic growth.	
	SO16	To provide a mixture of good quality and affordable housing units, of a range of types and tenures to meet the housing requirements of all sections of the population: Key outputs: <ul style="list-style-type: none"> • there will be a consistent minimum 5 year supply of land for housing; • housing growth will be distributed across the Plan area in accordance with the spatial distribution; • the supply of affordable housing units will have increased; • the demand for sites for Gypsies and Travellers will have been addressed. 	
Indicator:	Target:	Relevant policy:	PS1
		Outcome:	Trigger level:
D56 Number of Traveller pitches for residential accommodation provided at Penhesgyn, Anglesey	Provide 4 pitches at Penhesgyn, Anglesey by the end of 2017/ 2018	AMR 1	
		AMR 2	
		AMR 3	
		AMR 4	
Analysis:			

On 31 May 2016, the Anglesey Working Committee determined that land at Penhesgyn near Penmynydd would be selected as a potential site to meet the accommodation needs of Gypsies and Travellers, depending on the outcomes of further research to confirm the suitability of the site from a highways safety and health perspective, to be included in the Joint Local Development Plan. It was also agreed to appoint appropriate consultants in order to prepare a plan of the site and subsequent planning applications.

Capita was appointed to undertake the site suitability assessment, create a detailed plan, undertake a pre-planning enquiry, prepare a planning application, go through the planning process, prepare tender documents, procure a contractor and prepare a construction contract.

A Project Group was set up that included officers from the Housing Service, Property, Environmental Health, the Joint Planning Policy Unit, the Police and Capita.

Several technical assessments were conducted that looked at a general evaluation of the site, an air quality assessment, a noise assessment, and an ecological assessment. The findings from this work showed that the Penhesgyn site was appropriate for a permanent residential development for travellers. Some mitigating measures will have to be incorporated in the plan's proposals in order for the site to meet some needs, especially in relation to noise and air quality.

Developing the Penhesgyn site affects one landowner, and the Council will have to procure part of an agricultural field in order to create an entrance to the proposed permanent site.

The Working Committee agreed, on 14 February 2017, to move forward with the next step of the project, which is to design the sites and work out the costs, and submit a further report to the Working Committee in June 2017.

During 2017, draft plans were prepared for the site, and these were discussed with members of the Traveller community located at the Lôn Pentraeth site.

An application was made for Screening on 6 April 2017, to change use to a traveller site, including four amenity blocks and other ancillary developments on land near Penhesgyn, Menai Bridge.

There was a change in the need for the site as only one person of the four identified in the 2016 Assessment remains on the site. It has been difficult to hold discussions to relocate the individual who, in the past, has stated reluctance to move to the Penhesgyn site.

Because of the change in circumstances for travellers on the Lôn Pentraeth site, and the need to develop a temporary site off the A5 near Star, the consultants prioritised progressing with obtaining planning permission for this site (see details in a response to the D58 indicator below).

The Council continues its endeavours to contact the remaining individual on the Lôn Pentraeth site, to discuss his relocation and to agree a specific timetable to address this need.

Action:

Anglesey County Council to continue to seek a resolution to the need for an unauthorised site on Lôn Pentraeth.

Indicator: D57

Objective:	SO15	To ensure that a sufficient and appropriate range of housing sites are available in sustainable locations in accordance with the settlement hierarchy to support economic growth.
	SO16	To provide a mixture of good quality and affordable housing units, of a range of types and tenures to meet the housing requirements of all sections of the population: Key outputs: <ul style="list-style-type: none"> • there will be a consistent minimum 5 year supply of land for housing; • housing growth will be distributed across the Plan area in accordance with the spatial distribution; • the supply of affordable housing units will have increased; • the demand for sites for Gypsies and Travellers will have been addressed.

Indicator:	Target:	Relevant policy:		PS1
		Outcome:		Trigger level:
D57 The number of additional Gypsy pitches provided on an extension to the existing residential Gypsy site, adjacent to the Llandygai Industrial Estate, Bangor	Provide 5 additional pitches on an extension to the existing residential Gypsy site adjacent to the Llandygai Industrial Estate, Bangor by the end of 2017/ 2018	AMR 1		Failure to provide additional 5 pitches on an extension to the existing residential Gypsy site adjacent to the Llandygai Industrial Estate, Bangor by end of 2017/ 2018
		AMR 2		
		AMR 3		
		AMR 4		
	Provide a cumulative total of 10 additional pitches on an extension to the existing residential Gypsy site adjacent to the Llandygai Industrial Estate,			Failure to provide a cumulative total of 10 additional pitches on an extension to the existing residential Gypsy site adjacent to the Llandygai Industrial Estate, Bangor by the end of 2026

	Bangor by the end of 2026			
Analysis:				
<p>The Council has submitted three planning applications for redeveloping the site and increasing the number of plots from 7 to 12 during 2017 and 2018.</p> <p>The Council has received a Welsh Government grant to undertake this work. The work was planned for completion by the end of March 2019. However, because of biodiversity issues and poor weather, the timetable has slipped. An agreement was reached with Welsh Government to extend the period of expenditure.</p> <p>The work of redeveloping the site is currently underway and this is expected to be completed by the second quarter of the AMR 2 period.</p>				
Action:				
No action currently required. Continue to monitor as part of the next AMR.				

Indicator: D58												
Objective:	SO15	To ensure that a sufficient and appropriate range of housing sites are available in sustainable locations in accordance with the settlement hierarchy to support economic growth.										
	SO16	<p>To provide a mixture of good quality and affordable housing units, of a range of types and tenures to meet the housing requirements of all sections of the population:</p> <p>Key outputs:</p> <ul style="list-style-type: none"> • there will be a consistent minimum 5 year supply of land for housing; • housing growth will be distributed across the Plan area in accordance with the spatial distribution; • the supply of affordable housing units will have increased; • the demand for sites for Gypsies and Travellers will have been addressed. 										
Indicator:	Target:	Relevant policy:	PS1									
		Outcome:	Trigger level:									
D58 The need for additional pitches identified in a Gypsy Traveller Accommodation Needs Assessment (GTANA)	Provide number and type of pitches to address need identified in the GTANA by the end of 2026	<table border="1"> <tr> <td>AMR 1</td> <td></td> </tr> <tr> <td>AMR 2</td> <td></td> </tr> <tr> <td>AMR 3</td> <td></td> </tr> <tr> <td>AMR 4</td> <td></td> </tr> </table>	AMR 1		AMR 2		AMR 3		AMR 4		Failure to provide number and type of additional pitches to address need identified in the GTANA by the end of 2026	
AMR 1												
AMR 2												
AMR 3												
AMR 4												
Analysis:												

The Gypsies and Travellers Accommodation Needs Assessment 2016 identified the need for temporary sites, one in the Caernarfon area of Gwynedd and two sites on Anglesey - one in the centre of Anglesey and the other in Holyhead. For the Anglesey sites, the sites in the centre of Anglesey should be able to accommodate 15 caravans, and 12 caravans in Holyhead.

Gwynedd

In order to meet the need for a temporary site in the Caernarfon area, the Council has agreed to use the farthest section of the Shell car park in Caernarfon when there is demand, and that appropriate facilities be provided for the Gypsies / Travellers.

Anglesey - Centre of the Island

The Site near Star was selected as the most appropriate location for a temporary stopping site for the Gypsy and Travellers following a site selection process and public consultation held by the Isle of Anglesey County Council in 2016.

General and technical appraisals were conducted on site by *Capita Real Estate and Infrastructure* in November and December 2016; reports were presented to the Working Committee in February 2017 and published on the Council's website. The purpose of the technical evaluations was to establish whether there were any technical reasons or restrictions that could prevent the site from being suitable for use as a temporary site for Travellers. In addition to the specific technical appraisals, attention was also given to other more general considerations such as the size of the site, the entrance and other physical characteristics.

It was found that the proposed temporary Traveller site was acceptable from a planning perspective, and that this had taken into consideration the many technical assessments held, such as air quality, noise, ecological and flood risk assessments.

Originally, it was believed that 15 plots with space for a caravan and towing vehicle would be needed. Having reviewed the trends in the number of Gypsies and Travellers who have visited the island in recent years, and in order to use the land at the centre only, the number of plots has been reduced from 10 formal plots with services, but with an option to site some additional caravans if necessary. There is space for this on this central piece of land.

Proposals for the Star site have been reviewed many times in terms of the operational requirements and the needs in terms of services, providing facilities, site safety considerations, and providing arrangements for appropriate restricted and authorised access. This was achieved through the work of the Technical Working Group and the Project Board. Furthermore, discussions were held with the Gypsy and Traveller communities that have led on further refining the proposals for the plan.

A full application (41LPA1041/FR/TR/CC) for change of use from agricultural land to a temporary stopping site (10 plots) for Gypsies and Travellers on land to the east of the Star crossroads, Star, was granted planning permission on 10 October 2018.

Work on developing the site is expected to commence in Quarter 4 of 2019/20.

Anglesey – Holyhead

The Council consulted on two possible sites in Holyhead for a temporary Gypsy and Traveller site.

The Council noted that neither of the two sites is suitable to be earmarked as a temporary stopping site for Gypsies and Travellers following the consultation process. A short term solution needs to be found for Holyhead, by installing bins to reduce domestic waste and illegal waste at locations in Holyhead, where it appears that Travellers stop over without permission. Further research will have to be carried out to meet the needs of travellers en route to Ireland, and to measure the use of the port by Gypsies and Travellers. Because of the lack of land in public ownership in Holyhead, discussions will need to be held with private land owners in order to find suitable land for Temporary Stopping Places for Irish Travellers who occasionally stay in Holyhead on their way to and from the port.

Action:

No action currently required. Continue to monitor as part of the next AMR.

Indicator: D59

Objective:	SO15	To ensure that a sufficient and appropriate range of housing sites are available in sustainable locations in accordance with the settlement hierarchy to support economic growth.
	SO16	To provide a mixture of good quality and affordable housing units, of a range of types and tenures to meet the housing requirements of all sections of the population: Key outputs: <ul style="list-style-type: none"> • there will be a consistent minimum 5 year supply of land for housing; • housing growth will be distributed across the Plan area in accordance with the spatial distribution; • the supply of affordable housing units will have increased; • the demand for sites for Gypsies and Travellers will have been addressed.

Indicator:	Target:	Relevant policy:	PS1
		Outcome:	Trigger level
D59 The number of unauthorised Gypsy & Traveller encampments reported annually and length of stay	Monitor changes in need for pitches and compare with supply of pitches in the inter GTANA period.	AMR 1	
		AMR 2	
		AMR 3	
		AMR 4	
			The number of encampments and length of stay suggests a need for additional supply of pitches.

Analysis:

In Gwynedd, 11 different unauthorised sites were reported on. The number of caravans ranged from one to 15 with the length of stay varying from two nights to a maximum of 12 nights.

In terms of location, most were in Bangor (five sites) and locations had one visit each at Caernarfon, Porthmadog, Morfa Nefyn, Nefyn, Abererch and Abergwyngregyn.

It is believed that some of the visits in the Bangor area are from Gypsies who historically visited a site on Anglesey which is no longer available to them. It is expected that developing a temporary site in Star will help with this.

On Anglesey, five unauthorised sites were reported on. The number of caravans ranged from one to 14, and the length of stay ranged from one night to a maximum of 15.

In terms of location, the most were in Holyhead (four sites) and another in Mona.

Those identified in Holyhead had all stayed one night, which suggests they were awaiting the ferry to Ireland.

From reviewing the situation, nothing is causing concern at present

Action:

No action currently required. Continue to monitor as part of the next AMR to see whether similar patterns emerge in future.

6.5 NATURAL AND BUILT ENVIRONMENT

Conserving and Enhancing the Natural Environment

Technical Advice Note (TAN) 24: The Historic Environment

The TAN was published in May 2017 and therefore effectively post-dates the policies of the Local Development Plan. However, it is considered that the policies within the Plan are consistent and support the advice contained within the TAN. The TAN provides guidance on how the planning system considers the historic environment during both the development plan preparation and decision making on planning and Listed Building consent applications.

The TAN supplements the Historic Environment (Wales) Act 2016, and should be read in conjunction with Planning Policy Wales, and the Welsh Government's Historic Environment Service (Cadw) best practice guides, all of which should be taken into account by local planning authorities during the determination of planning applications.

Supplementary Planning Guidance

The LDP noted that two SPG's were to be produced relating to the natural and built environment (i.e. Local Biodiversity and Historic Assets). Although initial work has been undertaken in relation to the SPG's, the Joint Planning Policy Unit are currently considering options in relation to the most appropriate way forward with regard to the content and format of the SPGs.

World Heritage Site Candidate – Slate Industry of North Wales

The slate landscape of North West Wales have been nominated for UNESCO World Heritage site status. The intention is to submit a formal bid to UNESCO sometime in 2019 which will then be considered by the International Council of Monuments and Sites and the World Heritage Committee in 2021.

Indicator: D60				
Objective:	SO17	Protect, enhance and manage the natural and heritage assets of the Plan area, including its natural resources, wildlife habitats, and its landscape character and historic environment		
Indicator:	Target:	Relevant Policy	PS19, AMG1, AMG2, AMG3, AMG4, AMG5, AMG6, PS20, AT1, AT3, AT4	
		Outcome:	Trigger Level:	
D60 - Number of planning applications	Biodiversity or geodiversity value of locally important sites maintained	AMB 1		One application permitted contrary to Policy AMG 5 or Policy AMG 6
		AMB 2		
		AMB 3		

permitted on locally important biodiversity and geodiversity sites	or enhanced in accordance with Policy AMG 5 and Policy AMG 6	AMB 4		
Analysis:				
No planning permission has been approved, contrary to policy AMG 5 and AMG 6 during the monitoring period.				
It appears that the policies are implemented effectively. Nevertheless, it should be ensured that the process outlined in policy AMG 6 regarding the assessment/evaluation of the biodiversity value of 'candidate' wildlife sites are followed, and that only sites (following assessment/evaluation) qualified to be confirmed as 'wildlife sites' are considered under this policy. It is noted that this point is only relevant to Gwynedd Council's Planning Area.				
Action:				
No action currently required. Continue to monitor as part of the next AMR.				

Indicator: D61				
Objective:	SO17	Protect, enhance and manage the natural and heritage assets of the Plan area, including its natural resources, wildlife habitats, and its landscape character and historic environment		
Indicator:	Target:	Relevant Policy	PS19, AMG1, AMG2, AMG3, AMG4, AMG5, AMG6, PS20, AT1, AT3, AT4	
		Outcome:	Trigger Level:	
D61 - Number of planning applications permitted on nationally or internationally designated sites or on sites that affect the biodiversity or geodiversity value of the designated sites	No planning applications permitted that are harmful to the biodiversity or geodiversity value of nationally or internationally designated sites	AMB 1		One planning application permitted contrary to Policy PS 19
		AMB 2		
		AMB 3		
		AMB 4		
Analysis:				
The total of approved planning applications that were entirely/partially within nationally or internationally designated sites of biodiversity or geodiversity value (i.e. Special Areas of Conservation, Special Protection Areas, Ramsar, Sites of Special Scientific Interest, National Nature Reserves) was eight. Nevertheless, it is not considered that these permissions disturb the international/national biodiversity or geodiversity value of these designations. Consequently, it is considered that these permissions comply with policy PS 19, and that the policy is implemented effectively.				
Action:				

No action currently required. Continue to monitor as part of the next AMR.

Indicator: D62

Objective:	SO17	Protect, enhance and manage the natural and heritage assets of the Plan area, including its natural resources, wildlife habitats, and its landscape character and historic environment
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Indicator:	Target:	Relevant Policy	PS19, AMG1, AMG2, AMG3, AMG4, AMG5, AMG6, PS20, AT1, AT3, AT4
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D62 Number of planning applications permitted for major development in an Area of Outstanding Natural Beauty (AONB).	No planning applications permitted for major development, which are harmful to an AONB's natural beauty.	Outcome:		Trigger Level:
		AMB 1		One planning application permitted contrary to Policy PS 19 and Policy AMG 1
		AMB 2		
		AMB 3		
		AMB 4		

Analysis:

Two planning applications for major developments were approved during the monitoring period, namely applications for two hotels on Parc Cybi, Holyhead, which is identified in the Joint LDP as a safeguarded employment site. During the process of considering these relevant planning applications, appropriate consideration was given to the impact of these developments on the AONB. A conclusion was reached that these applications complied with Policy PS 19 and Policy AMG 1 of the Joint LDP. Consequently, it is considered that these policies are implemented effectively.

Action:

No action currently required. Continue to monitor as part of the next AMR.

Preserving and Enhancing Heritage Assets

Indicator: D63

Objective:	SO17	Protect, enhance and manage the natural and heritage assets of the Plan area, including its natural resources, wildlife habitats, and its landscape character and historic environment
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Indicator:	Target:	Relevant Policy	PS19, AMG1, AMG2, AMG3, AMG4, AMG5, AMG6, PS20, AT1, AT3, AT4
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		Outcome:		Trigger Level:
D63 – Number of Planning applications permitted in Conservation Areas and World Heritage Sites or sites that affect their historic or cultural values	No Planning application permitted that are harmful to the character and appearance of a Conservation Area or the Outstanding Universal Value of World Heritage Sites	AMB 1		One Planning application permitted contrary to Policy PS 20 or Policy AT1
		AMB 2		
		AMB 3		
		AMB 4		
Analysis:				
No planning permission was granted to applications that were contrary to policies PS 20 and AT 1 during the monitoring period. Zero planning applications were approved within the World Heritage Site, and a total of 156 planning applications (full/outline) within the Plan's Conservation Area. It is considered that these permissions comply with Policies PS 20 and AT 1 and that the policy is therefore implemented effectively.				
Action:				
No action currently required. Continue to monitor as part of the next AMR.				

Indicator: D64				
Objective:	SO17	Protect, enhance and manage the natural and heritage assets of the Plan area, including its natural resources, wildlife habitats, and its landscape character and historic environment		
Indicator:	Target:	Relevant Policy	PS19, AMG1, AMG2, AMG3, AMG4, AMG5, AMG6, PS20, AT1, AT3, AT4	
		Outcome:	Trigger Level:	
D64 – Prepare and adopt a Supplementary Planning Guidance relating to Heritage Assets	Prepare and adopt a Supplementary Planning Guidance in relation to Heritage Assets within 18 months of the Plan's adoption	AMB 1		Not adopting a Supplementary Planning Guidance within 18 months of the Plan's adoption
		AMB 2		
		AMB 3		
		AMB 4		
Analysis:				
Initial work relating to preparing the SPG is underway. However, in light of the need to prioritise other SPG, this SPG has not yet been the subject of a public consultation period.				
Action:				

No action currently required. Continue to monitor as part of the next AMR.

Waste Management

Indicator: D65				
Objective:	SO18	Encourage waste management based in the hierarchy of reduce, re-use, recovery and safe disposal.		
Indicator:	Target:	Relevant policy:	GWA 1	
		Outcome:	Trigger level:	
D65 – The amount of land and facilities to cater for waste in the Plan area	Maintain sufficient land and facilities to cater for the Plan area's waste (to be confirmed at a regional level in accordance with TAN 21 waste monitoring arrangements)	AMB 1		Triggers to be established at a regional level in accordance with TAN21
		AMB 2		
		AMB 3		
		AMB 4		
Analysis:				
<p>Based on the North Wales Waste Monitoring Report, April 2017, there is no need to provide additional non-hazardous and non-reactive waste landfill within the North Wales region, and careful consideration should be given to the possibility of an over-provision in dealing with proposals to develop further residual waste treatment in the region.</p> <p>In accordance with the requirements of TAN 21, Waste Monitoring Reports must be undertaken in order to identify whether sufficient regional landfill and waste treatment capacity is maintained; whether the spatial provision is sufficient to meet this need; and whether local planning authorities need to undertake necessary steps to meet any unforeseen issue, and to enable Welsh Government and local planning authorities to provide a strategic overview of trends in the waste sector to inform the LDP and provide guidance when dealing with waste planning applications.</p>				
Action:				
No action currently required. Continue to monitor as part of the next AMR.				

Indicator: D66				
Objective:	SO18	Encourage waste management based in the hierarchy of reduce, re-use, recovery and safe disposal.		
Indicator:	Target:	Relevant policy:	GWA 1	
		Outcome:	Trigger level:	
D66 – Number of planning	Increase in number of waste	AMB 1		No planning applications for waste

applications for waste management facilities on employment sites identified in Policy GWA 1 and Policy CYF 1.	management facilities provided on employment sites identified in Policy GWA 1 and Policy CYF 1, compared to number provided on employment sites in 2016/2017.	AMB 2		management facilities on employment sites identified in Policy GWA 1 and Policy CYF 1.
		AMB 3		
		AMB 4		
Analysis:				
<p>Four planning permissions were approved for waste management activities on employment sites, which include:</p> <ul style="list-style-type: none"> Anaerobic digestion activities Landfill General waste activities Aggregates Restoration Station <p>Consequently, it is considered that Policies CYF 1 and GWA 1 are implemented efficiently. The Councils will continue to monitor the indicator.</p>				
Action:				
No action currently required. Continue to monitor as part of the next AMR.				

Minerals

Indicator: D67				
Objective:	SO19	Meet the needs of minerals locally and regionally in a sustainable manner.		
Indicator:	Target	Relevant Policy:	PS 22, MWYN 6	
		Outcome:	Trigger Level:	
D67 – The extent of primary land-won aggregates permitted in accordance with the Regional Technical Statement for Aggregates expressed as a percentage of the total capacity required as identified in the Regional Technical Statement (MTAN)	Maintain a minimum 10 year land supply of crushed rock aggregate reserves throughout the Plan period in the Plan area in line with Policy PS22	AMB 1		Less than a 12 year land supply of crushed rock aggregate reserves in the Plan area in any one year
		AMB 2		
		AMB 3		
		AMB 4		

Analysis:

At the end of 2016, there was a residual 42.94 million tonnes of permitted crushed rock aggregate reserves, which is far above the threshold level. Source: North Wales Regional Aggregates Working Group Annual Monitoring Report (2016). The information is based on the distribution outlined in the Initial Review of the Regional Technical Statement (RTS) that is undertaken every five years.

Each review of the Regional Technical Statement provides a mechanism in order to encourage the national sustainability objectives that every individual Local Authority in the region need to fulfil over a 25 year period for crushed rock (which is sufficient to fulfil the requirements of MTAN1 of achieving a 10 year land bank) during the 15 year period of the Joint LDP. The preferred areas for crushed rock in Policy MWYN 2 of the JLDP exceeds the minimum allocation needed to meet the required provision identified in the Regional Technical Statement.

Action:

No action currently required. Continue to monitor as part of the next AMR.

Indicator: D68

Objective:	SO19	Meet the needs of minerals locally and regionally in a sustainable manner.		
Indicator:	Target	Relevant Policy:		PS 22, MWYN 6
		Outcome:		Trigger Level:
D68 – Sand and gravel land supply in the Plan area.	Maintain a minimum 7 year land supply of sand and gravel throughout the Plan period in the Plan area in line with Policy PS22.	AMB 1		One Planning application permitted contrary to Policy MWYN 6
		AMB 2		
		AMB 3		
		AMB 4		

Analysis:

North Wales had approximately 15.70 million metric tonnes of residual sand and gravel at the end of 2016 (the Plan area's contribution towards this total was 1.175 million). Using the average sales of over 10 years, as recommended by Welsh Government in their CL-04-14 policy explanation letter, this is equivalent to a land bank of 21.8 years.

The information is based on the distribution outlined in the Initial Review of the Regional Technical Statement (RTS) that is undertaken every five years. Each review of the Regional Technical Statement provides a mechanism in order to encourage the national sustainability objectives that every individual Local Authority in the region need to fulfil over a 22 year period for sand and gravel (which is sufficient to fulfil the requirements of NCTM1 of achieving a 7 year land bank) during the 15 year period of the Joint LDP. Whilst the landbank of sand and gravel for the Plan area is below the 7 year threshold, the preferred areas identified in Policy MWYN 2 of the JLDP exceeds the minimum allocation needed to meet the required provision in the Regional Technical Statement.

The second review of the Regional Technical Statement is expected in early 2020 and will be reported upon in the next AMR.

Action:	
No action currently required. Continue to monitor as part of the next AMR.	

Indicator: D69				
Objective:	SO19	Meet the needs of minerals locally and regionally in a sustainable manner.		
Indicator:	Target	Relevant Policy:	PS 22, MWYN 6	
		Outcome:	Trigger Level:	
D69 – Number of Planning applications permitted within a mineral buffer zone	No development permitted within a mineral buffer zone that would lead to the sterilisation of the mineral Resource, unless it is in accordance with Policy MWYN 6	AMB 1		One Planning application permitted contrary to Policy MWYN 6
		AMB 2		
		AMB 3		
		AMB 4		
Analysis:				
<p>38 planning permissions were granted on sites within a mineral buffer zone. The types of permission varies from being housing developments to developments that are specifically involved with operating the mineral and waste sites.</p> <p>No planning permission was granted within a mineral buffer zone that is contrary to Policy MWYN 5. Consequently, it is considered that Policy MWYN 5 is implemented efficiently. The Councils will continue to monitor the indicator.</p>				
Action:				
No action currently required. Continue to monitor as part of the next AMR.				

CHAPTER 4: CONCLUSIONS AND RECOMMENDATIONS

As this is the first AMR and as such sufficient time has not elapsed since adoption it is difficult to identify any trends from the evidence presented in the report. Furthermore, the AMR inevitably includes development that were granted under local planning policies that were in place in the plan area prior to the adoption of the JLDP, but built during this AMR period.

This AMR will provide the baseline evidence on the indicators for comparison in future years to enable the Councils to identify any trends.

While it has been outlined above that any trends are difficult to determine at this early stage good progress is being made in delivering the targets outlined in the monitoring framework and there is no evidence to suggest and therefore to justify the need for a review at this early stage.

While the implementation of the LDP is in the early stages there are positive outcomes as outlined below:

Policy PS1: Welsh Language and Culture was used in a planning appeal soon after the adoption of the Local Development Plan to dismiss an appeal for 366 houses in Bangor as the Planning Inspector did not consider that sufficient information was provided to prove that there would not be a negative impact on the Welsh Language which was contrary to Strategic Policy PS1. It must be stressed that this was prior to the adoption of the Maintaining and Creating Sustainable and Distinctive communities SPG (To be adopted during the first quarter of AMR2), which will provide further guidance on how to ensure that applications that meet the threshold set out in policy PS1 will help to maintain and create distinctive and sustainable communities. The SPG will include methodologies to prepare both Welsh Language Impact Assessments and Welsh Language Statements. In addition to conclusions on policy PS1 the housing policies were also considered by the Inspector, the site which was the subject of the appeal was an allocation in the Unitary Development Plan but it was not carried forward to the JLDP, in considering this and the newly adopted housing policies the Inspector found that the principle of development was unacceptable given its location, scale and level of affordable housing.

202 affordable houses have been given permission since the LDP was adopted and 254 affordable housing units were completed during the 2017-19 period. This shows a significant increase in the number of affordable housing units completed in 2018/19 (195 units) compared to previous years. These figures do not include housing that is affordable due to its location, and size as the case may be in certain areas within the Plan area and therefore the provision of housing that is affordable is likely to be higher than this figure.

The distribution of new housing is in line with the spatial strategy set out in the LDP which ensures that housing is distributed based on the settlements level of service provision, function and size (population) and subject to its environmental, social and infrastructure capacity to accommodate development.

Tier	Number of units approved	Target in the JLDP	Percentage of all residential permissions
Sub-regional Centre and Urban Service Centres	298	53%	55%
Local Service Centres	127	22%	23%
Villages, Clusters and the Countryside	118	25%	22%
Total	543	-	-

In June 2018, Horizon submitted a Development Consent Order application in order to develop a new nuclear power plant, and a public inquiry was held. Hitachi announced its intention to delay the proposal of developing the new Nuclear Power Station; however, Horizon confirmed that it would continue to allocate resources to ensure that the process of examining the application is completed, and a decision is expected at the end of October 2019.

On the whole the indicators contained within the monitoring framework are performing in accordance with expectations, where the policy target is not being achieved there are currently no concerns regarding policy implementation. In many cases where the policy target is not being achieved this is because sufficient time has not elapsed since the adoption of the JLDP to allow the policies to deliver the plan objectives.

The Councils are required to review the plan every 4 years unless there are circumstances which arise from the conclusions of the AMR which indicate the need for an earlier review. This first AMR does not indicate this and therefore does not justify the need for an early review therefore the review will take place in 2021 unless future AMRs provide evidence to indicate otherwise.

Changes nationally and locally have been outlined in chapter 2 of the AMR, while these changes will be considered during any future review it is not considered that they impact the Plan in such a way that a review is required at this stage. Future AMRs will report on any changes both nationally (including the publication of the National Development Framework) and locally and consider whether they result in a change on a scale that would require a full or partial review of the plan.

There is no evidence which suggested that the Plan requires a full or partial review at this stage for the following reasons:

- This is the first AMR following adoption and no trends have been identified.
- No policies have been identified as failing to deliver the objectives of the plan

- Some developments reported on are decisions which were made before the adoption of the JLDP.
- Appeal decisions since the adoption of the JLDP have supported the policies and strategy of the Plan.
- The new housing permitted has been in accordance with the spatial strategy.
- 254 affordable housing units have been completed in 2017-2019 and this is a significant increase on previous years, the number of completions in on track to meet the target set out in the monitoring framework.
- The Councils have a land supply of 5.3 years above the 5 years as required by TAN1.
- Proposals for new employment development on safeguarded sites have been supported by the policies within the JLDP.
- On the whole the indicators contained within the monitoring framework are performing in accordance with expectations, where they are not being achieved there is no concerns regarding policy implementation

The JLDP will continue to be monitored in line with the monitoring framework as set out in Chapter 7 of the JLDP.

APPENDIX 1

1. SUSTAINABILITY APPRAISAL MONITORING

- 1.1 The JLDP was subject to Sustainability Appraisal (SA) including Strategic Environmental Assessment (SEA) as an iterative process through the plan preparation process. The SA incorporated the SEA requirements in accordance with EU Directive 2001/42/EC. The purpose of the SA was to appraise the likely social, environmental and economic effects of the Plan, to ensure they were consistent with the principles of sustainable development. The SA of the JLDP identified 11 objectives and 29 indicators which are intended to measure the social, economic and environmental impact of the Plan.
- 1.2 It should be noted that the monitoring programme contained within the Sustainability Appraisal Report was preliminary and only identified potential indicators. The monitoring process has found that there is opportunity to improve the SA monitoring to ensure that appropriate data is collected. Whilst none of the indicators are deleted, it should be noted that the analysis makes it clear where information is unavailable and/or not applicable. In some instances information is no longer available (or relevant); in other instances the data available is of insufficient detail to enable useful monitoring.
- 1.3 There are a number of SA indicators where information is not published annually, for example those based on the census. The purpose of the monitoring framework is to review changes on an annual basis, as a consequence these are not necessarily going to be useful moving forward in terms of future monitoring. They have however been retained in order to provide a baseline, further work will be undertaken in time for the next AMR to determine whether alternative sources of information are available.
- 1.4 It should be noted that the traffic light rating system used for the LDP Monitoring Indicators has not been taken forward for use with the SA Monitoring. Many of the SA objectives are aspirational in nature and to some extent would be information monitored in an ideal world scenario. In addition, the LDP alone would not be the only factor that would need to be considered in achieving their aims. The SA Monitoring does not include targets as such, unlike the LDP monitoring, it would therefore prove difficult to interpret the commentary into a traffic light rating.
- 1.5 As this is the first year of collation (2017-2019), since the adoption of the JLDP the monitoring will primarily be used to set the baseline for the monitoring process. The data collected includes a mix of qualitative and quantitative data with a commentary under each SA objective to describe progress. Each SA Objective is assessed against the relevant monitoring indicators, with the findings set out in the sections below. The following colour coding has been used to give an overall summary of the findings for each indicator:

Colour	Indication
✓	Positive Impacts
+/-	Mixed Impacts
✗	Negative Impacts

0	Neutral / Data Unavailable
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Summary of SA Monitoring

1.6 Table 1 sets out the summary assessment of the results of the Sustainability Appraisal Monitoring. A summary analysis of these results is provided in paragraph 1.7.

Table 1: Monitoring the Sustainability Appraisal – Summary		
Objectives		Result
1	Maintain and enhance biodiversity interests and connectivity	✓
2	Promote community viability, cohesion, health and well being	0
3	Manage and reduce the impacts of climate change by promoting and supporting mitigation and adaptation measures	+/-
4	Conserve, promote and enhance the Welsh language	✓
5	Conserve, promote and enhance cultural resources and historic heritage assets	✓
6	Support economic growth and facilitate a vibrant, diversified economy providing local employment opportunities	+/-
7	Provide good quality housing, including affordable housing that meets local needs	✓
8	Value, conserve and enhance the plan area’s rural landscapes and urban townscapes	✓
9	Use land and mineral assets efficiently and promote mechanisms for waste minimisation, re-use and recycling	✓
10	Promote and enhance good transport links to support the community and the economy	+/-
11	Safeguard water quality, manage water resources sustainability and minimise flood risk	+/-

Summary of Results

1.7 The results of the Sustainability Appraisal monitoring indicate that out of the 11 Sustainability Objectives, overall positive effects were identified for 6 objectives, neutral effects for 1 objective and mixed impacts for 4 objectives. No objectives were identifying a significant negative effect. The table shows that for the majority of the sustainability objectives identified, progress is being made, on balance, against the range of monitoring indicators for the particular objective. The following tables include a detailed analysis of the performance of all the indicators:

SA Objective 1: Biodiversity				
SA Indicator	Target	Baseline/Previous Data	Recent Data	Performance
1) Loss of biodiversity through development measured by loss or impact to international sites (e.g. SSSI) and local sites in JLDP area.	Decrease	2018/2019	See explanation below	✓
2) Net loss of biodiversity in LDP area caused by development	Decrease	-	See explanation below	0
3) % of features (various types) in favourable condition, including both land and marine based	Decrease	2018/2019	See explanation below	0
4) Achievement of BAP objectives and targets	Decrease	-	See explanation below	0
5) Trends and status of NERC 2006, Section 42 species/habitats	Improvement	-	See explanation below	0
6) Number and area of SINCs and LNR within the plan	Maintain/Increase	2018/2019	See explanation below	0
Explanation / Analysis				
<p>1) The results for the number of planning applications that affect the biodiversity or geodiversity value of the designated sites are as follows:</p> <ul style="list-style-type: none"> • 0 number of planning applications permitted on nationally or internationally designated sites or on sites that affect the biodiversity or geodiversity value of the designated • 0 number of planning applications permitted on locally important biodiversity and geodiversity sites. <p>2) While this is not currently monitored by the Authority due to limited resources, polices within the LDP ensure that biodiversity is protected.</p> <p>3) The information only available for SACs and SPAs and the results are as follows:</p> <ul style="list-style-type: none"> • SACs - 40% (8 of of 20 SACs located or partially located within the LDP area) area of all features of 'favourable condition'; • SPAs - 89% (8 of of 9 SAPs located or partially located within the LDP area) are of all features of 'favourable condition. 				

- 4) No information currently available as this is not monitored by the Authority due to limited resources.
- 5) No information currently available as this is not monitored by the Authority due to limited resources.
- 6) The results are as follows:
- 392 (7115HA) confirmed Wildlife Sites (SINCs)
 - 13 (3137HA) LNRs

SA Objective 2: Community & Health:				
SA Indicator	Target	Baseline/Previous Data	Recent Data	Performance
1) % of total population with access to key services	Increase	-	Data not available	0
2) Lifestyle related health measures (e.g. overweight/obese)	Improvement	-	Data not available	0
Explanation / Analysis				
1) Continue to monitor the indicator in future AMRs 2) Continue to monitor the indicator in future AMRs				

SA Objective 3: Climate Change

SA Indicator	Target	Baseline/Previous Data	Recent Data	Performance
% change in carbon dioxide emissions from industry / commercial, domestic, road transport, land use change and forestry sectors	Decrease	2018/19	See explanation below	+/-

Explanation / Analysis

- There is a general downward trend from 2005 to 2017 in both Anglesey and Gwynedd for all six carbon emission indicators.
- There is a general upward ‘spike’ in emissions from 2017 to 2018.

Anglesey

- From 2005 to 2018 there were percentage decreases in all six indicators, ranging from 5.0% to 69.7%.
- In 2018 there were noticeable increases in all six indicators from 2017, ranging from 1.7% to 10.0%.
- This upturn in emissions from 2017 to 2018 shows a ‘spike’ in the usual trend of gradual decreases in carbon emissions on Anglesey.
- The historical downward trend in carbon emissions and the recent upward trend mirrors that of Gwynedd and Wales.

Gwynedd

- From 2005 to 2018 there were percentage decreases in all six indicators, ranging from 0.7% to 38.3%.
- In 2018 there were noticeable increases in three of the six indicators from 2017, ranging from 1.7% to 13.2%.
- This upturn in emissions from 2017 to 2018 shows a ‘spike’ in the usual trend of gradual decreases in carbon emissions on Gwynedd, although it should be noted that three of the six indicators continued the usual downward trend of reductions in emissions.
- The historical downward trend in carbon emissions and the recent upward trend mirrors that of Anglesey and Wales. Detailed statistics are included in the tables below.

Wales

- From 2005 to 2018 there were percentage decreases in all six indicators, ranging from 3.9% to 75.9%.
- In 2018 there were noticeable increases in five of the six indicators from 2017, ranging from 1.7% to 13.2%.
- This upturn in emissions from 2017 to 2018 shows a ‘spike’ in the usual trend of gradual decreases in carbon emissions in Wales, although it should be noted that one of the six indicators continued the usual downward trend of reductions in emissions.

The historical downward trend in carbon emissions and the recent upward trend mirrors that of Anglesey and Gwynedd.

SA Objective 4: Welsh Language

SA Indicator	Target	Baseline/Previous Data	Recent Data	Performance
Number/ % Welsh Language speakers	Increase	Year ending 31 March	Anglesey – 42,500 (63.6%) Gwynedd – 89,600 (75.5%)	+/-

Explanation / Analysis

Policy PS 1: The Welsh Language and Culture, promotes and supports the use of the language. The aim of Policies PS 1, PS 5 and PS 6 is to integrate 'sustainable development' into the development process, in order to maintain and create distinctive and sustainable communities.

The Annual Report of the population that state they speak Welsh according to the ONS is published every quarter. The source of this data is from surveys. As the data is derived from surveys and the results of estimates that are based on a sample, it is therefore subject to different grades of sampling variability.

The table below shows the figures of the year which ends on 31 March for 2017 (which is the last year before the Plan was adopted), 2018 and 2019:

Local Authority	Year ending 31 March 2017		Year ending 31 March 2018		Year ending 31 March 2019	
	Number	%	Number	%	Number	%
Anglesey	42,400	63.5	42,500	63.6	45,500	67.5
Gwynedd	87,600	74.1	89,600	75.5	91,000	76.4

As can be seen, these figures show a much higher level than the results of the 2011 Census, which noted that there were 57% of Welsh speakers in Anglesey and 65% in Gwynedd. However, as these figures are based on samples, they are not as robust as the Census figures, and it is traditionally the case that they are higher than those of the Census. Despite this, it should be noted that the recent sample was of a greater size of approximately 350% more compared to earlier years.

SA Objective 5: Heritage / Culture				
SA Indicator	Target	Baseline/Previous Data	Recent Data	Performance
Number of historic assets at risk / change in number at risk	Decrease	2018/2019	See explanation below	✓
Explanation / Analysis				
<p>0 planning permissions permitted contravening Policy PS20 and AT1 during the monitoring period. No applications were permitted within World Heritage Sites and a total of 153 of planning applications were located within the Plan Area's Conservation Areas. It is considered that these permissions conform with PS20 and AT1, and it can subsequently be said that the policy is implemented effectively.</p>				

SA Objective 6 Economy and Employment																
SA Indicator	Target	Baseline/Previous Data	Recent Data	Performance												
1) Economic activity by sector	Increase	2017,2018 & 2019	See explanation below	✓												
2) Employment status of residents 16 years +	Increase	2017,2018 & 2019	See explanation below	✓												
3) Number of people commuting into and out of authority areas	Decrease	2017 & 2018	See explanation below	x												
Explanation / Analysis																
<p>1 & 2) Statistics show that there has been an increase in economic activity in both Ynys Môn and Gwynedd Local Authority area since adoption of the JLDP. The economic activity of both areas have are higher than that of the national Welsh average as can be seen in the table below:</p> <p><u>Local Labour Force Survey: Summary of economic activity (16-64)</u></p> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th></th> <th>Year ending March 2018</th> <th>Year ending March 2019</th> </tr> </thead> <tbody> <tr> <td>Ynys Môn</td> <td style="text-align: center;">78.1</td> <td style="text-align: center;">80.7</td> </tr> <tr> <td>Gwynedd</td> <td style="text-align: center;">76.7</td> <td style="text-align: center;">77.1</td> </tr> <tr> <td>Wales</td> <td style="text-align: center;">76.5</td> <td style="text-align: center;">76.7</td> </tr> </tbody> </table> <p style="text-align: right;"><i>Source: Stats Wales</i></p>						Year ending March 2018	Year ending March 2019	Ynys Môn	78.1	80.7	Gwynedd	76.7	77.1	Wales	76.5	76.7
	Year ending March 2018	Year ending March 2019														
Ynys Môn	78.1	80.7														
Gwynedd	76.7	77.1														
Wales	76.5	76.7														

- 3) Statistics show that there has been a slight increase in the numbers of people commuting into and out of authority areas – a pattern that is repeated for the whole of Wales as can be seen in the table below:

Commuting Patterns by Welsh Local Authority

	Number of people commuting out of the authority 2017	Number of people commuting out of the authority 2018	Number of people commuting into the authority 2017	Number of people commuting into the authority 2018
Ynys Môn	9,200	10,200	3,100	4,200
Gwynedd	7,100	8,600	9,200	12,500
Wales	94,700	95,400	42,200	47,000

Source: StatsWales

As this is the first AMR and therefore trends cannot be established. The indicators will continue to be monitored.

SA Objective 7: Housing

SA Indicator	Target	Baseline/Previous Data	Recent Data	Performance
Number of new affordable housing units provided / year as percentage of all new units	Increase	2018/2019	See explanation below	✓

Explanation / Analysis

The table below compares the percentage of affordable housing completions in 2018-19 with the information for 2017-18. This is relevant for the period for which the Plan has been adopted.

Year	Affordable housing units completed	Total housing units completed	Affordable units as a percentage of total housing completions
2017-18	61	463	13.2%
2018-19	195	548	35.6%

It is evident that the number of new affordable housing units provided per year as percentage of all new units increased significantly in 2018-19 compared to 2017-18. This therefore conforms effectively with the target noted.

SA Objective 8: landscape and Townscape				
SA Indicator	Target	Baseline/Previous Data	Recent Data	Performance
1) Proportion of high/very high quality landscapes identified by LANDMAP	Increase	2018/2019	See analysis below	✓
2) Number / proportion of new developments within AONBs	Decrease	2018/2019	See analysis below	✓
3) Number / proportion of new developments within areas classed as outstanding by LANDMAP	Decrease	2018/2019	See analysis below	✓
Explanation / Analysis				
<p>1) The results for the areas defined under LANDMAP are as follows:</p> <ul style="list-style-type: none"> • Visual and Sensory - 51% (135 out of 267 areas) of areas were classed as High or Outstanding; • Cultural 98 % (374 out of 382 areas) of areas were classed as High or Outstanding; • Geological - 62% (133 out of 213 areas) of areas were classed as High or Outstanding • Historical Landscapes - 81% (319 out of 392 areas) of areas were classed as High or Outstanding; • Landscape Habitats - 47% (592 out of 934 areas) of areas were classed as High or Outstanding. <p>2) The number of approved planning applications within AONBs are as follows:</p> <ul style="list-style-type: none"> • 540 <p>3) The number of approved planning applications within areas classed as outstanding by LANDMAP are as follows;</p> <ul style="list-style-type: none"> • Visual and Sensory – 81 • Cultural – 1587 • Geological - 724 • Historical - 1270 • Landscape Habitats - 70 <p>The above indicators will continued to be monitored in subsequent future AMR's</p>				

SA Objective 9: Land, Minerals, Waste				
SA Indicator	Target	Baseline/Previous Data	Recent Data	Performance
1) % of development on previously developed land	Increase	2018/2019	See analysis below	✓
2) % municipal wastes sent to landfill	Decrease	2017-2018	24% Gwynedd 0% Isle of Anglesey 11% Wales	✓
3) % municipal wastes reused /recycled	Increase	2017-2018	72% Anglesey 60% Gwynedd 63% Wales	+/-
Explanation / Analysis				
<p>1) % proportion of development on previously developed land is as follows:</p> <ul style="list-style-type: none"> • Anglesey 2017-2018 13.81ha; Anglesey 2018-2019 4.33ha; • Gwynedd 2017-2018 12.82ha; Gwynedd 2018-2019 – information not available due to limited resources/technical issues; <p>2) % Municipal waste to landfill is as follows:</p> <ul style="list-style-type: none"> • 2016-2017 = Anglesey (6%) Gwynedd (31%) • 2017-2018 = Anglesey (0%), Gwynedd (24%) <p>3) % Municipal waste recycled is as follows:</p> <ul style="list-style-type: none"> • 2016-2017 = Anglesey (66%) Gwynedd (61%) • 2017-2018 = Anglesey (72%) Gwynedd (60%) 				

SA Objective 10: Transport and Access				
SA Indicator	Target	Baseline/Previous Data	Recent Data	Performance
1) Method of travel to work - % working population who travel by car	Decrease	2018/2019	See analysis below	+/-
2) Percentage of new residential developments within 30 minutes public transport time of facilities	Increase	2017/2018/2019	See analysis below	0

3) Access to services and facilities by public transport, walking and cycling	Increase	2016/17	See analysis below	0
4) % increase in the cycle network	Increase	Transport Topic Paper (2015)	See analysis below	0
5) Proportion of lpg fuel sources for motor vehicles	Increase	2019 onwards	See analysis below	0

Explanation / Analysis

1)

- Driving a car – the proportion who drive a car to work in Gwynedd (38%) is the same as the national average whilst the proportion in Anglesey is slightly lower (34%).
- Working from home – there is a higher proportion in Gwynedd (9.23%) and Anglesey (8.99%) compared with the national average (6.44%).
- Train – there is a lower proportion in Gwynedd (0.37%) and Anglesey (0.27%) compared with the national average (1.08%).
- Bus – there is a higher proportion of people in Gwynedd (2.75%) travelling to work by bus than the national average (2.71%). Anglesey has a significantly lower proportion (1.29%), which is below both Gwynedd and the national average.
- On foot – the proportion in Gwynedd (7.22%) is significantly higher than the national average (5.79%). The proportion in Anglesey (5.02%) is below Gwynedd and the national average.

2)

- 100% of new residential development within 30 minutes.
- As this is the first time we have monitored the plan this will be used as the baseline for the next monitoring period.

3)

- Anglesey has the third lowest number of concessionary bus pass holders aged 60+ (75.6%).
- Gwynedd has the fourth lowest number (80.0%).
- The area with the lowest number is Powys (71.5%).
- The area with the highest number is Cardiff (98.9%).
- The national average is 87.0%. Therefore, both Anglesey and Gwynedd are below the national average.
- As this is the first time we have monitored the plan this will be used as the baseline for the next monitoring period.

4)

- Anglesey is covered by the Taith area. Gwynedd is covered by both the Taith and Tracc areas.
- The National Cycle Routes in the Taith area are: 5 - Reading to Holyhead; 8 - Cardiff to Holyhead.
- The National Cycle Routes in the Tracc area are: 8 - Cardiff to Holyhead; 42 - Glasbury to Gloucester; 43 - Builth Wells to Swansea; 81 - Aberystwyth to Shrewsbury; 82 - Porthmadog to Cardigan.
- As this is the first time we have monitored the plan this will be used as the baseline for the next monitoring period.

5) There are 92 petrol stations in Wales that sell LPG fuel at present.

- There are 2 stations in Anglesey that have LPG. These are: Amlwch – 1; Gaerwen – 1.
- There are 10 stations in Gwynedd that have LPG. These are: A496 – 1; A4487 – 1; Bangor – 1; Barmouth – 1; Blaenau Ffestiniog – 1; Caernarfon -2; Machynlleth – 1; Pwllheli – 2.
- As this is the first time we have monitored the plan this will be used as the baseline for the next monitoring period.

SA Objective 11: Water and Flood Risk				
SA Indicator	Target	Baseline/Previous Data	Recent Data	Performance
1) % of new developments with integrated sustainable drainage systems	Increase	-	Data unavailable	0
2) % of waterbodies at good ecological status or potential	Increase	2018/2019	See analysis below	✓
3) Proportion / absolute number of development in C1 and C2	Decrease	2018/2019	See analysis below	+/-
Explanation / Analysis				
<p>1) This information is not currently collected by the Authorities. The JPPU will work with both Authorities to find a way of collecting this information for future AMR's.</p> <p>2) The results are as follows:</p> <p>Lakes</p> <ul style="list-style-type: none"> • Cycle 1 – 67% • Cycle 2 – 78% <p>Rivers</p> <ul style="list-style-type: none"> • Only Cycle 1 currently available therefore we will use this as a baseline and continue to monitor the indicator. <p>3) The results are as follows:</p> <ul style="list-style-type: none"> • 27 planning applications approved within C1, all of which were in conformity to the tests contained in Technical Guidance Note 15 (Flooding)). • 89 planning applications approved within C2, 87 of were considered in the compliance to the tests contained in Technical Guidance Note 15 (Flooding). Only 1 planning application was permitted (conversion of an empty Chapel into a dwelling) for a type of development would be considered as a ' highly vulnerable ' development in accordance with Figure 2 Technical Guidance Note 15 (Flooding) and does not conform to the tests contained in Technical guidance note 15 (flooding). 				

This planning application was granted by the Planning Committee is contrary to officer recommendation.

Appendix 2: The Joint LDP's compliance with the Well-being Act (2015)

The Well-being of Future Generations (Wales) Act 2015 places a duty on public bodies (including Welsh Ministers) to carry out sustainable development. When undertaking this duty, the steps that public bodies must take include:

- Setting and publishing objectives ('well-being objectives') that have been designed to maximise its contribution to achieve each well-being aim; and
- Taking all reasonable steps (whilst undertaking its functions) to realise these objectives.

The Act sets seven well-being objectives with the aim of ensuring that public bodies work toward the same vision with respect to a sustainable Wales.

The Well-being of Future Generations (Wales) Act 2015 came into force on 1 April 2016. As the Joint Local Development Plan has been submitted to the Government for examination before this date, it was not required for the Plan to meet the well-being objectives as noted in the Act.

Nevertheless, it is considered that the Joint LDP is in-keeping with the well-being objectives. The following table highlights all well-being objectives, and notes how the Plan is achieving these objectives, as well as which strategic objective and policy within the Plan is relevant to achieving/complying with this objective.

Well-being Objective	How the Plan contributes towards this objective	Relevant Strategic Objective	Relevant Policies
<p>A prosperous Wales: An innovative, productive and low carbon society which recognises the limits of the global environment and therefore uses resources efficiently and proportionately (including acting on climate change); and which develops a skilled and well-educated population in an economy which generates wealth and provides employment opportunities, allowing people to take advantage of the wealth generated through securing decent work.</p>	<p>The Plan contains a series of policies that promote low-carbon technology, create renewable energy, protect limited resources and policies that protect and enhance the environment where the prosperity of the population within the Plan's area depends upon it.</p> <p>The Plan provides opportunities for a prosperous economy by safeguarding existing employment land and designating new employment land for future employment needs and providing a local planning policy framework for developments associated/ancillary to Wylfa Newydd.</p> <p>The plan also includes policies for redeveloping suitable previously developed land and buildings for various types of development, which is a very effective way of ensuring</p>	SO2 – SO14, SO17 – SO19	PS2, ISA1, ISA3, PS3, PS4, PS5, PS6, PCYFF5, PS7, ADN1, ADN2, ADN3, PS10, PS11, PS12, PS13, CYF1, CYF4, CYF6, CYF7, CYF6, PS19, AMG5, AMG6, PS22, MWYN1

	<p>urban regeneration, including an appropriate mix of housing, employment, retail, education, leisure and amenity facilities.</p> <p>Although educational interests are outside the Plan's control, it contains policies that support proposals for further and higher education facilities, encouraging infrastructure and developer contributions to education where required. The Plan also seeks to maintain a sustainable communities' hierarchy and the services they provide.</p>		
<p>A resilient Wales: A nation which maintains and enhances the natural biodiversity environment with healthy ecosystems which support social, economic and ecological resilience with the capacity to adapt to any change (for example, climate change).</p>	<p>The Plan contains specific policies that protect and enhance the natural environment and biodiversity. It identifies and protects statutory and non-statutory designations.</p> <p>It promotes effective use of resources, renewable technology, low-carbon or zero-carbon and contains policies that aim to mitigate and adapt to the impacts of climate change.</p> <p>As large sections of the Plan area are of a coastal nature, attention was given to the Shoreline Management Plan's policies.</p> <p>Additionally, the Plan prevents inappropriate development in flood zones.</p>	<p>SO6, SO7, SO8, SO17</p>	<p>PS6, PCYFF5, PS7, ADN1, ADN2, ADN3, ARNA1, PS19, AMG4, AMG5</p>

<p>A healthier Wales: A society in which people’s physical and mental well-being is maximised and in which choices and behaviours that benefit future health are understood.</p>	<p>The Plan protects against the loss of open spaces with recreational value and provides an opportunity to create more recreational areas with new housing developments.</p> <p>Other policies in the Plan include criteria that note (where appropriate) that new developments will need to create safe, attractive public spaces where important features include amenity areas, green spaces and the retention and enhancement of green infrastructure.</p> <p>The Plan also facilitates the development of health care facilities that are accessible to all in the Plan Area. It also directs new residential developments to be in accordance with the settlement's role in the Settlement Hierarchy, and therefore move towards ensuring that new housing is located in areas that are accessible to social facilities and key services.</p>	<p>SO2, SO3, SO7, SO15, SO16</p>	<p>ISA2, ISA4, ISA5, PS4,TRA4, PCYFF3, PS17, TAI8</p>
<p>A more equal Wales: A society that enables people to fulfil their potential no matter what their background or circumstances (including their socio economic background and circumstances).</p>	<p><i>Race:</i> A number of policies in the Plan facilitate social inclusion that will assist to integrate groups into local communities. Improving accessibility is also an important theme in the Plan, which assists to integrate minority groups, including Gypsies and Travellers, into society.</p> <p><i>Disability:</i> The Plan facilitates the development that is appropriate to the needs of disabled people. The design policy ensures that every development achieves an inclusive design by ensuring environments where there are no barriers; which allows access for all and offers a full provision to people with disabilities;</p>	<p>SO1, SO7, SO12, SO15, SO16</p>	<p>ISA1, ISA2, PS4, TRA4: PCYFF3, CYF6, TAI8, TAI9, TAI11, TAI17, TAI12, TAI18.</p>

	<p>Additionally, the Plan supports proposals relating to working from home that could be of particular use in rural areas that are less accessible to workplaces, especially for people with mobility problems.</p> <p><i>Gender:</i> Community safety is an issue that could affect specific groups such as young men and women, who can be more vulnerable to violent crimes. It is not anticipated that the detailed policies are likely to have a substantial detrimental impact on these groups. The policies in the Plan deal directly with matters such as design, public land, public transport and fear of crime that could affect specific groups, such as women. Additionally, the Plan promotes ease of access to health facilities and for those facilities to be available for men and women equally.</p> <p><i>Sexual orientation:</i> Although the Plan has restricted scope to influence these groups, community safety can be a matter that could affect this group. The policies in the Plan deal directly with matters such as design, public land, public transport and fear of crime.</p> <p><i>Gender reassignment:</i> Although the Plan has restricted scope to influence these groups, community safety can be a matter that could affect this group. The policies in the Plan deal directly with matters such as design, public land, public transport and fear of crime.</p> <p><i>Religion or Belief:</i></p>		
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	<p>The availability and accessibility of some community facilities is an important consideration for religious groups. The Plan facilitates the development of appropriate facilities (including housing, leisure facilities and community facilities), that are suitable for all religions. Additionally, the Plan facilitates the development of a mix of different types of houses that are suitable for a broad range of groups.</p> <p><i>Age:</i> The Plan promotes an appropriate mix of housing in new developments (including local market housing and affordable housing), which in turn promote sustainable mixed communities by ensuring that every new residential development contributes towards improving the housing balance and meets the needs noted for the entire community.</p> <p>There are specific policies for residential care homes, extra care housing or specialist care accommodation for older people that deal directly with the housing needs of older people. Infrastructure policies will facilitate the provision of appropriate services and facilities for people of different age groups and this should improve welfare and community vitality. The Plan aims to safeguard employment sites and facilitate economic growth in urban and rural areas and this should help to maintain the working-age population as well as retain young people in their communities, and thus improve the community's welfare. Sustainable transport policies will benefit older people groups and young people groups by facilitating access to services, especially in rural areas.</p>		
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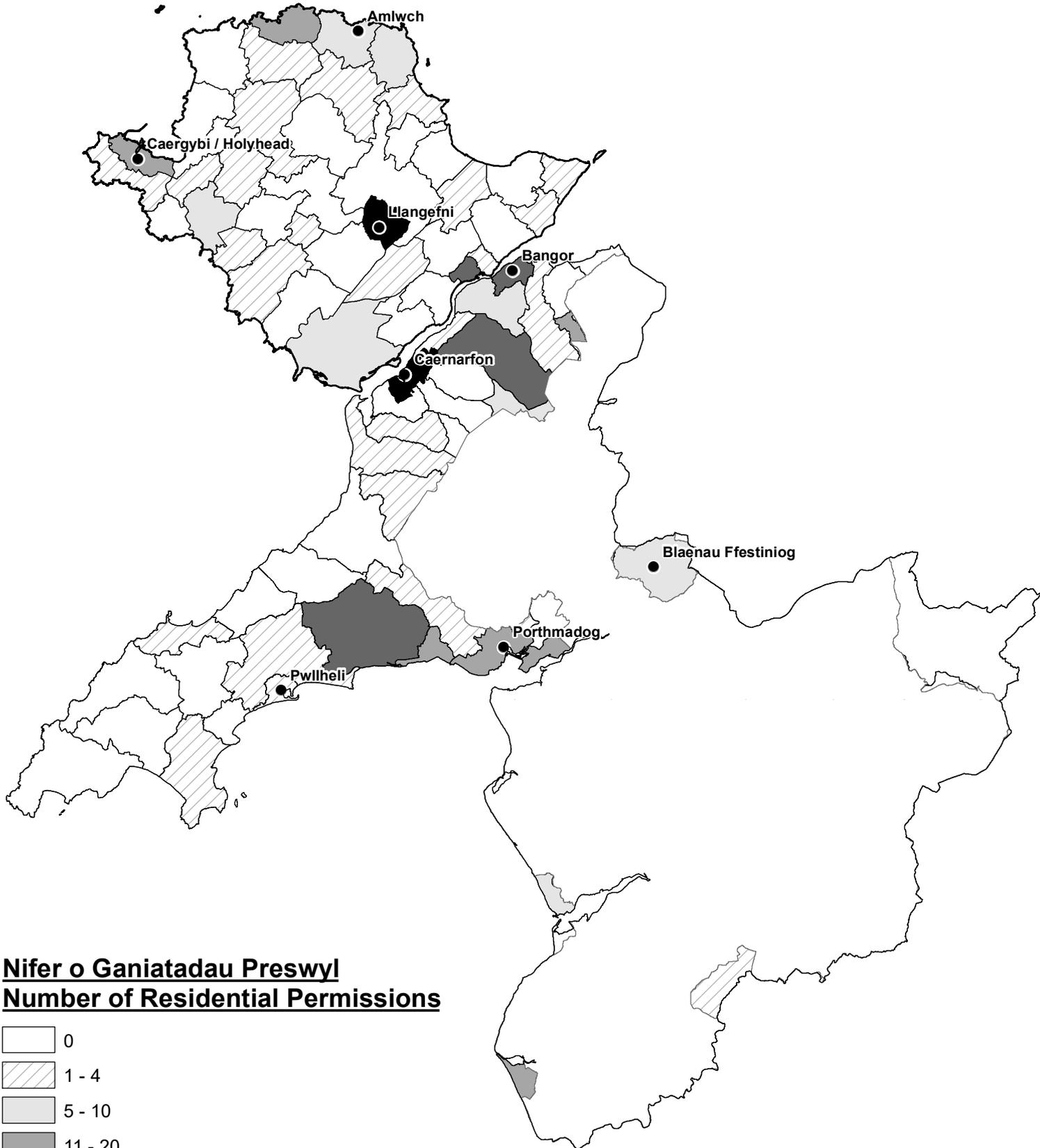
	<p><u>The objectives of the Sustainability Framework applied to the Plan:</u></p> <ul style="list-style-type: none"> • Promote viability, coherence and community health and well-being • Support economic growth and facilitate a lively and diverse economy that provides local employment opportunities • Provide good quality housing, including affordable housing that satisfies local need • Support and enhance good transport links to support communities and the economy 		
<p>A Wales of cohesive communities: Attractive, viable, safe and well-connected communities.</p>	<p>The Plan includes policies that seek to promote safe, healthy, unique and prosperous communities. The aim of the Plan's Spatial Strategy is to disperse developments commensurately around the Plan area and focus on those locations that provide the best opportunities to achieve sustainable development.</p> <p>The Plan promotes an appropriate mix of housing in new developments, which in turn promote sustainable mixed communities by ensuring that every new residential development contributes towards improving the housing balance and meets the needs noted for the entire community.</p> <p>The Plan's policies note the priority criteria that new developments must meet to achieve a sustainable development that has been appropriately located. The Plan includes sustainable transport policies and their aim is to prevent the negative impacts of new transport schemes and ensure that communities have good links to facilities and services.</p>	<p>SO2 – SO16</p>	<p>PS4, TRA1, TRA4, PS5, PCYFF2, PCYFF3, PS13, PS16</p>

<p>A Wales of vibrant culture and thriving Welsh language: A society that promotes and protects culture, heritage and the Welsh language, and which encourages people to participate in the arts, sports and recreation.</p>	<p>The Plan includes specific policies that contribute to protecting, promoting and supporting the use of the Welsh language in the Plan area. Housing policies facilitate a sufficient number of mixed housing (type and occupancy) to meet the needs of all parts of the population, including housing for older people. The policies will facilitate affordable housing for local need, local market housing, open market housing and accommodation specifically designed for the older population. This will assist to create sustainable and inclusive communities and along with other policies in the Plan, e.g. employment and land policies, the strategy and plans of every Council should assist to reduce outward migration amongst younger age groups, attract former residents back to the area, as well as new people of working-age.</p> <p>Policies relating to economic development facilitate the provision of economic opportunities through the Plan area. This should also assist to retain young people within communities, especially the most rural, and thus maintain or enhance the demographic balance within communities.</p> <p>The Plan also includes policies that aim to protect the culture and heritage of Wales by acknowledging, protecting and enhancing the built historic heritage assets and archaeology sites.</p>	SO1, SO5, SO9 – SO16	PS1, PS5, PS13, PS16, TAI5, PS18, TAI16, PS17, TAI8, PS20, AT1, AT2, AT3, AT4.
<p>A globally responsible Wales:</p>	<p>In order to reduce the potential negative impact of the area on global well-being and to enhance any positive</p>	SO3, SO5 –SO8, SO17	PS5, PS6, PCYFF5, PS7, PS9, ADN1, ADN2, PS19

<p>A nation which, when doing anything to improve the economic, social, environmental and cultural well-being of Wales, takes account of whether doing such a thing may make a positive contribution to global well-being.</p>	<p>impacts, the Plan includes policies that seek to ensure that the Plan area enhances the contribution it makes towards meeting the national targets to produce renewable energy and reduce carbon.</p> <p>The Plan also seeks to protect wider environmental features such as biodiversity and natural resources.</p>		
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DOSBARTHAD CANIATADAU PRESWYL FESUL CYNGHORAU CYMUNED-
1 AWST 2017 - 31 MAWRTH 2019

DISTRIBUTION OF RESIDENTIAL PERMISSIONS PER COMMUNITY COUNCIL
1 AUGUST 2017 - 31 MARCH 2019

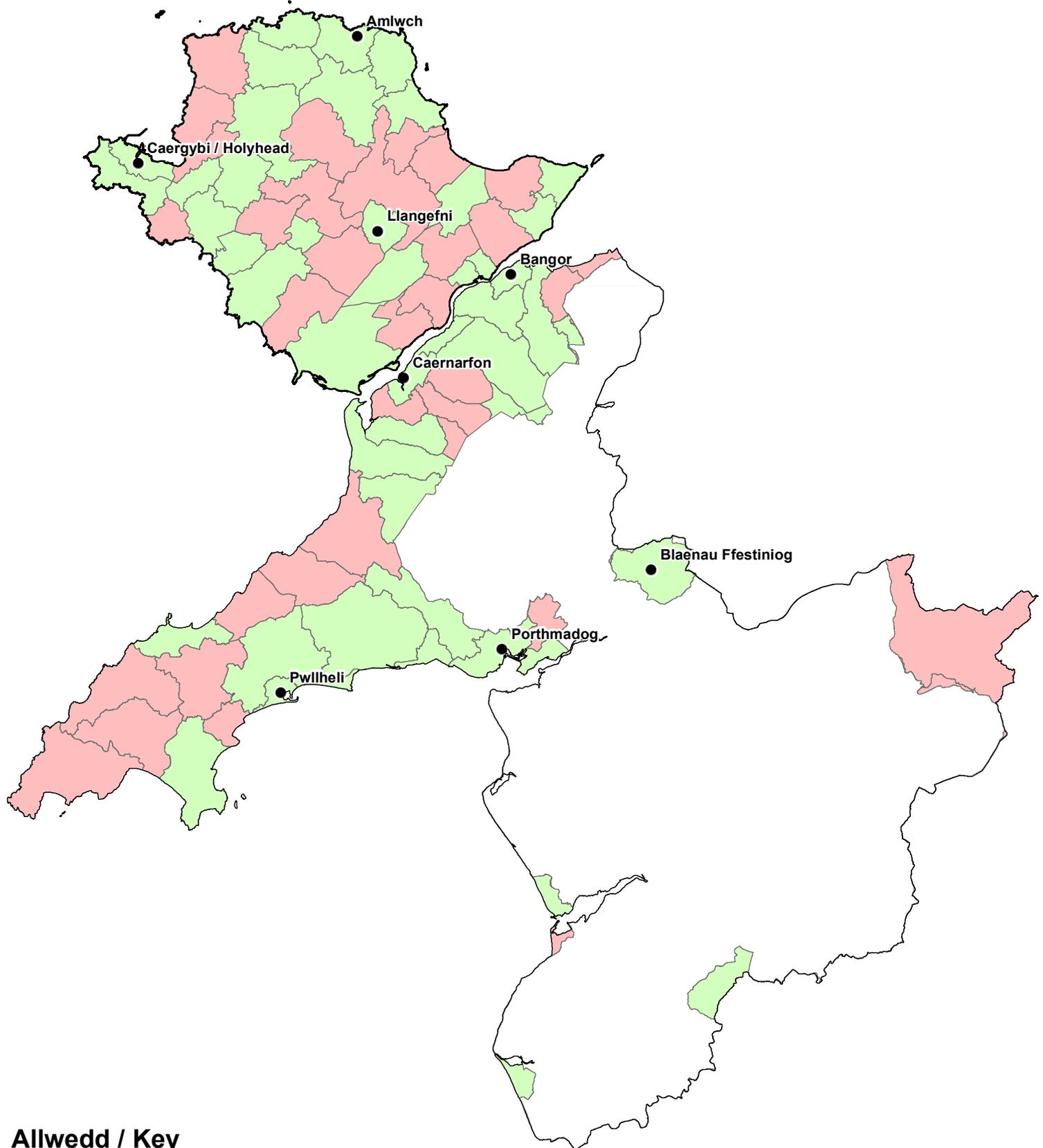


Nifer o Ganiatadau Preswyl
Number of Residential Permissions

-  0
-  1 - 4
-  5 - 10
-  11 - 20
-  21 - 50
-  51 - 141

**DOSBARTHIAD CANIATADAU PRESWYL FESUL CYNGHORAU CYMUNED-
1 AWST 2017 - 31 MAWRTH 2019**

**DISTRIBUTION OF RESIDENTIAL PERMISSIONS PER COMMUNITY COUNCIL
1 AUGUST 2017 - 31 MARCH 2019**



Allwedd / Key

-  Caniatâd / Permission
-  Dim Caniatâd / No Permissions

D25 – DISTRIBUTION OF RESIDENTIAL PERMISSIONS 1 AUGUST 2017 – 31 MARCH 2019

Sub-regional Centre:

1. Bangor (planning permission for 53 residential units)

Urban Service Centres:

Anglesey

2. Amlwch (9 units),
3. Holyhead (17 units),
4. Llangefni (141 units).

Gwynedd

5. Blaenau Ffestiniog (9 units),
6. Caernarfon (56 units),
7. Porthmadog (12 units),
8. Pwllheli (3 units).

Local Service Centres:

Anglesey

9. Beaumaris (1 unit),
10. Benllech,
11. Bodedern (4 units),
12. Cemaes (16 units),
13. Gaerwen,
14. Llanfair Pwllgwyngyll (21 units),
15. Pentraeth,
16. Menai Bridge (2 units),
17. Rhosneigr (2 units),
18. Valley (1 unit).

Gwynedd

19. Abermaw (7 units),
20. Abersoch,
21. Bethesda (18 units),
22. Criccieth (12 units),
23. Llanberis (8 units),
24. Llanrug,
25. Nefyn (7 units),
26. Penrhyndeudraeth (11 units),
27. Penygroes,
28. Tywyn (17 units).

Service Villages:

Anglesey

29. Gwalchmai (2 units),
30. Llannerch-y-medd,
31. Newborough (6 units).

Gwynedd

32. Bethel (11 units),
33. Bontnewydd,
34. Botwnnog,

35. Chwilog (40 units),
36. Deiniolen (10 units),
37. Rachub,
38. Tremadog,
39. Y Ffôr

Local, Rural and Coastal Villages:

A) Local Villages

Ynys Môn

40. Bethel,
41. Bodffordd,
42. Bryngwran,
43. Brynsiencyn,
44. Caergeiliog (6 units),
45. Dwyran (1 unit),
46. Llandaniel-fab,
47. Llandegfan,
48. Llanfachraeth,
49. Llanfaethlu,
50. Llanfechell,
51. Llanfihangel-yn-Nhywyn,
52. Llangaffo,
53. Llangristiolus,
54. Llanrhuddlad,
55. Pencarnisiog,
56. Pen-y-Sarn (7 units),
57. Rhos-y-bol (1 unit),
58. Talwrn,
59. Tregle

Gwynedd

60. Abererch,
61. Brynrefail,
62. Caeathro,
63. Carmel (1 unit),
64. Cwm y Glo,
65. Dinas (Llanwnda),
66. Dinas Dinlle,
67. Dolydd a Maen Coch,
68. Efailnewydd,
69. Garndolbenmaen (1 unit),
70. Garreg-Llanfrothen,
71. Groeslon,
72. Llandwrog,
73. Llandygai,
74. Llangybi,
75. Llanllyfni,
76. Llanystumdwy,
77. Nantlle (1 unit),
78. Penisarwaun,
79. Pentref Uchaf,
80. Rhiwlas (1 unit),
81. Rhosgadfan (3 units),
82. Rhostryfan,

D25 – DISTRIBUTION OF RESIDENTIAL PERMISSIONS
1 AUGUST 2017 – 31 MARCH 2019

- 83. Sarn Mellteyrn,
- 84. Talysarn,
- 85. Trefor,
- 86. Tregarth (2 units),
- 87. Tudweiliog,
- 88. Waunfawr,
- 89. Y Fron

B) Coastal/ Rural Villages:

Anglesey

- 90. Aberffraw,
- 91. Trearddur Bay
- 92. Carreg-lefn (1 unit),
- 93. Llanbedr-goch,
- 94. Llanddona,
- 95. Llanfaelog (1 unit),
- 96. Llangoed (1 unit),
- 97. Malltraeth,
- 98. Moelfre (4 units),
- 99. Pontrhydybont

Gwynedd

- 100. Aberdaron,
- 101. Borth-y-Gest (1 unit),
- 102. Clynnog Fawr,
- 103. Corris (1 unit),
- 104. Ederon (1 unit),
- 105. Fairbourne,
- 106. Llanaelhaearn,
- 107. Llanbedrog,
- 108. Llangian,
- 109. Llithfaen,
- 110. Morfa Bychan (1 unit),
- 111. Morfa Nefyn,
- 112. Mynytho,
- 113. Rhoshirwaun,
- 114. Sarn Bach,
- 115. Y Felinheli

Clusters:

Anglesey

- 116. Bodorgan,
- 117. Bro Iarddur (Trearddur Bay),
- 118. Bryn Du,
- 119. Brynminceg (Old Llandegfan),
- 120. Brynrefail,
- 121. Brynteg,
- 122. Bryn y Môr (Valley)
- 123. Bwlch Gwyn,
- 124. Capel Coch,
- 125. Capel Mawr,
- 126. Carmel,
- 127. Cerrig-mân,

- 128. Cichle,
- 129. Glan-yr-afon (Llangoed),
- 130. Glyn Garth,
- 131. Gaerwen Station,
- 132. Haulfre (Llangoed),
- 133. Hebron,
- 134. Hendre Hywel (Pentraeth),
- 135. Hermon,
- 136. Llan-faes,
- 137. Llangadwaladr,
- 138. Llansadwrn,
- 139. Llanynghenedl,
- 140. Llynfaes,
- 141. Marian-glas,
- 142. Nebo,
- 143. Penlon,
- 144. Penmon,
- 145. Pentre Berw,
- 146. Pentre Canol (Holyhead),
- 147. Pen y Marian,
- 148. Bull Bay,
- 149. Rhoscefnhir (1 unit),
- 150. Rhos-meirch,
- 151. Rhostrehwfa,
- 152. Rhyd-wyn,
- 153. Star,
- 154. Red Wharf Bay,
- 155. Trefor,
- 156. Tyn Lôn (Glan yr Afon),
- 157. Tyn-y-gongl

Gwynedd

- 158. Aberdesach,
- 159. Aberllefenni,
- 160. Aberpwll,
- 161. Bethesda Bach,
- 162. Bryncir,
- 163. Bryncroes,
- 164. Caerhun/Waen Wen,
- 165. Capel y Graig,
- 166. Corris Uchaf,
- 167. Crawia,
- 168. Dinorwig,
- 169. Gallt y Foel,
- 170. Glasinfryn (2 units),
- 171. Groeslon Waunfawr,
- 172. Llanaber,
- 173. Llandderfel,
- 174. Llanengan,
- 175. Llanfor,
- 176. Llanllechid,
- 177. Llannor,
- 178. Llanwnda,
- 179. Llwyn Hudol,
- 180. Minffordd,
- 181. Minffordd (Bangor),

D25 – DISTRIBUTION OF RESIDENTIAL PERMISSIONS
1 AUGUST 2017 – 31 MARCH 2019

182. Mynydd Llandygai,
183. Nebo,
184. Pantglas,
185. Penmorfa,
186. Penrhos,
187. Penrhos (Caeathro)
188. Pentir,
189. Pentrefelin,
190. Pistyll,
191. Pontllyfni,
192. Rhoslan,
193. Saron (Llanwnda),
194. Swan,
195. Tai'n Lôn,
196. Talwaenydd,
197. Talybont,
198. Tan y Coed,
199. Treborth,
200. Ty'n-lôn,
201. Ty'n y Lôn,
202. Waun (Penisarwaun).

Agenda Item 6

ITEM 6

MEETING OF THE	Joint Planning Policy Committee
DATE	30 September 2019
NAME	Communities Scrutiny Committee Recommendations - Planning and the Welsh language
PURPOSE	To propose a response to the recommendations stemming from the Planning and the Welsh Language Scrutiny report submitted at the Communities Scrutiny Committee on 4 July 2019.
RECOMMENDATION	That the Committee approve the proposed response to Recommendations 1 to 5 stemming from the work of the Communities Scrutiny Committee for Planning and the Welsh language.
AUTHOR	Team Leader, Gwynedd and Anglesey Joint Planning Policy Unit

1. Background

- 1.1 The Communities Scrutiny Committee undertook a scrutiny investigation into Planning and the Welsh language. A Working Group was established to carry out the work and, at a meeting of the Scrutiny Committee on 4 July 2019, the findings of this work were presented.
- 1.2 It was agreed that Part D of the scrutiny report would form the Scrutiny Committee's observations for the Maintaining and Creating Distinctive and Sustainable Communities Supplementary Planning Guidance (SPG). This part was discussed by the Joint Planning Policy Committee at its meeting on 17 July 2019.
- 1.3 At the meeting on 4 July, it was agreed that the recommendations of the Planning and the Welsh language work by the Scrutiny Committee would be presented to the Joint Planning Policy Committee at a meeting in September.
- 1.4 Appendix A to this report contains a copy of the Working Group's Report which was presented to the Scrutiny Committee on 4 July 2019, while Appendix B contains a copy of the decisions made at the Scrutiny Committee on this specific item.

2. Response to the Scrutiny Committee's Recommendations

- 2.1 The following table highlights the decisions stemming from the work of the Scrutiny Committee and the officers' recommendations on the matters raised:

The Scrutiny Committee's Recommendation	Officers' Response
1. That the Councils have discretion	Policy PS 1 of the Plan dictates when a Welsh Language Statement is needed and when a

<p>in terms of requesting a 'Welsh Language Statement' or 'Welsh Language Impact Assessment' when dealing with any planning applications, whether windfall or not, where the Welsh language is a material consideration, in accordance with section 31(2) of the Planning Act (Wales) 2015.</p>	<p>report about a Welsh Language Impact Assessment is needed with planning applications.</p> <p>See the response to question 3 below for the relevant thresholds within Policy PS 1 and instances when the Welsh language is a material consideration.</p> <p>As can be seen from the response to question 3 below, Policy PS 1 and the Maintaining and Creating Distinctive and Sustainable Communities SPG give consideration to the need for a linguistic statement for allocated sites as well as windfall sites. Also, in cases where the Welsh language is a relevant consideration but when there is no need for a formal assessment or statement, applicants are encouraged to submit a record of how consideration was given to the Welsh language when drawing up the planning application.</p>
<p>2. That the <i>Joint Planning Policy Unit</i> should submit the following to a meeting of the <i>Communities Scrutiny Committee</i> as soon as possible:</p> <ul style="list-style-type: none"> - The first Annual Monitoring Report of the new Development Plan - An analysis of the contribution of the current Planning Guidance to the impact of developments on the viability of the Welsh language in Gwynedd since 2009. 	<p><u>First Annual Monitoring Report</u> - This item will be presented to the Communities Scrutiny Committee on 26 September 2019.</p> <p><u>SPG: Planning and the Welsh Language, (November 2009).</u> –</p> <p>This is tantamount to requesting an analysis of the contribution made by the former Unitary Development Plan (Gwynedd) in its entirety to the viability of the Welsh language. It must be noted that, in the former way of preparing development plans, there were no statutory requirements to monitor a plan as is the case with the Joint Local Development Plan.</p> <p>Also, it must also be remembered that the role of planning in terms of linguistic matters has been limited to land-use matters and to trying to create the best possible circumstances to facilitate sustainable developments.</p> <p>What is requested is therefore large and complex work which is only relevant to Gwynedd and to a former Development Plan which is no longer operational.</p> <p>After forming the Joint Planning Policy Unit (JPPU) in 2011, the priority was the need to gather and prepare background evidence base to create a Joint Local Development Plan.</p> <p>As part of the direct evidence base for linguistic</p>

	<p>matters for the JLDP, the following was prepared:</p> <ul style="list-style-type: none"> • Welsh Language Impact Assessment (2013, 2014 and 2015); • Topic Paper 10 Welsh language and Culture; • Topic Paper 10A Language Profile - Gwynedd; • Topic Paper 10B Language Profile - Anglesey. <p>The Inspector's findings following an independent inquiry into the JLDP in the context of the Welsh language was:</p> <p>“The available evidence demonstrates that the Councils have prepared the Plan on the basis of a reasonable understanding of the potential implications for the Welsh language. The Plan’s strategy and its detailed policies and allocations are a legitimate response to the evidence base. Accordingly, we are satisfied that the effect on the Welsh language has been properly considered, and that the Plan, subject to the recommended changes, provides a framework to safeguard and promote the language.”</p> <p>There is a monitoring framework within the JLDP which means that there is a need to prepare an Annual Monitoring Report against the Indicators within Chapter 7 (this work is mandatory under the legislation). Some of these indicators include assessing the impact on the Welsh language.</p> <p>It is believed that the priority when using the Joint Planning Policy Unit's scarce resources (note that the Unit has had cuts and has been reduced from 12 members of staff to eight since 2011) is the work of:</p> <ul style="list-style-type: none"> • monitoring the current Plan; • assessing the need for a linguistic statement / assessment with current applications; • securing the maximum affordable housing contribution in relevant applications; • ensure that proposals prepare relevant infrastructure including play areas; • secure contributions to the Education Service if there is a lack of capacity at the local schools; • ensure that Local Market Housing is prepared in the relevant areas; • ensure that housing proposals prepare an appropriate mix of housing which respond to local evidence; • provide an input to pre-application discussions and enquiries;
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	<ul style="list-style-type: none"> • provide policy observations on planning applications; • prepare current SPGs for the Plan's policies. <p>Note that there is statutory work that must be undertaken.</p> <p>Gwynedd Council conducted a new housing survey during 2018 which contained questions about the linguistic skills of residents. The findings of this work have not yet been published.</p> <p>It is recommended that the Unit's current work involving the Joint Local Development Plan and the two Authorities be prioritised, to ensure that the right type of housing units / employment opportunities continue to be prepared and that the monitoring system of the JLDP is used to assess the impact of developments determined under the Plan.</p>
<p>3. To note broader thresholds than windfall developments for carrying out <i>Language Statements</i> and <i>Language Assessments</i> on relevant policies.</p>	<p>It is important to note that it is not only windfall developments that will be relevant when requesting Linguistic Statements and Assessments in the context of Policy PS 1. The following highlights relevant parts of Policy PS1 and when a linguistic statement or assessment is required with a proposal:</p> <p>Criterion (1a) - A linguistic statement will be required with any retail, industrial or commercial proposal which employs more than 50 or with a surface area of 1,000 m.sq. or more. This means that any proposal of this type on either a site allocated for employment or a windfall employment site will require a linguistic statement.</p> <p>Criterion (1b) - A statement will be required with any proposal which individually or cumulatively provides more than the indicative housing provision for the settlement. This means that a statement will be needed for a housing allocation site should the proposal lead cumulatively to an excess of housing provision for the settlement.</p> <p>Criterion (1c) - A linguistic statement will be required when a proposal is for five or more housing units on allocated or windfall sites and it does not address evidence of need and demand for housing.</p> <p>Criterion (2) - A requirement for an Assessment when there is a large-scale housing development</p>

on an unexpected windfall site or large-scale employment development i.e. 10 or more workers which would lead to a significant flow of workforce. The Maintaining and Creating Distinctive and Sustainable Communities SPG explains that a large-scale housing development is 10 or more units and that a flow of workforce means a workforce coming from outside the travel to work areas in the Plan area.

Diagram 10 within the Maintaining and Creating Distinctive and Sustainable Communities (2019) states:

"By the time the planning application is ready to be submitted, it must be ensured that stage 1 has been completed and, dependent on the result of this stage, planning applications for development which is relevant to the Welsh language should include the following:

- i. When there is no need for a Welsh Language Statement or a Welsh Language Impact Assessment Report, a record of how consideration was given to the Welsh language when drawing up the planning application. The method of recording the information needs to be tailored to the nature of the proposed development and the matters requiring attention. The methods could include a letter accompanying the planning application, a Planning Statement, a Design and Access Statement; or
- ii. Language Statement; or
- iii. Report on the Language Impact Assessment."

As well as Policy PS 1, consideration will be given to other policies in the Plan e.g. TAI 8 'Appropriate Housing Mix', TAI 5 'Local Market Housing', TAI 15 'Affordable Housing Threshold and Distribution' etc. to ensure that appropriate consideration is given to ensuring that developments prepare housing which addresses the needs within the area where the application is located.

As can be seen from the above, Policy PS 1 and the Maintaining and Creating Distinctive and Sustainable Communities SPG give consideration to the need for a linguistic statement for allocated sites as well as windfall sites. Also, in cases where the Welsh language is a material consideration but when there is no need for a formal assessment or statement, applicants are encouraged to submit a record of how consideration was given to the Welsh language when drawing up the planning application.

<p>4. To ask language enthusiasts for their support to deliver the work.</p>	<p>Note comments above.</p> <p>Also, when the Council undertakes a review / consultation work on the changes to the Planning Policies / Guidelines we consult with all relevant stakeholders and do not select who to engage with.</p>
<p>5. That there is a need to submit a further report to the Communities Scrutiny Committee, including a brief and terms of reference for re-establishing a working group to investigate 'establishing an overview of how language assessments are being discussed'.</p>	<p>The comment is noted and the Planning Service (Gwynedd) will be happy to collaborate on this.</p>

3. Recommendation

- 3.1 **That the Committee approve the proposed response to Recommendations 1 to 5 stemming from the work of the Communities Scrutiny Committee for Planning and the Welsh language.**

APPENDICES:

- Appendix A: Final Report of the Planning and the Welsh Language Scrutiny Investigation - by the Working Group to the Scrutiny Committee on 4 July 2019
Appendix B: A copy of the Scrutiny Committee resolution 4 July 2019

APPENDIX A: Final Report of the Planning and the Welsh Language Scrutiny Investigation - by the Working Group to the Scrutiny Committee on 4 July 2019

Meeting	Communities Scrutiny Committee
Date	4 July 2019
Subject	Planning and the Welsh Language Scrutiny Investigation Final Report
Members of the Working Group	Councillors: Gruffydd Williams (Chair) Aled Ll. Evans Simon Glyn
Officers	Gareth James – Members Support and Scrutiny Manager Lowri Haf Evans – Members Support Officer
Cabinet Member	Councillor Gareth Griffith, Environment Cabinet Member
Recommendation	Members of the Scrutiny Committee are requested to: <ul style="list-style-type: none"> • Consider the contents, • Ask questions to Members and Officers of the Working Group, • Make any changes, if required, and then • Adopt the Report and • Present to Members of the Joint Planning Policy Committee. • Request an update from the Joint Planning Policy Committee on the attainment of the recommendations within 6 months.

The following documents are presented to the Scrutiny Committee by Members of the Working Group:

- Planning and the Welsh Language Scrutiny Investigation draft Final Report
- Analysis of Engagement Exercise in June 2016 (Appendix 1)

Planning and the Welsh Language Scrutiny Investigation Final Report

We wish to thank all the participants for their co-operation with the work.

A MAIN RECOMMENDATIONS SUBMITTED TODAY (4 July 2019)

The Working Group members consider that they have delivered what is practical, and recommend:

1. That the Councils have the discretion to ask for a ‘Welsh Language Statement’ or ‘Welsh Language Assessment’ when dealing with any planning applications, be that on windfall developments or not, where the Welsh language is a relevant consideration, in accordance with Section 31(2), Planning Act (Wales) 2015.
2. That the *Joint Planning Policy Unit* should submit the following to a meeting of the *Communities Scrutiny Committee* as soon as possible:
 - The first Annual Monitoring Report of the new Development Plan
 - An analysis of the contribution of the current Planning Guidance to the impact of developments on the viability of the Welsh language in Gwynedd since 2009.
3. To identify clear thresholds wider than windfall developments for carrying out *Language Statements* and *Language Assessments* in the relevant policies.
4. Ask language enthusiasts for their support to deliver the work.
5. Bring the scrutiny investigation to an end.

B Initial Recommendations and Responses

6. Ask Members of the Joint Planning Policy Committee for an update to the responses below dated November 2018.

	<p>Recommendation Gwynedd Scrutiny Investigation Working Group - Planning and the Welsh Language (April 2018)</p>	<p>The response of the Joint Planning Policy Committee (November 2018)</p>
<p>1a</p>	<p>A clear statement is required in the Guidance stating that the Developer needs to hold a public consultation on every development of 10 or more houses in an urban area and 5 or more in a rural area / village.</p>	<p>It would be unlawful to include this statement in the Guidance.</p> <p>It is the Planning (Wales) Act 2015 that determines when an applicant needs to hold a public consultation for a proposed development. Under the Act, developers submitting projects including 'major developments' will need to carry out a pre-application statutory consultation. A definition of a major development is given in Article 2 of the Town and Country Planning Order (Development Control Procedure) (Wales) 2012 (DMPWO). In short, a major development is:</p> <ul style="list-style-type: none"> • A development of 10 or more houses where the area of the site is 0.5 ha or larger (if the number of housing units is unknown); • Providing a building(s) where the floor surface area is greater than 1,000 sqm; • Excavation and working of mines or using land to store mine excavation deposits; • Waste development; and • A development on a site of 1 ha or more. <p>However, it is agreed that engaging and consulting with the other various communities and stakeholders is important when considering a proposed development in the pre-application period and after submitting the planning application. Diagram 5, Appendix 7 and Appendix 8 note the Authorities' expectations for engagement and consultation during the pre-application period.</p> <p>See also 1b.</p>

	<p>Recommendation Gwynedd Scrutiny Investigation Working Group - Planning and the Welsh Language (April 2018)</p>	<p>The response of the Joint Planning Policy Committee (November 2018)</p>
<p>1b</p>	<p>It needs to be clearly stated in the Guidance that the Developer is required to submit a Welsh Language Assessment and a Welsh Language Impact Assessment for every development that is referred to public consultation.</p>	<p>It would be unlawful to include this statement in the Guidance. Policy PS 1 of the Plan dictates when a Welsh Language Statement is needed and when a report about a Welsh Language Impact Assessment is needed with planning applications.</p> <p>When an assessment of the effect of a development on the Welsh language needs to be undertaken <u>and</u> hold a statutory public consultation prior to submitting a planning application (in accordance with the requirements of the Act), the Supplementary Planning Guidance notes clearly that the Welsh Language Statement and the Welsh Language Impact Assessment are expected to be published as part of the documents pack - Diagram 5, Appendix 7 and Appendix 8.</p> <p>In addition, it was resolved to Authorise relevant Senior Officers on behalf of the Planning Services of both Authorities to write to Welsh Government to enquire about the rights to change policy within a local development plan and the rights to change the threshold to hold a pre planning application public consultation for five houses in villages and the countryside rather than for ten houses.</p> <p>A response was received from Welsh Government which confirmed the viewpoint of the Joint Planning Policy Committee.</p>
<p>2</p>	<p>That Panel members receive advice and guidance from independent experts in the area of Linguistic Planning when preparing the new Supplementary Planning Guidance and prior to consulting on the new draft Guidance.</p>	<p>Resolved to Authorise relevant Senior Officers on behalf of the Planning Services of both Authorities to commission qualified outside experts to undertake a critical appraisal of the Supplementary Planning Guidance: maintaining and creating unique and sustainable communities, and specifically Section 2 of that Guidance.</p>

	Recommendation Gwynedd Scrutiny Investigation Working Group - Planning and the Welsh Language (April 2018)	The response of the Joint Planning Policy Committee (November 2018)
		Cwmni Iaith and Cwmni Burum were appointed to work in partnership to undertake a critical appraisal of the first consultation draft Supplementary Planning Guidance. The recommendations of the companies were accepted and the consultation draft Supplementary Planning Guidance, which incorporates changes recommended by the companies, has been approved for the public consultation.
3	That Panel members receive advice and guidance from independent experts in the area of Research and Analytics when preparing the new Supplementary Planning Guidance and prior to consulting on the new draft Guidance.	Guidance from independent experts in the field of research and analytics was not needed in order to complete the work of preparing the Guidance prior to a public consultation about it.
4	That Panel members receive advice and guidance from independent experts in the area of Engagement and Consultation when preparing the new Supplementary Planning Guidance and prior to consulting on the new draft Guidance.	Guidance from independent experts in the field of engagement and consultation was not needed in order to complete the work of preparing the Guidance prior to a public consultation about it.
5	5 That Panel members request the Timetable to be extended if need be, in order to achieve work of the highest possible standard.	The timetable to prepare the Supplementary Planning Guidance has been extended in order to undertake a critical appraisal and prepare a report about the public consultation to the Communities Scrutiny Committee during 2019.

C BACKGROUND

7. At the extraordinary meeting of the full Council on 28 July 2017, the *Gwynedd and Anglesey Joint Local Development Plan 2011-2026* was adopted.

8. A Briefing Meeting was held by the Cabinet Member for the Environment on 22 September 2017 and she asked the Members for support and ideas with the work of developing the *Supplementary Planning Guidance*.
9. A Planning and the Welsh Language Scrutiny Investigation was established at the Communities Scrutiny Committee on 7 December 2017.
10. The aim of the Investigation was as follows:

Part 1 (specifically for the draft SPG)

- Clause A Ensure that the consultation process on the Supplementary Planning Guidance (SPG) is inclusive;
- Clause B Scrutinise a draft framework for preparing a Welsh Language Statement and a draft framework for preparing a Welsh Language Impact Assessment;
- Clause C Scrutinise how it is intended to implement the SPG in the context of the requirements of the new TAN 20;
(<https://gov.wales/topics/planning/policy/tans/planning-and-the-welsh-language/?lang=cy>)
- Clause CH Receive an overview of the observations received from the public at the time of the public consultation on the draft SPG in order to present an opinion to the Joint Planning Policy Committee before the final SPG is adopted.

Part 2 (specifically for the policy/national advice context)

- Clause D Gather evidence to draw up ideas and suggestions for the consideration of the Gwynedd Council Cabinet Member for the Environment to influence future national planning policy and guidance.

CH FINDINGS

11. There is a need to review the relevant Policies of the *Joint Local Development Plan* in terms of how they relate to the viability of the Welsh language.
12. There is no evidence that neither the current Guidance nor the new draft Guidance are able to meaningfully contribute towards delivering one of the Plan's cornerstones of maintaining and creating communities with 70% Welsh speakers.
13. The Planning Services has insufficient resources to complete the work on time.

D NEW DRAFT PLANNING GUIDANCE (See APPENDIX 1)

- 14.**Following a request from the Joint Planning Policy Committee to the Communities Scrutiny Committee for observations regarding the new draft Planning Guidance, the Members of the Scrutiny Committee asked Members of the Working Group to send their observations on their behalf.
- 15.**Having considered the draft Guidance, the public’s comments and responses of officers, the exercise was disappointing on the whole.
- 16.**Members of the Working Group consider that the most effective way of addressing this matter is to note the observations made by the public in the Engagement held by the Joint Planning Policy Unit in June 2016.
- 17.**It is suggested that it would be beneficial for Members of the Joint Planning Policy Committee to give detailed and careful consideration to the points noted and satisfy themselves that the new draft Guidance addresses the points raised by the public.
- 18.**It is suggested that the most effective way of doing this would be for you to consider the red observations in the appendix and update your green observations in order to address those matters.

DD THE METHODOLOGY AND WORK OF THE INVESTIGATION

- 19.**13 meetings of the Working Group were held between 9 January and 31 October 2018.
- 20.**The Planning Service noted that it held engagement on the current Supplementary Planning Guidance in June 2016.
- 21.**A list of approximately 100 stakeholders was provided by the Service who received an application to participate in the engagement.
- 22.**Some of the organisations on the list were randomly invited to meet with the Working Group to ask them for their opinion on the current Guidance and to note any suggestions on how it could be improved.

The following witnesses provided oral evidence to the Planning and the Welsh Language Scrutiny Investigation on the dates noted below:

Date	Name and organisation
22 January 2018	Dyfan Sion, Welsh Language Commissioner representative

	<p>Ieuan Wyn, Cylch yr Iaith representative</p> <p>Seimon Brooks, Individual Responder</p>
01 February 2018	<p>Gareth Jones, Senior Planning and Environment Manager</p> <p>Nia Haf Davies, Planning Policy Manager (Joint Planning Policy Unit - Gwynedd and Anglesey)</p>
06 February 2018	<p>Cynog Prys, Sociology Lecturer - Specialising in Linguistic Planning, Bangor University:</p> <p>Rhian Hodges, Sociology and Social Policy Lecturer, Bangor University</p> <p>Huw Prys, Cwmni Hanfod</p>
12 February 2018	Owain Wyn, Cwmni Burum
22 February 2018	Rhys Jones, Gwynedd Council Biodiversity Team Leader
27 February 2018	<p>Debbie Anne Williams Jones, (former Manager of Hunaniaith)</p> <p>Gwenllïan Williams, Gwynedd Welsh Language Development Officer (Workplace)</p>
14 May 2018	Rhun ap Gareth, Senior Solicitor, Gwynedd Council
29 June 2018	Elin Haf Gruffydd Jones, Mercator
10 September 2018	Rhys Davies, Cadnant Planning
17 September 2018	<p>Gwion Lewis, Barrister</p> <p>Siân Gwenllïan AM</p>

23. Thank you to everyone for their valued contributions.

E Background Documents

Reports 7 December 2017 (Items 6 and 7)

<https://democratiaeth.cyngor.gwynedd.gov.uk/documents/g2155/Pecyn%20adroddiadau%20cyhoeddus%2007fed-Rhag-2017%2010.30%20Pwyllgor%20Craffu%20Cymunedau.pdf?T=10&LLL=1>

Working Group Report 22 February 2018

<https://democratiaeth.cyngor.gwynedd.gov.uk/documents/g2156/Pecyn%20adroddiadau%20cyhoeddus%2022ain-Chwe-2018%2010.30%20Pwyllgor%20Craffu%20Cymunedau.pdf?T=10&LLL=1>

Working Group Report 19 April 2018

<https://democratiaeth.cyngor.gwynedd.gov.uk/documents/g2157/Pecyn%20adroddiadau%20cyhoeddus%2019eg-Ebr-2018%2010.30%20Pwyllgor%20Craffu%20Cymunedau.pdf?T=10&LLL=1>

Report 14 June 2018

<https://democratiaeth.cyngor.gwynedd.gov.uk/documents/g2542/Pecyn%20adroddiadau%20cyhoeddus%2014eg-Meh-2018%2010.00%20Pwyllgor%20Craffu%20Cymunedau.pdf?T=10&LLL=1>

Report 11 October 2018

<https://democratiaeth.cyngor.gwynedd.gov.uk/documents/g2543/Pecyn%20adroddiadau%20cyhoeddus%2011eg-Hyd-2018%2010.30%20Pwyllgor%20Craffu%20Cymunedau.pdf?T=10&LLL=1>

Report 4 April 2019

<https://democratiaeth.cyngor.gwynedd.gov.uk/documents/g2546/Pecyn%20adroddiadau%20cyhoeddus%2004ydd-Ebr-2019%2010.15%20Pwyllgor%20Craffu%20Cymunedau.pdf?T=10&LLL=1>

APPENDIX 1 - May 2019 (Analysis of June 2016 Engagement)

1. The comments are noted as follows
 - BLUE - Member of the Public
 - GREEN - Joint Planning Policy Committee
 - RED - Scrutiny Working Group

2. Does the SPG strengthen the priorities in terms of protecting the Welsh language in terms of the use of land or buildings?
 - The role of the SPG is to provide guidance to expand on the policies of the Local Development Plan, to assist in the Plan's implementation.
 - Policy PS5 (criterion 4) and Policy PS1 set out the need for new developments to contribute to protecting, supporting and promoting the use of the Welsh Language.
 - It is not clear from the Planning Committee's response whether or not the SPG strengthens the priorities.
 - You need to answer Yes or No and explain why.

3. Note whether or not the SPG is an appropriate tool to do this.
 - The role of the SPG is to provide guidance to expand on the policies of the Local Development Plan, to assist in the Plan's implementation.
 - Policy PS5 (criterion 4) and Policy PS1 set out the need for new developments to contribute to protecting, supporting and promoting the use of the Welsh Language.
 - It is not clear from the Planning Committee's response whether or not the SPG is an appropriate tool to do this.
 - You need to answer Yes or No and explain why.

4. How does the SPG protect Welsh-speaking communities?
 - The role of the SPG is to provide guidance to expand on the policies of the Local Development Plan, to assist in the Plan's implementation.
 - Policy PS5 (criterion 4) and Policy PS1 set out the need for new developments to contribute to protecting, supporting and promoting the use of the Welsh Language.
 - The process of preparing the Plan and its policies has ensured that the impact on the Welsh language has been considered appropriately, and that the Plan, through various policies (which includes Policy PS5 and Policy PS1) provides a framework to safeguard and promote the language.
 - The observations are vague and relate to the process.
 - They do not answer the question.
 - You are making comments on the policies and not the SPG

- You need to note how the SPG protects Welsh-speaking communities.
 -e.g. The SPG protects Welsh-speaking communities by...OR...The SPG does not protect Welsh-speaking communities....
5. How does the SPG differentiate between industrial and residential developments and large-scale and small-scale developments?
- The methodology for carrying out an assessment to be submitted in the form of a Welsh Language Statement and a Welsh Language Impact Assessment notes the factors that will need to be addressed for various developments that reach the thresholds in Policy PS1
 - There is a need to note the thresholds in the policy ...e.g. the thresholds for small industrial developments are... small residential are... large industrial are...large residential are....
6. The current SPG is not effective in terms of considering the impact on the Welsh language
- Disagree with this viewpoint in the context of the amended Guidance.
 - There is a need to add how the amended Guidance is effective in comparison with the current Guidance.
7. The current guidance is vague
- Disagree with this viewpoint in the context of the amended Guidance.
 - There is a need to note exactly where the amended Guidance is effective in comparison with the current Guidance.
8. The thresholds are open-ended and there is a need to identify types of developments that should be the subject of an assessment.
- It is criteria 1 and 2 of Policy PS1, and not the Guidance, that provide the thresholds to identify what type of development needs to be subject to an assessment.
 - The Guidance provides guidance to expand on these thresholds.
 - It is not clear whether or not you Agree or Disagree with the statement.
 - You need to note Agree or Disagree
 - Note something such as...Agree, the thresholds are open-ended.... OR... Disagree, the thresholds are clearly noted namely...
 - These are the types of developments that should be subject to an assessment...
9. The next series of comments by the Public respond to a request for suggestions on how to improve the Guidance.

10. Include an exemplar Linguistic Assessment and Linguistic Statement that is positive and negative.

- No Circumstances relating to individual developments will vary.
- Providing examples would not add value.
- The Guidance focuses on providing clear methodologies to carry out the assessments
- A more specific response is needed - e.g. No. Including exemplar Assessments and Statements would not improve the Guidance because...
- It will not add value because....

11. Note clearly what is the significance of a negative Assessment or Statement.

- Yes
- The Guidance already notes this clearly as follows.....

12. Include examples of how a development can do the following to the Welsh language:

Protect, Promote, Strengthen

- No The Guidance focuses on providing clear methodologies to carry out the assessments, which identify the factors that will be important to consider to protect, promote and strengthen.
- The Guidance also identifies possible mitigation and strengthening measures.
- Examples cannot be included because....

13. Where has the amended SPG reduced and/or combined questions?

- The Guidance provides new methodologies.
- These are the questions that have been reduced...
- These are the questions that have been combined....
- OR... No questions have been combined or reduces because....

14. The following series of questions and observations by the Public derive from a request to see whether or not the Guidance is sufficiently clear in terms of the input of local language enterprises and language planners in assisting applicants

15. Can you explain clearly what is the input of Language Initiatives and Language Planning Experts?

- The Guidance says that the role of the competent person will be to use the methodology and advise the applicant.
- When the competent person engages with the Language Initiative the Initiative may provide the information the competent person needs to complete the assessment.

- The input of the Welsh Language Initiatives is...
- The input of Language Planning Experts is...

16. This should not be a matter of assisting the applicant but a matter of evaluating the situation

- The Guidance says that the role of the competent person will be to use the methodology and advise the applicant.
- Yes, this is a matter of assisting the applicant by... OR...No, this is not a matter of assisting the applicant.
- Yes the Language Initiative's role is a matter of evaluating the situation by...Experts by... OR...No, they do not evaluate the situation.

17. The following series of questions and observations by the Public derive from a request for any other comments about the content of the current SPG.

18. Conditions regarding the use of the Welsh language should be strengthened in relation to signage, etc.; and also preventing old Welsh names from being changed into English.

- Criterion 4 in Policy PS 1 set out the requirements for a bilingual Signage Plan.
- Criterion 5 in Policy PS1 provides encouragement to use Welsh language names on property and streets, although naming properties and streets is not a land use planning matter.
- The role of the SPG is to provide guidance to expand on the policies of the Local Development Plan, to assist in the Plan's implementation.
- This response is relatively goodbut could be more specific...e.g.
- There are strong conditions already in place....OR.....It is not possible to strengthen the conditions because...
- The SPG prevents the changing of names by....OR.... It is not possible to prevent changing names because....

19. We should consider who will be filling the gap (empty house) as local Welsh-speaking people buy new houses.

- Yes
- Consideration is given to this by.... OR...This cannot be considered because...

20. It should be noted at the beginning of the new SPG the key importance of Gwynedd as the Welsh language's strongest heartland and the need for specific policies to protect its unique characteristics and to ensure a sustainable future for the language.

- Yes

- This is considered at the beginning of this new SPG... OR...This cannot be considered because...

21. The objectives of the Gwynedd Language Strategy should be noted in the new SPG which aims to secure a 5% increase in the Welsh-speaking population by 2021.

- Yes
- This is noted as follows...OR...This is not noted because....

22. The Gwynedd and Anglesey Joint Local Development Plan objectives should be noted in the new SPG which aim to increase the number of communities where over 70% of their population are able to speak Welsh.

- Yes
- This is noted as follows...OR...This is not noted because....

23. The objectives of the Welsh Government's Strategy should be noted in the new SPG which aim to increase the number of Welsh-speakers to a million by 2050

- Yes
- This is noted as follows...OR...This is not noted because....

24. The objectives of Technical Advice Note 20 which are based on the language provisions of the Planning (Wales) Act 2015 should be noted in the new SPG.

- Yes
- This is noted as follows...OR...This is not noted because....

25. Every proposed Development needs to be evaluated according to how in-keeping it is with the above objectives (points 20-24). It should therefore be ensured that every development in question either makes a positive contribution towards achieving the objectives or, at least, that it would not on any account hinder the efforts to achieve them

- Using the methodologies given to carry out assessments will be a means of reaching a conclusion on the impact of developments that reach the thresholds provided in Policy PS1 on the Welsh Language in Communities.
- It is not possible to evaluate every Development in this way because...OR...The objectives are evaluated by...
- It is noted that every Development makes a positive contribution towards achieving the objectives by...OR...not hinder the efforts to achieve them by...OR...This cannot be achieved because...

26. In terms of the specific questions on the form, it is not possible, in our opinion, to respond in a meaningful way to them in the review of the current Supplementary

Planning Guidance - Planning and the Welsh Language, without knowing to what extent the guidance has succeeded since it became operational in 2009.

- This is not a matter for the amended Guidance
- This is not a matter for the amended Guidance because...
- The questions may be responded to meaningfully by...
- There is no need to know to what extent the Guidance has succeeded since 2009 because...

27. Before proceeding, a linguistic assessment of developments from 2009 to this day should be undertaken, in order to ascertain whether the current version of the guidance has contributed towards safeguarding, promoting and reinforcing the Welsh language.

- This is not a matter for the amended Guidance
- This is not a matter for the amended Guidance because...
- An assessment of developments from 2009 showed that the guidance has contributed by...OR.....has not contributed because...

28. Stop using the Community and Linguistic Statement and make it mandatory for developers to prepare a Linguistic Impact Assessment in the cases where a Statement is mandatory at present.

- The role of the SPG is to provide guidance to expand on the policies of the Local Development Plan, to assist in the Plan's implementation.
- Policy PS1 sets out the need to make an assessment and to submit it in the form of a Welsh Language Statement and a Welsh Language Impact Assessment.
- We will note the requirement to provide a Language Impact Assessment in accordance with your comment...OR...this cannot be done because...

29. That it is required for a linguistic impact assessment to be produced by those who have knowledge and expertise in the field.

- Yes
- Agree. The Guidance addresses this as follows...OR...Disagree. This is not needed because...

30. Consulting with community councils, language initiatives and language organisations is an integral part of a Linguistic Impact Assessment.

- Yes
- Agree. The Guidance addresses this as follows...OR...Disagree. This is not needed because...

APPENDIX B: A copy of the Scrutiny Committee resolution 4 July 2019

RESOLVED to accept the report along with the following recommendations:

- 1 That the Councils have discretion in terms of requesting a 'Welsh Language Statement' or 'Welsh Language Impact Assessment' when dealing with any planning applications, whether windfall or not, where the Welsh language is a material consideration, in accordance with section 31(2) of the Planning Act (Wales) 2015.
- 2 That the *Joint Planning Policy Unit* should submit the following to a meeting of the *Communities Scrutiny Committee* as soon as possible:
 - The first Annual Monitoring Report of the new Development Plan
 - An analysis of the contribution of the current Planning Guidance to the impact of developments on the viability of the Welsh language in Gwynedd since 2009.
- 3 To note broader thresholds than windfall developments for carrying out *Language Statements* and *Language Assessments* on relevant policies.
- 4 To ask language enthusiasts for their support to deliver the work.
- 5 That there is a need to submit a further report to the Communities Scrutiny Committee, including a brief and terms of reference for re-establishing a working group to investigate 'establishing an overview of how language assessments are being discussed'.