



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

10.30 am, FRIDAY, 21ST OCTOBER, 2022

Location

Virtual Meeting

Contact Point

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(DISTRIBUTED Thursday, 13 October 2022)

JOINT PLANNING POLICY COMMITTEE

MEMBERSHIP (14)

GWYNEDD

Councillors

June Jones
Paul John Rowlinson
Anne Lloyd-Jones
Dafydd Davies
Dafydd Meurig
Rhys Tudur
Gruffydd Williams

ISLE OF ANGLESEY

Councillors

John Ifan Jones
Dafydd Roberts
Robert Llewelyn Jones
Neville Evans
Ken Taylor
Jeff Evans
Robin Wyn Williams

A G E N D A

1. WELCOME AND 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 on 17 June 2022 be signed as a true record (copy herewith)

5. REPORT PRESENTING THE 4TH JLDP ANNUAL MONITORING REPORT 2021/2022 7 - 179

Present Annual Monitoring Report 4, Team Leader, Joint Planning Policy Service (copy herewith)

Agenda Item 4



JOINT LOCAL DEVELOPMENT PLAN

Joint Planning Policy Committee

10:30 17 June 2022

Virtual Meeting

Present:

Isle of Anglesey County Council

Cllr Neville Evans
Cllr John Ifan Jones
Cllr Dafydd Roberts
Cllr Ken Taylor
Cllr Robin Williams

Gwynedd Council

Cllr Anne Lloyd Jones
Cllr Gruffydd Williams
Cllr Paul Rowlinson
Cllr Dafydd Meurig
Cllr Rhys Tudur
Cllr Dafydd Davies

Officers:

Robyn Jones	Legal Services Manager (IACC)
Dewi Francis Jones	Chief Planning Officer (IACC)
Gareth Jones	Assistant Head, Environment (GC)
Rebeca Jones	Planning Policy Manager (JPPS)
Heledd Jones	Team Leader (JPPS)
Bob Thomas	Team Leader (JPPS)
Ffion Madog Evans	Senior Finance Manager (GC)

1. ELECTION OF CHAIR

Cllr Robin Williams was elected as Chair of the Joint Planning Policy Committee for the period 2022-2023.

2. ELECTION OF VICE-CHAIR

Cllr Dafydd Meurig was elected as Vice-chair of the Joint Planning Policy Committee for the period 2022-2023.

3. APOLOGIES

Cllr June Jones

4. DECLARATION OF PERSONAL INTEREST

None to note.

5. URGENT ITEMS

No urgent items were received.

6. MINUTES

The minutes of the Committee held on 4 February 2022 were accepted as a true record.

7. FINAL ACCOUNTS FOR JOINT PLANNING POLICY COMMITTEE

A report was presented by Ffion Madog Evans (Senior Finance Manager), that responded to a statutory requirement under Section 12 of the Public Audit (Wales) Act 2004, to report on the annual statement of accounts for the Joint Planning Policy Service. As the Service's turnover was less than 2.5m, it was regarded as a smaller Local Government body, bearing this in mind there was a requirement to complete a statement of accounts form provided by Audit Wales to meet the statutory requirements. It was noted that Gwynedd Council was the Lead Authority with the responsibility of undertaking the responsibility of calculating, reporting and auditing the accounts.

It was highlighted that the arrangements of reporting on accounts follows a tight timetable - with a requirement that this is completed before the end of May. As it was the election year, this was not possible. Although the accounts had been completed, authorised by the Head of Finance and presented to the Auditors before the end of May, this was the first opportunity to report to the Committee.

Reference was made to Appendix 1 which included the out-turn report and explained the final position of the Service's income and revenue expenditure for 2021/22. It was highlighted that the budget could be seen in the first column with the expenditure in the second, then it was possible to audit the over-expenditure or under-expenditure in the third column. It was noted that the expenditure for 2021/22 was £40,185 less than the budget available, and therefore it was possible to reduce the required contribution for Gwynedd and Anglesey Councils to £223,000 instead of £243,000 as was determined in the budget, which was a reduction of £20,000 on the original budget.

Looking in greater detail at some of the expenditure headings, the main points to be noted were:

- That there was an over-expenditure of £10,755 on wages due to the increase of 1.75% in inflation which was finalised late in the financial year.
- Transport - the picture in 2021/22 was consistent with the picture in 2020/21, with the impact of Covid obvious in terms of less travelling and more virtual meetings.
- A small expenditure also on costs of running the Service compared to the budget.
- Significant under-expenditure associated with the process of preparing the plan.
- Savings target of £10,000 which remains unrealised for some years now. Need to consider trying to cancel it from the savings, e.g. on transport costs, to get rid of the savings target.

It was noted that the accounts had previously been sent to the attention of External Auditors, Wales Audit Office. Only if there were changes following that audit would the accounts be re-submitted to the attention of the Committee for approval.

The Joint Planning Policy Committee was asked to accept and approve the accounts for 2021/22 and that the Chair signs the electronic form on page 15 of the pack.

Matters Raised

- Appears that there was a significant amount in reserve. If there was no need for as much money in reserve, was it possible to transfer that money to other Departments where it was really needed.
- The underspend linked to the process of preparing the Plan was questioned and it was asked if that was because there was an expectation that the process of Reviewing the Plan would have started by now.
- Also with the money in reserve, if the Councils decided to prepare Plans separately would the money in reserve be split between the Councils.
- The benefit of holding virtual meetings was noted in terms of the Councillors' time and the financial savings.

Response

- It was confirmed that the funds had accumulated over the years of under-expenditure. Half was Anglesey's fund and half was Gwynedd's. The accounts changed over the years and that was often based on the step that was reached in association with preparing the Plan. The costs at the end of the process of preparing the Plan were higher especially during a period of holding a public Inquiry. Further, recently use had been made of the Service's internal expertise rather than commissioning a piece of external work. Need to keep in mind there would be additional costs associated with the process of creating a new Plan.
- In terms of the under-expenditure for last year, it was important to have the Finance in reserve in order to respond to needs and possibly commission external work if needed.
- It was confirmed that this would be the arrangement.
- The observation was noted.

Decision

The 'Revenue Income and Expenditure Account 2021/22' and the 'Annual Return' for the year ending 31 March 2022 were accepted and approved. The Chairman agreed to sign the accounts electronically, confirming that they had been approved by the Joint Planning Policy Committee.

End

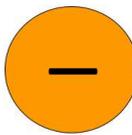
MEETING	Joint Local Development Plan Committee
DATE	21 October 2022
NAME	Joint Local Development Plan Annual Monitoring Report April 2021 – March 2022
PURPOSE	Present the 4th JLDP Annual Monitoring Report 2022
RECOMMENDATION	The Joint Planning Policy Committee is asked to accept the Annual Monitoring Report (Appendix 1) and approve for submission to the Welsh Government by the end of October 2022
AUTHOR	Joint Planning Policy Service Manager.

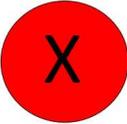
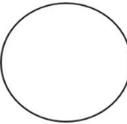
1 Background

- 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 each year. The purpose of this report is to present a draft of the fourth Annual Monitoring Report, which reports on the period 1st April 2021 – 31st March 2022.

2 The Monitoring Framework (Chapter 7 in the Plan)

- 2.1 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 JLDP has a monitoring framework which was agreed with the Inspector during the Examination in Public. The Monitoring Framework can be found in Chapter 7 of the Joint LDP. There are 70 indicators, which report on the 5 themes in the JLDP.
- 2.2 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.	31
	The policy target is currently not achieved as anticipated but this is not leading to concerns regarding policy implementation.	23

	Local policy does not provide expected results and there are resulting concerns regarding Policy implementation.	5
	There is no conclusion - available data is scarce.	0
Number of Indicators that have been achieved		11

2.3 There is an expectation that every monitoring framework includes core indicators related to the following:

Core indicator	Cyfeirnod yn y Fframwaith Fonitro
The spatial distribution of housing development	D25
The annual level of housing completions monitored against the Anticipated Annual Build Rate (AABR).	D47
Total cumulative completions monitored against the anticipated cumulative completion rate.	D44
Number of affordable housing constructed compared to the target in the Plan;	D47
The type of affordable housing constructed (tenure);	Not included within the adopted Monitoring framework and not currently monitored.
Employment land take-up against allocations.	D32 & D33
Market viability for housing developments.	D50
Housing development rate on allocations.	D45 & D46
Developing key infrastructure projects.	Not included within the adopted Monitoring framework and not currently monitored.
Gypsy and Travellers accommodation sites that are developed;	D56, D57 & D58
Scale / type of highly vulnerable development permitted within C2 flood risk areas.	D18

2.4 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.

2.5 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	46
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	0
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.	0
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.	13
Assessment suggests that policy is not being implemented	Review the policy in accordance with that	0
Assessment suggests that the strategy is not being implemented	Reviewing the Plan	0
Target has been met	No further action required	11

2.6 AMR Key findings

1. Permission granted for 456 new residential units (including applications to reconsider or extend expiry date of existing permissions) during 2021/22. See the distribution of these permissions in Appendix 2. 257 units (56%) were for affordable housing. The affordable housing percentage increases to 62% for applications that addressed the threshold for the contribution of affordable housing i.e. 2 or more units within a development boundary or within a Cluster or for the conversion of a building in the countryside (226 affordable units out of 367 new units).
2. 347 homes were completed during the monitoring period.
3. 115 affordable housing units completed in 2021-22 which is 33% of the total completions for this year. 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.

4. It is noted that 4271 units have been completed in the Plan area between the base date (2011) and 2020/21, whilst the trajectory notes a figure of 5098 units. This is therefore 16.2% lower than the figure in the trajectory. This is because economic growth has not been at the expected scale, large scale infrastructure projects have not progressed as expected, consequences of the pandemic and housing demand in some areas of the Plan area has not been at the expected rate.
5. 51% of the housing units¹ permitted during the AMR period are within the Sub-regional Centre and Urban Service Centres. 27% of units have been permitted within the Local Service Centres with a further 21% permitted in Villages, Clusters and Open Countryside.
6. In the AMR period (2021-22), 36.3% of housing units completed in the Joint Local Development Plan area are located on sites allocated for housing.
7. Average density of new housing permissions in Plan area during the AMR period is 29.2 units per hectare.
8. Two affordable housing exception sites permitted during the AMR period (24 units permitted on these sites).
9. 1 new local market unit given planning permission during AMR period. No local market unit was completed during the AMR period. The Joint LDP is the only Local Plan in Wales to include this policy and it is understood that the Government are considering a similar national policy.
10. In the last year, over 70% of new housing permissions on new sites (not including those applications to reconsider or extend the date on which the current permissions expire) that meet the relevant threshold have been for affordable housing. Of the 10 sites that were permitted in 2021- 2022 that are 11+ units in size, 4 of these are on sites allocated for housing in the Plan with another 5 sites, which were not allocated for housing, will provide for 100% affordable housing. The 1 other site provided higher proportion of affordable housing provision than that expected by Policy TAI 15.
11. Out of the units granted permission and completed since the Plan's adoption the percentage of affordable housing is 47%.
12. The Councils received 22 Appeals during the Monitoring Period. 60% of these were dismissed. A large proportion of appeals related to householder applications or applications where there were planning issues associated with amenity/design. None of the permitted appeals undermined the policies contained in the Plan.
13. One of the strategic objectives of the Joint LDP is to facilitate diversity in the rural economy, that objective has been successful during the AMR period, , with permissions having been given for employment uses which include, for

¹ New housing permissions or permissions to re-assess and to extend expiry date of prior permissions

example, raising egg packing building, storage in connection with a plumbing business, artisan workshops and alterations/extensions to a commercial garage

14. Indicator D21 sets targets for achieving the potential renewable energy resources identified in the Plan. It was expected that 50% of this of 1,113.35 GWh for electricity and 23.65 GWh for heat would have been achieved by 2021. However up to 2022 only 56.6 GWh in addition to the figures in tables 7 and 8 in the joint LDP has been provided. Therefore, the target of 50% the renewable energy potential for heat and electricity being delivered by 2021 has not been achieved.
15. 13 applications were refused partly due to linguistic issues and 6 applications were granted permission with a planning condition for linguistic mitigation measures.

2.7 The conclusions from this and the previous AMRs provide an important evidence base when reviewing the JLDP. As is outlined above and within the Report in appendix 1 some policy targets are not being met, these are however related to matters which are outside of the control of the JLDP. The JLDP provides a policy framework to support appropriate developments within the plan area. The policy targets which have been not been met relate to the economic activity and development; the Wylfa Newydd DCO, employment land take up, the number of people commuting out of Anglesey for work and renewable energy targets. These are targets cannot be met by the JLDP alone. There have been a number of major contextual changes since the adoption of the JLDP which partly or wholly relate to the policy targets which have not been met, such as the withdrawal of the DCO application, the global pandemic, Brexit and the publication of Future Wales. These are all important issues and will be reviewed alongside the other policy targets as part of the Review Report and will subsequently be addressed in the revision of the JLDP. As can be seen from the key findings in para 2.6 the JLDP is still delivering for the plan area despite some policy targets not being met and it is considered the JLDP continues to provide a sound planning framework for determining planning applications and meeting the needs of the plan area. There are no other concerns with regards to the monitoring indicators and the performance of the JLDP will continue to be monitored.

3. Reviewing the Plan

3.1 As members will be aware a Review Report was prepared and a public consultation was undertaken during November and December 2021. The Review Report detailed and assessed all the evidence relevant to the Joint LDP and concluded that a full revision of the Local Development Plan should be undertaken, that is a new plan prepared. The Review Report did not detail any changes that should be made to the plan. The Review Report was presented to meetings both Full Councils in March 2022 where it was agreed to publish the Report and submit it to the Welsh Government.

- 3.2 Since the publication of the Review Report a decision has been made by both Councils (at a meeting of the Gwynedd Council Cabinet) and The Isle of Anglesey County Council Executive) to end the Joint Working arrangement and establish new Planning Policy Services which will mean preparing Local Development Plans for each individual planning authority area. The Joint Working Arrangement has been extended until 31st March 2023 in order to give a reasonable period for meeting the requirements of human resources, and preparing for the separation. As preparing an Annual Monitoring Report and submitting it to the Welsh Government is a statutory requirement joint working arrangements will be in place to ensure that this statutory requirement is met by both Councils until 2026 which is the end of the plan period.

4. Recommendation

- 4.1 The Joint Planning Policy Committee is asked to accept the Annual Monitoring Report (Appendix 1) and agree for it to be submitted to the Welsh Government by the end of October 2022.

Appendix 1: Annual Monitoring Report April 2021 – March 2022.



Anglesey and Gwynedd Joint Local Development Plan 2011 - 2026

4th Annual Monitoring Report
1 April 2021 - 31 March 2022



CYNGOR SIR
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ISLE OF ANGLESEY
COUNTY COUNCIL



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

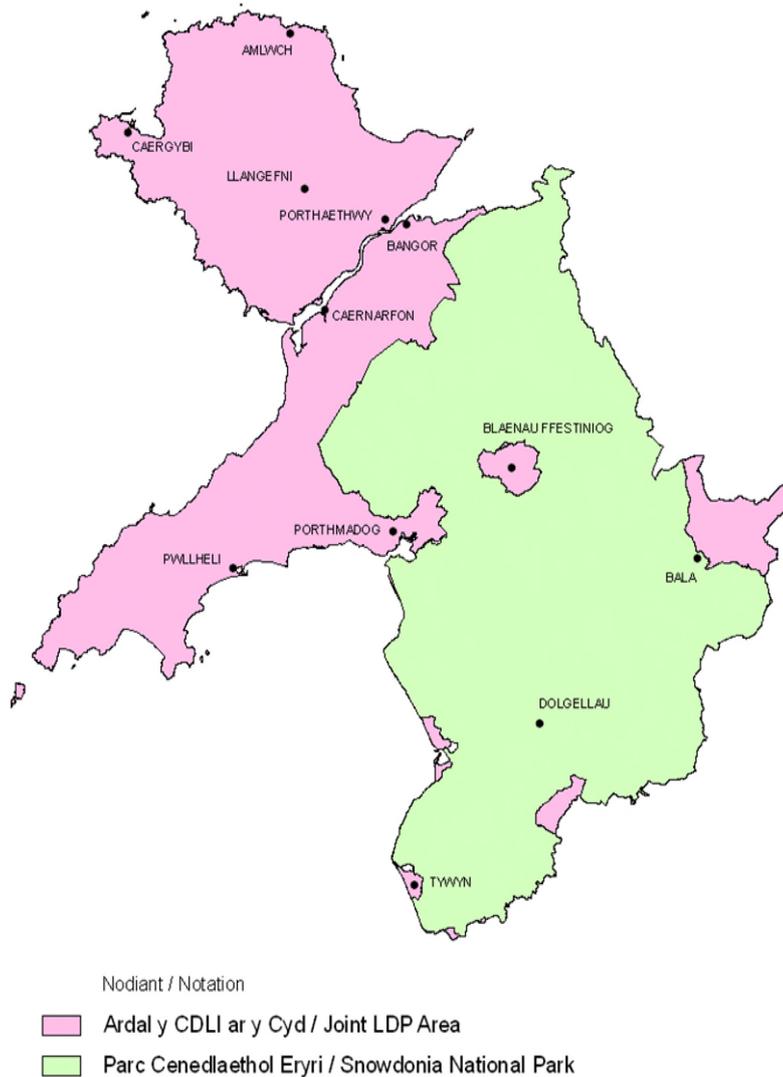
**(DRAFT) ANNUAL MONITORING REPORT
1 April 2021- 31 MARCH 2022
4th Annual Monitoring Report**

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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.

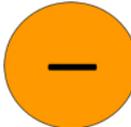


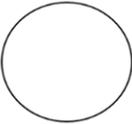
- ii. Monitoring is a continuous part of the process of drawing up a plan. Monitoring is the connection between gathering evidence, the plan's strategy and the work of drawing up policies, implementing policies, evaluating and reviewing the Plan. The Monitoring Framework is in Chapter 7 of the Joint LDP. It includes a total of 70 indicators¹ that are used to monitor

¹ AMR4 will be reporting on 59 indicators. The target for 5 indicators were met during AMR1 and for another 5 of the indicators during AMR2 and one during AMR 3. Therefore there isn't a need to continue to monitor these indicators.

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 fourth AMR to be prepared since the Joint LDP was adopted. This AMR looks at the period from 1st April 2021 to 31 March 2022. It is a requirement to submit the Report to the Welsh Government and publish on the Councils' websites by 31 October 2021.
- v. The period of this AMB (AMB4) marked a period of 4 years since the adoption of the Plan. Therefore in line with the statutory requirements a review report was produced during this period. A Review Report was prepared and the information from previous AMRs was an important part of the evidence included in the Review Report. The conclusion of the Review Report was to undertake a Full Revision of the Joint LDP and prepare a New Plan. The evidence contained from this AMB (AMB4) together with the previous Annual Monitoring Reports (AMB 1, 2 and 3) will form an important evidence base during the preparation of a new plan
- vi. 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.	31
	The policy target is currently not achieved as anticipated but this is not leading to concerns regarding policy implementation.	23
	Local policy does not provide expected results and there are resulting concerns regarding Policy implementation.	5

	There is no conclusion - available data is scarce.	0
Number of Indicators that have been achieved		11

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

Table A: Summary of conclusions from 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	46
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	0
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.	0
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.	13
Assessment suggests that policy is not being implemented	Review the policy in accordance with that	0
Assessment suggests that the strategy is not being implemented	Reviewing the Plan	0
Target has been met	No further action required	11

viii. 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.

- ix. 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.

- x. 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.

Key Findings of the AMR

1. Permission granted for 456 new residential units (including applications to reconsider or extend expiry date of existing permissions) during 2021/22. See the distribution of these permissions in Appendix 2. 257 units (56%) were for affordable housing. The affordable housing percentage increases to 62% for applications that addressed the threshold for the contribution of affordable housing i.e. 2 or more units within a development boundary or within a Cluster or for the conversion of a building in the countryside (226 affordable units out of 367 new units).
2. 347 homes were completed during the monitoring period.
3. 115 affordable housing units completed in 2021-22 which is 33% of the total completions for this year. 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.
4. It is noted that 4271 units have been completed in the Plan area between the base date (2011) and 2020/21, whilst the trajectory notes a figure of 5098 units. This is therefore 16.2% lower than the figure in the trajectory. This is because economic growth has not been at the expected scale, large scale infrastructure projects have not progressed as expected, consequences of the pandemic and housing demand in some areas of the Plan area has not been at the expected rate.
5. 51% of the housing units² permitted during the AMR period are within the Sub-regional Centre and Urban Service Centres. 27% of units have been permitted within the Local Service Centres with a further 21% permitted in Villages, Clusters and Open Countryside.
6. In the AMR period (2021-22), 36.3% of housing units completed in the Joint Local Development Plan area are located on sites allocated for housing.
7. Average density of new housing permissions in Plan area during the AMR period is 29.2 units per hectare.

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

8. Two affordable housing exception sites permitted during the AMR period (24 units permitted on these sites).
9. 1 new local market unit given planning permission during AMR period. No local market unit was completed during the AMR period. The Joint LDP is the only Local Plan in Wales to include this policy and it is understood that the Government are considering a similar national policy.
10. In the last year, over 70% of new housing permissions on new sites (not including those applications to reconsider or extend the date on which the current permissions expire) that meet the relevant threshold have been for affordable housing. Of the 10 sites that were permitted in 2021- 2022 that are 11+ units in size, 4 of these are on sites allocated for housing in the Plan with another 5 sites, which were not allocated for housing, will provide for 100% affordable housing. The 1 other site provided higher proportion of affordable housing provision than that expected by Policy TAI 15.
11. Out of the units granted permission and completed since the Plan's adoption the percentage of affordable housing is 47%.
12. The Councils received 22 Appeals during the Monitoring Period. 60% of these were dismissed. A large proportion of appeals related to householder applications or applications where there were planning issues associated with amenity/design. None of the permitted appeals undermined the policies contained in the Plan.
13. One of the strategic objectives of the Joint LDP is to facilitate diversity in the rural economy, that objective has been successful during the AMR period, with permissions having been given for employment uses which include, for example, raising egg packing building, storage in connection with a plumbing business, artisan workshops and alterations/extensions to a commercial garage
14. Indicator D21 sets targets for achieving the potential renewable energy resources identified in the Plan. It was expected that 50% of this of 1,113.35 GWh for electricity and 23.65 GWh for heat would have been achieved by 2021. However up to 2022 only 56.6 GWh in addition to the figures in tables 7 and 8 in the joint LDP has been provided. Therefore, the target of 50% the renewable energy potential for heat and electricity being delivered by 2021 has not been achieved.
15. 13 applications were refused partly due to linguistic issues and 6 applications were granted permission with a planning condition for linguistic mitigation measures.

Plan Review

- xi. In accordance with national guidelines, LDPs must be reviewed every four years and a Revised Plan prepared. The current Plan was adopted on 31 July 2017 and therefore a Review Report was prepared. The conclusion of the Review Report was to undertake a Full Revision of the Joint Local Development Plan which is tantamount to the preparation of a New Plan. Following a period of public consultation on the Review Report, a decision was made by both Councils to undertake a

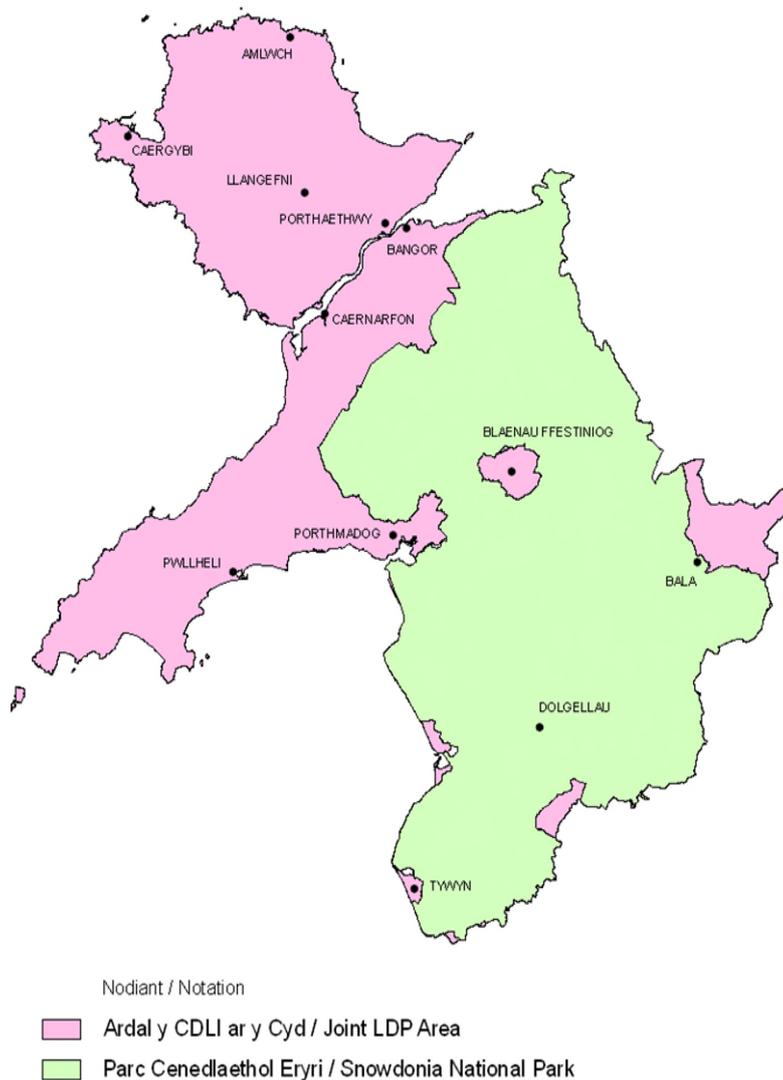
full revision of the Joint Local Development Plan. The AMBs findings will form part of an evidence base that will contribute to the preparation of a new LDP.

Monitoring the Sustainability Assessment

- xii. 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.

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 is the fourth AMR to be prepared since the Joint LDP was adopted. This AMR looks at the period from 1st April 2021 to 31 March 2022. This AMR (AMB4) is required to be submitted to the Welsh Government by October 31, 2022

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, which in relation to the Joint LDP is 31 July 2021. The findings of the AMRs will be part of the evidence base which will contribute to the preparation of a new Plan.
- 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 (amended to 70, see para 1.6 below) used to monitor the effectiveness of the Plan and its policies.

Indicators

- 1.6 There is an expectation within the Local Development Plan Manual (Edition 3) that every monitoring framework includes key indicators related to the following:-

Table 1: Core indicators

Core indicator	Cyfeirnod yn y Fframwaith Fonitoro
The spatial distribution of housing development	D25
The annual level of housing completions monitored against the Anticipated Annual Build Rate (AABR).	D47
Total cumulative completions monitored against the anticipated cumulative completion rate.	D44
Number of affordable housing constructed compared to the target in the Plan;	D47
The type of affordable housing constructed (tenure);	Not currently being monitored
Employment land take-up against allocations.	D32 & D33
Market viability for housing developments.	D50
Housing development rate on allocations.	D45 & D46
Developing key infrastructure projects.	Not currently being monitored
Gypsy and Travellers accommodation sites that are developed;	D56, D57 & D58

Scale / type of highly vulnerable development permitted within C2 flood risk areas.	D18
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- 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

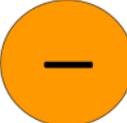
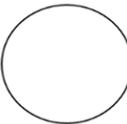
- 1.10 The Monitoring Framework notes a range of achievable actions that could address any shortcomings or unexpected outcomes. However, it does not necessarily follow that a failure to achieve a specific target will be interpreted as a policy failure that would automatically mean that this policy (or 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
Target has been met	No further action required

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 In accordance with national guidelines, Plans must be reviewed every four years and a Revised Plan prepared. The current Plan was adopted on 31 July 2017 and therefore a Review Report was prepared. The conclusion of the Review Report was to make a Full Review of the Joint Local Development Plan which constitutes the preparation of a New Plan. Following a period of public consultation on the Review Report, there has been a decision by both Councils to undertake a full Review of the Joint Local Development Plan.

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. Sustainability Appraisal Monitoring. 2. Distribution of residential permissions. 3. The provision of land for housing.

1.14 The AMR's structure should remain the same year on year in order to facilitate the comparison of one 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 during the period of the AMR are also outlined. 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.

NATIONAL CONTEXT

CHANGES TO NATIONAL PLANNING POLICY

Technical Advice Note 15 – Development, flooding and coastal erosion

- 2.2 After the publication and consultation on a revised version of TAN 15 in late 2019, the Welsh Government released a final version of the document during September 2021, confirming that it would be operational and replace Technical Advice Note 14 (Coastal Planning) and Technical Advice Note 15: Development and flood risk on 1st December 2021. The new TAN15 is supported by the Flood Map for Planning, which builds on the Flood Risk Assessment for Wales map and includes allowances for climate change.
- 2.3 On 23rd November 2021, the Welsh Government confirmed that they were delaying the implementation of the Technical Advice Note, stating that it was now intended to be effective from 1st June, 2023. The delay was confirmed as the Flood Map for Planning represents a vastly different context for planning decisions compared to the current framework.
- 2.4 Consideration will need to be given to the TAN as part of the process of preparing the new Plan and identifying suitable lands for development.

OTHER NATIONAL CHANGES

Local Housing Market Assessment Guidance

- 2.5 Local authorities are required to carry out an Assessment of the Local Housing Market. To assist Local Authorities in carrying out the assessment the Welsh Government has prepared specific guidance detailing the methodology that should be undertaken when carrying out the assessment. The Government published a revised methodology during March 2022. It is hoped that this guidance will reduce the cost and complexity of the process and ensure a consistent approach across all local authorities when carrying out a Local Housing Market Assessment.

- 2.6 The Local Housing Market Assessment estimates housing need under different sets of assumptions, enabling local authorities to consider and analyse what the implications are for the Development Plan and for relevant Local Housing Strategies. The Local Housing Market Assessment Tool enables local authorities to develop a long-term strategic vision of housing need and demand based on locally and nationally generated data.

LOCAL CONTEXT

Gwynedd

Sustainable Visiting Economy Gwynedd and Snowdonia 2035

- 2.7 Gwynedd Council and Snowdonia National Park Authority are committed to working together to ensure that communities in the area will benefit from all aspects of the visitor economy. In November 2022, the commitment of both bodies was confirmed by signing a Memorandum of Understanding on future sustainable tourism which will be for the benefit and well-being of the people, environment, language and culture of Gwynedd and Snowdonia. The objective of the Agreement is to work effectively and efficiently together in partnership to realise the Vision and Principles of the Gwynedd and Snowdonia Sustainable Visitor Economy Plan 2035 to protect and promote the special values of the area.
- 2.8 Work will be underway to develop a Sustainable Visitor Economy Action Plan in Summer 2022. After the publication of the document it will be necessary to ensure that the principles contained therein feed into the vision and objectives of the Revised Plan.

Ardal Ni 2035

- 2.9 During February 2022 Gwynedd residents were asked to complete an "Ardal Ni 2035" questionnaire. "Ardal Ni 2035" is an engagement exercise focusing on individual communities within the county that asks the views of the people of Gwynedd about the future of their local area.
- 2.10 All responses will shape the prioritisation and development of 13 unique local regeneration plans for Gwynedd communities over the next 15 years. The next step will then be to collaborate and co-develop solutions with organisations, groups and individuals.
- 2.11 These new Regeneration Plans will be a core source of evidence in the preparation of the Revised Plan, particularly as ascertaining the views of the local population is integral to its content and development.

World Heritage Site

- 2.12 In July 2021 UNESCO decided that the North West Wales Slate Landscape was deserving of World Heritage Site status. This means that the area is a truly important Cultural Landscape. The area joins the Blaenavon World Heritage sites and Pontycysyllte Aqueduct in recognition of the important contribution Wales made to the Industrial Revolution. They join King Edward's I Castles and Town Walls in Gwynedd as Gwynedd's second World Heritage site.

- 2.13 The area of successful inscription was accepted as it reached two criteria for an industrial landscape set by UNESCO, namely:-
- It shows and contributes to important steps, between 1780 and 1940, in developments in architecture, and technology
 - It is an outstanding example of a landscape that shows, in a dramatic way, how people, and landscape, can work together for the development of natural resources

Climate and Nature Emergency Plan

- 2.14 On 8 March, 2022 Gwynedd Council's Cabinet adopted an ambitious Climate and Nature Emergency Plan which sets a goal to become a net zero carbon authority by 2030. This Plan follows the Full Council's decision to declare a climate emergency and the Council's commitment to invest £3 million to deliver various climate-related projects.
- 2.15 The work included in the Climate and Nature Emergency Plan over the next few years includes:
- installing electric vehicle charging points for the benefit of the people of Gwynedd and for the Council's fleet;
 - supporting the circular economy and reducing waste by supporting repair café projects with a view to initially opening a shop on the Council's recycling centre site in Bangor;
 - the introduction of electric or hydrogen vehicles for waste collection;
 - continue with the work of making public buildings energy efficient;
 - promoting biodiversity by transforming former waste landfills into wildlife meadows.

Motorhomes Pilot

- 2.16 On 9 November, 2021 Gwynedd Council's Cabinet approved a £100,000 pilot scheme to use up to six of the council's Car Parks to provide facilities for motorhomes to stay overnight. This pilot scheme has been introduced in light of the increase in the number of people choosing to visit Gwynedd in motorhomes.
- 2.17 Gwynedd Council carried out detailed research together with wide-ranging opinion polling on motorhome management in the county. Depending on the success of the Pilot Scheme, it will be necessary to consider the implications in the preparation of the new Plan and in particular the relevant tourism policies contained within the Plan.

Anglesey

Anglesey Enterprise Zone Extended

- 2.18 During March 2022, Economy Minister Vaughan Gething confirmed that the Enterprise Zone status for Anglesey would continue. The assurance of the Enterprise Zone status is a boost to help the County Council's efforts to boost the local economy. Since its inception in 2012 gaining Anglesey Enterprise Zone status has already successfully attracted investment to the Island and created and protected over 1,000 jobs.

Towards Net Zero Plan 2022-25

- 2.19 During March 2022 Anglesey County Council adopted a 'Towards Net Zero Plan 2022-25'. The Plan provides Anglesey's ambitious new roadmap towards becoming a carbon neutral organisation by 2030.
- 2.20 The 'Towards Net Zero Plan 2022-25' will provide a coherent Council response to climate change while promoting cultural change to ensure that services reduce all greenhouse emissions as much as possible.
- 2.21 The County Council has already been taking decisive action over a number of years to deliver on its climate change commitment. Projects that are already coming to fruition include:
- The Council's Energy Efficiency Strategy 2017-22 which has successfully ensured that the Council uses 18% less energy in its buildings
 - ReFit scheme, with the Council making the biggest investment to date (£2.4m) to reduce energy consumption by installing solar panels, LED lighting and upgrading heating systems in its buildings
 - Changing the Council's petrol and diesel vehicle fleet into electric vehicles
 - Change and adjust 96% of street lights to use LED lighting and reduce energy consumption
 - Appointment of Climate Change Manager and appointment of Executive Committee member as Climate Change Champion

Welsh Language Promotion Strategy 2021 - 2026

- 2.22 On 7 December, 2021 the Welsh Language Promotion Strategy 2021 -2026 was approved by Anglesey County Council. Preparing such a strategy is a statutory requirement under the Welsh Language Standards (No. 1) Regulations 2015.
- 2.23 The strategy outlines the Council's vision for the language and includes a target for increasing the number of Welsh speakers on the island. Although Anglesey is a heartland of the Welsh language, the area has seen a pattern of general decline since the 1950s when the language was in daily use by over 80% of the population. The figure according to the 2011 Census results is 57.2%.
- 2.24 The purpose of the strategy is to explain how the Council intends to go about creating the conditions that will lead to more Welsh speakers on the island by 2026. It focuses on three priority areas namely, young people's children and family; workforce, Welsh language services and infrastructure; and community.

Other issues

Consultation Legislation and planning policy for second homes and short-term holiday accommodation

- 2.25 In light of the increased demand and provision of holiday accommodation across the Plan area and the impact it is having on the housing market, there has been increasing pressure on the Welsh Government to respond to the crisis situation, with Gwynedd Council and Anglesey County Council playing a leading role in the demand for intervention.

- 2.26 During November 2021 the Welsh Government undertook a public consultation which applied to changes to the legislation and planning policy for short-term holiday accommodation and re-cartage. The public consultation included:-
- A view to amending the Town and Country Planning (Use Classes) Order 1987 to create new use classes for Main Homes, Secondary Homes and Short-Term Holiday Accommodation.
 - Proposals to make related amendments to the Town and Country Planning (Permitted General Development) Order 1995 to allow for permitted changes between the new use classes for Main Homes, Secondary Homes, and Short-Term Holiday Accommodation.
 - Propose that Planning Policy Wales be amended to make it clear that, where applicable, the number of second homes and short-term holiday accommodation in a local area must be taken into account when considering the housing requirements and policies in Local Development Plans (LDP).
- 2.27 It is hoped that it will be possible to include an update with the outcomes and implications of this consultation in the next AMB (AMB5). Any changes to planning legislation and planning policy wales will require due consideration during the preparation of the New Plan.
- 2.28 Further, related to a proposed reform of the planning procedure the Government (following a period of public consultation in summer/autumn 2021) has announced that Councils will have the discretion to increase council tax premiums on second-homes to 300%. Furthermore, it is planned to introduce new local taxation rules for holiday accommodation. These changes will come into effect during April 2023.

Welsh Language Communities Housing Plan Consultation

- 2.29 On 23 November, 2021 the Welsh Government launched a consultation on their 'Welsh Language Housing and Communities Plan. The consultation identified the 'Plan' as one of the Welsh Government's top priorities as set out in their Programme for Government 2021-2026.
- 2.30 The Welsh Language Communities Housing Plan is a Government scheme which proposes a package of interventions to support Welsh communities with a high density of second homes. Some of those proposals include social enterprises and community-led co-operatives, giving local people who want to buy and rent a 'level playing field' and setting up a commission on Welsh communities.

Phosphate Guide

- 2.31 On 21 January 2021, Natural Resources Wales published an evidence pack outlining new targets to reduce phosphate within Rivers Special Areas of Conservation (SAC) in Wales. The review follows new evidence from the Joint Nature Conservation Committee that warmer and drier weather, predicted as a result of climate change, could reduce river flows during the

summer and therefore increase phosphate concentrations. It is also based on new evidence regarding the harmful effects of phosphates on aquatic species and ecosystems.

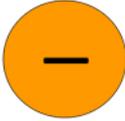
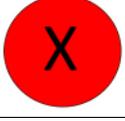
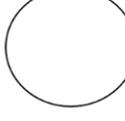
- 2.32 Currently, over 60% of water bodies in Wales are missing the tougher targets, and Welsh local planning authorities are being asked to take steps to prevent further degradation of the environment. It means that any proposals for development within SAC river catchments - particularly those that will increase the volume or concentration of waste water - must prove that the development will not contribute to increasing phosphate levels.
- 2.33 Following the publication of this information, in spring 2021 Natural Resources Wales issued planning advice to Local Planning Authorities. This advice includes useful guidance for Local Planning Authorities when considering developments affected by the new targets.
- 2.34 In Gwynedd, Afon Gwyrfai, Afon Eden and River Glaslyn are in special areas of conservation. There are no Rivers that are Special Areas of Conservation in Anglesey. According to Natural Resources Wales' planning guidance, proposals to develop in the catchment areas of River Special Areas of Conservation must demonstrate neutralisation or improvement in phosphate levels. In complying with its duties under the Habitats Regulations 2017 (as amended), Local Planning Authorities will not be able to support applications that do not demonstrate neutralisation or improvement in phosphate levels, due to their unacceptable impact on the Rivers Special Area of Conservation.
- 2.35 The issues relating to the new requirements will need to be given due consideration during the preparation of the new Plan.

CONCLUSION

- 2.36 As noted above, new legislation and plans, and national, regional and local policies and strategies emerged during this monitoring period. In addition, significant contextual changes, such as the publication of Future Wales, the global pandemic, Brexit and the withdrawal of the Wylfa Newydd DCO, have taken place since the Plan was adopted. These will be considered as part of the review.
- 2.37 A subsequent AMR will continue to provide updates on the relevant contextual matters that could impact the implementation of the plan in future.
- 2.38 During the period of AMB4 it was a requirement for the Councils to commence a review of the Joint Local Development Plan, as there had been a period of 4 years since the Plan was adopted. As part of the initial process of conducting the Review it was necessary to prepare a Review Report. The Review Report reached the conclusion that a full revision should be undertaken that is to prepare a replacement Local Development Plan. Following a period of public consultation on the Review Report, there was a decision by both Councils to undertake a Full Revision of the Joint Local Development Plan which amounts to the preparation of a new Plan.

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.

- 3.3 The following table provides information relating to the indicators within the Monitoring Framework where the target has been met during previous Annual Monitoring Reports. Therefore, there is no requirement for the indicators to be reported on in subsequent Annual Monitoring Reports:-

Indicator Number	Description	Date target met (AMR period)
D4	Prepare and adopt a Supplementary Planning Guidance to promote the Maintenance and creation of distinctive and sustainable communities	AMR 2
D16	Prepare and adopt a Supplementary Planning Guidance to promote the Maintenance and	AMR 2

	creation of distinctive and sustainable communities	
D51	Prepare and adopt a Supplementary Planning Guidance for Affordable Housing	AMR 2
D55	Prepare and approve a Local Housing Market Area (LHMA) study for Gwynedd	AMR 2

Note: In accordance with the Minister for Housing and Local Government [letter](#), indicator D43 has been replaced with D43A and D43B.

6.1 Safe, Healthy, Distinctive and Vibrant Communities

Welsh Language and Culture

The nature of housing applications on new sites that have received consent since the Plan's adoption indicate a substantial percentage of affordable housing at 46.6%. Indeed, for the 10 housing sites with 11+ housing units which obtained planning permission during 2021 to 2022, 4 of these are sites allocated in the Plan, 5 are for 100% affordable housing schemes with the other site providing affordable housing provision higher than that expected within Policy TAI 15.

This means that new permissions under the Plan thus far given that evidence is required to be submitted with planning applications to demonstrate the need for the mix and type of housing as well as including a high percentage of affordable housing helps to ensure 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 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</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		

the indicators set out under this theme.)

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, 2019 and 2020:

Survey Date	Anglesey Number	%	Gwynedd Number	%
Year ending 31 March 2017	42,400	63.5	87,600	74.1
Year ending 31 March 2018	42,500	63.6	89,600	75.5
Year ending 31 March 2019	45,500	67.5	91,000	76.4
Year ending 31 March 2020	44,880	66	88,600	74.7
Year ending 31 March 2021	45,900	67.5	90,700	76.2
31 December 2021	42,600	63.3	89,600	75.5

[* 31 March 2022 figures not available when this Report was prepared]

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. Census 2021 results on linguistic issues will form an important evidence base for the New Plan.

In the year from 1 April 2021 to 31 March 2022 370 new housing units (i.e. sites that did not have permission on the day of the Plan's adoption) have been granted planning permission. This is via permission for individual houses on 50 sites with the remainder on 20 sites from sites with 2 units to two separate sites of 54 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 a building in the open countryside namely 308 housing units, 237 affordable units were given permission through either a condition or legal agreement, this means an affordable percentage of 76.9%.

In the period since the Plan's adoption two Joint Housing land Availability Studies have been produced being the 2018 and 2019 studies together with the 2020, 2021 and 2022 survey's which provides input into the new Indicators for assessing the growth against the Plan's Housing Trajectory. These identify that 2,166 housing units have been completed and 1,690 of these had planning permission before the Joint LDP was adopted.

The table below sets out the position for applications that have been granted planning permission and completed since the Plan was adopted:

Period	Number of Units which gained planning permission and were completed during the Plan period	Number which are Affordable Housing	Percentage of Affordable Housing
AMB 1	56	35	62.5%
AMB 2	90	45	50%
AMB 3	125	55	44%
AMB 4	205	87	42.4%
TOTAL	476	222	46.6%

Although the percentage of affordable housing in the above table has fallen this needs to be considered against the fact that the viability assessment of providing affordable housing identifies levels of 30%, 20% or 10% in the different house price areas. Given this the level

of affordable housing as a percentage of all units that have been permitted and completed in the life of the Plan is higher than these levels. With the percentage of affordable housing out of all new housing units given permission increasing to over 60% in AMB 3 and this year then it is hoped that the percentage of completed affordable housing will increase in the coming years.

Although there is no detailed 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.

The results of Gwynedd Council's research report into new housing built between 2015 and 2018 in Gwynedd indicate that from the responses 72% of new housing residents moved there from another house in Gwynedd, 9% from either Anglesey or Conwy, 8% from the rest of Wales and 11% from England. The study also found that 69% of residents of the new houses can speak Welsh which is similar to the proportion among the population of Gwynedd as a whole (it should be noted that there are lower percentages of Welsh speakers in some areas particularly in Penllyn and Dolgellau although these are outside the Gwynedd Planning Area).

During the past year, over 70% of new housing permissions and which meant the relevant provision threshold have been for affordable housing. In addition, of the units given permission and completed since the Plan's adoption the percentage of affordable housing is just below 50% (but still above the 10%, 20% and 30% thresholds for the different areas). This means that new permissions under the Plan thus far, by preparing a high percentage of affordable housing ensures that local needs are being addressed and this assists to maintain the language within the Plan's area.

Action:

Continue to monitor as part of a follow-up AMR. Consideration will be given to this as part of the preparation of a new Plan.

Indicator: D2

Objective:	SO1	Safeguard and strengthen the Welsh language and culture and promote its use as an essential part of community life.
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Indicator:	Target:	Relevant policy:	PS1
		Outcome:	Trigger level:

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	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, in the year 2021/22 planning permission has been given to 370 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	50	50
2 to 5 units	5	13
6 to 10 units	5	33
11+ units	10	274

Of the 10 sites that are 11+ units in size, 4 of these are on sites allocated for housing in the Plan with another 5 sites (which are not allocated for housing) for 100% affordable housing. The other site provides an element of affordable housing provision higher than the requirements of Policy TAI 15.

7 Linguistic Impact Assessment and 12 Linguistic Statements were submitted with applications where they triggered the thresholds within Policy PS 1 (see Performance Indicator D3 regarding details in relation to the type of applications these were submitted with). Further, in accordance with Appendix 5 of the SPG consideration has been given to the Welsh language for applications below the threshold of those that require a formal Statement or Assessment.

Thirteen applications were refused in part due to the following language issues:

- 6 applications as there was no Linguistic Statement supporting the application (5 residential applications for a total of 9 units and 1 holiday accommodation for 5 glamping pods);
- 1 application for 4 holiday accommodation units and 1 residential unit as the mitigation measures for bilingual signs and Welsh names are inadequate;
- 3 holiday accommodation applications for a total of 6 units because no adequate consideration has been given to the Welsh language;
- 1 holiday park / leisure application with industrial units due to no evidence to prove that the development would not have a detrimental effect on the Welsh language.
- 1 residential application for 3 units as the Local Planning Authority was not fully convinced that the information submitted with this application proves that there will be no negative impact on the Welsh language.
- 1 residential application for 3 units since insufficient information was provided in support of the application in relation to the Welsh language.

Six applications were granted permission with a planning condition for linguistic mitigation measures namely:

- 1 holiday park application with bilingual signage and to be developed in accordance with the mitigation measures contained in the linguistic impact statement;
- 4 residential applications for a total of 108 units with Welsh signs and names;
- 1 holiday accommodation application for 3 units with Welsh or bilingual signs.

An appeal decision was accepted for a Bangor site which had been rejected partly on the grounds of linguistic impact. The site obtained permission with the Planning Inspector concluding that the proposed development would not have a detrimental effect on the Welsh language.

Action:
Continue to monitor as part of the next AMR. Consideration will be given to this as part of the preparation of a new Plan.

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.	<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		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 1											
AMB 2											
AMB 3											
AMB 4											

Analysis:

During the monitoring period, 12 Welsh Language Statements and 7 Welsh Language Impact Assessments in total were submitted in Anglesey and Gwynedd. In addition, in line with Appendix 5 of the SPG consideration has been given to the Welsh language for applications below the threshold that require a formal Statement or Assessment. 8 Welsh Language Statements were received with residential applications, and 4 applications were submitted in relation to tourism developments. 4 Welsh language Assessments were submitted in relation to residential developments, and 1 Assessment each in relation to energy, tourism development, and a border control facility. In the instance where Statements/Assessments submitted during the monitoring period had not followed the main methodology contained within the "Maintaining and Creating Distinctive Communities" SPG adopted in July 2019. further information was requested to ensure that they conformed with the requirements of the adopted SPG.

An improvement has been seen in the quality of the statements received which follow the new methodology in the adopted SPG. It will be important to continue to monitor as part of

gathering evidence base for the new Local Development Plan how applicants respond to suggested mitigation measures on those statements.

It is considered that the policies are continuing to being implemented effectively.

Action:

Continue to monitor as part of the next AMR. Consideration will be given to this as part of the preparation of the new Local Development Plan

Indicator: D4

Target has been met during AMB2, no need to continue to monitor.

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.
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Indicator:	Target:	Relevant policy:		Trigger level:
		Outcome:		
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		One planning application permitted contrary to Policy ISA 1 in any one year
		AMB 2		
		AMB 3		
		AMB 4		

Analysis:

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.

In Anglesey, 3 planning applications were submitted where there was new or enhanced infrastructure through developer contributions. These included 2 for improved education facilities, and 1 for highway improvements.

In Gwynedd, 5 planning applications were approved where there was new or enhanced infrastructure through developer contributions. 1 was for an educational contribution to increase capacity in a local school, 3 was for open space infrastructure provision, and the 5th contribution was to allow long term road safety improvements near a local secondary school.

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.

Action:

Continue to monitor as part of the next AMR. Consideration will be given to this as part of the preparation of the new Local Development Plan

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.
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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:

Policy ISA 2 aims to protect existing community facilities and encourage the development of new facilities where appropriate. A total of 5 planning applications were submitted where a former community facility would be lost as part of the development (1 former chapel, 1 former pub, 1 former bank, and 2 community centres. 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 sufficient period of time for each application.

The target to prevent the loss of viable community facilities developments in any one year is therefore being met.

Action:

Continue to monitor as part of the next AMR. Consideration will be given to this as part of preparation of the new Local Development Plan

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.

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		Open space lost in any Centre or Village in any one year leading to net reduction in supply in the Centre or Village contrary to Policy ISA 4.
		AMB 2		
		AMB 3		
		AMB 4		
Analysis:				
2 applications approved on open spaces identified in the plan (on the proposals map) as protected open spaces. All applications comply with the policy criteria: <ul style="list-style-type: none"> • 1 application on a small part of a school playing area to improve access and parking • 1 application to erect a community polytunnel on a small part of allotments <p>It is considered that Policy ISA 4 is implemented efficiently. The Councils will continue to monitor the indicator.</p>				
Action:				
Continue to monitor as part of the next AMR. Consideration will be given to this as to this as part of preparation of the new Local Development Plan.				

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	Provision of new open space if	AMB 1		One planning application permitted in any one year

association with residential development of 10 or more units	application of the Fields in Trust (FIT) benchmark standards identifies a deficiency of open space in accordance with Policy ISA 5	AMB 2		not contributing to meeting the open space needs of occupiers of new housing as defined by the FIT benchmark standard contrary to Policy ISA 5
		AMB 3		
		AMB 4		

Analysis:

8 applications for 10 or more dwellings have been approved in this AMR period.

- No new open space provision/financial contribution required for 2 of the applications as there is sufficient open space in the relevant community.
- The creation of 4,164m² of new open space provision created on site.
- A total financial contribution of £10,848.15

It is considered that Policy ISA 5 is implemented efficiently. The Councils will continue to monitor the indicator.

Action:

Continue to monitor as part of the next AMR. Consideration will be given to this as to this as part of preparation of the new Local Development Plan

Indicator: D9

Target has been met during AMB1, no need to continue to monitor.

Indicator: D10

Target has been met during AMB1, no need to continue to monitor.

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: |

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.
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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	AMB 1		Not adopting a Supplementary Planning Guidance within 12 months of the Plan's adoption
		AMB 2		
		AMB 3		
		AMB 4		

Analysis:

The policy target is currently not achieved as anticipated but this does not lead to concerns regarding policy implementation.

The timescale for adopting a revised Supplementary Planning Guidance (SPG) on Parking Standards was 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.

However, both local planning authorities have 'saved' SPGs from their Unitary Development Plans and can also refer to national guidance when determining new applications.

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.

Action:

Consideration will be given to the need to prepare an SPG as part of the preparation of the new Plan

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
		Outcome:	Trigger level:
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	AMB 1	
		AMB 2	
		AMB 3	
		AMB 4	
<p>Analysis:</p> <p>2 applications in Gwynedd for a car park and a residential development scheme for 39 units and 2 applications in Anglesey for business units and a Border Facility building have been accompanied with a Travel Assessment during the monitoring period. No applications were received without a Travel Assessment when required.</p> <p>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 if it is not included as part of the submission.</p>			
Action:			
Continue to monitor as part of the next AMR. Consideration will be given to this as part of the preparation of the new Local Development Plan.			

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	<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:	
D13 – The number of applications permitted within sites/areas safeguarded for transportation improvements	No planning applications permitted that are harmful to achieving transportation improvements identified in Policy TRA 1	AMB 1		One planning application permitted in any one year contrary to Policy TRA 1
		AMB 2		
		AMB 3		
		AMB 4		
Analysis:				
<p>The A487 Caernarfon to Bontnewydd was completed and opened to the public on Saturday 19th February 2022.</p> <p>The Llangefni Link-Road is fully completed and is open to the public.</p> <p>No further applications relating to the improvements of the existing highway at the A5025 Valley to Wylfa were approved during this period.</p> <p>No planning application were permitted that affect the areas protected within Policy TRA 1.</p>				
Action:				
Continue to monitor as part of the next AMR. Consideration will be given to this as part of the preparation of the new Local Development Plan				

Indicator: D14

Target has been met during AMB1, no need to continue to monitor.

Indicator: D15

Target has been met during AMB1, no need to continue to monitor.

6.2 Sustainable Living

Sustainable Development and Climate Change

Indicator: D16

Target has been met during AMB2, no need to continue to monitor.

Indicator: D17

Objective:	S05	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:
D17 - Number of planning applications permitted by TAN 15 category in C1 floodplain areas	No planning applications permitted within C1 floodplain areas not meeting all the tests set out in TAN15	AMB 1	
		AMB 2	
		AMB 3	
		AMB 4	
One planning application permitted in any one year within C1 floodplain not meeting all TAN15 tests			

Analysis:

25 full planning applications were permitted on sites that were wholly/partly within a C1 flood zone; 15 of these were householder applications. 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 determined that they complied with the requirement of the tests set out in TAN 15.

It is concluded that the applications approved complied with policies PS 5, PS6, 1 PCYFF & PCYFF 2 of the Joint LDP. Therefore, it is considered that the policies are continuing to be implemented effectively.

Action:

Continue to monitor as part of the next AMR. Consideration will be given to this as part of the review of the Plan.

Indicator: D18

Objective:	S05	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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D18 - Number of planning applications for highly vulnerable development permitted in C2 floodplain areas	No planning applications for highly vulnerable development permitted in C2 floodplain areas	AMB 1		One planning application permitted for highly vulnerable development in C2 floodplain areas in any one year
		AMB 2		
		AMB 3		
		AMB 4		

Analysis:

78 full planning applications were permitted on sites that were wholly/partly within a C1 flood zone; 37 of these were householder applications. No planning applications were 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 (Development and Flood Risk). Further all application located (partly/fully) within the C2 flood zone complied with the tests as contained within TAN 15.

It is concluded that the applications approved were in compliance with policies PS 5, PS6, 1 PCYFF & PCYFF 2 of the Joint LDP. Therefore, it is considered that the policies are continuing to be implemented effectively.

Action:

Continue to monitor as part of the next AMR. Consideration will be given to this as part of the review of the Plan.

Indicator: D19

Objective:	S05	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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D19 - Number of planning applications for new development on previously developed land (brownfield redevelopment and	Maintain or increase proportion of new development permitted on previously developed land (brownfield redevelopment and conversions of	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		

conversions of existing buildings) expressed as a % of all development per annum	existing buildings) compared to average % recorded during 2015/2016 – 2016/2017			
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Analysis:

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, housing outside development boundaries, rural diversification schemes and tourist related development. The proportion of development on previously developed land in Anglesey and Gwynedd is as follows:

% 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%)
Anglesey 2019-2020 = 52.9ha (82.8%) (This figure included amendments to an existing race track, the site area of which was 41.4ha)
Anglesey 2020-2021 = 15.20ha (72.8%)
Anglesey 2021-2022 = 15.97ha (49.3%)
- **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.
Gwynedd 2019-2020 = No data available due to new system implemented during the past year.
Gwynedd 2020-2021 = No data available due to staff resources/technical issues.
Gwynedd 2021-2022 = 10.5ha (48.8%).

The number and proportion of planning applications for new development on previously developed land has decreased in the Anglesey Local Planning Authority Area over the last year, but remains higher than between 2017-2019. The actual number of hectares of previously developed land is similar to the previous year.

The figure for Gwynedd notes a level of 48.8%, but due to problems with collecting data in the previous years, it is not possible to identify current patterns for Gwynedd.

Whilst the figures for Anglesey shows a decrease in two consecutive years, it should be noted that the racing track has greatly influenced the figure of 82.2% in 2019-20. Without this site, the percentage of development on brownfield land would be 51.3% (11.5ha), and therefore, on the basis of the 2020-21 figure, a decrease for two consecutive years would not have happened.

It should be noted that this information originates from application forms which are monitored for the purpose of Welsh Government indicators. These are completed by the applicant and the information is not always verified.

Action:

Continue to monitor as part of the next AMR. Consideration will be given to this as part of the preparation of the new Local Development Plan.

Indicator: D20

Objective:	S05	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
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Outcome:	Trigger Level:
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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		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.
		AMB 2		
		AMB 3		
		AMB 4		

Analysis:

A total of 863 planning applications were approved outside development boundaries during the 4th AMR period which represents 59% of all development. The proportion of approved planning application outside development boundaries is higher than the 44.2% approved during the previous AMR.

A breakdown of the types of planning applications approved outside development boundaries are as follows:

- Agriculture and Forestry – 10%
- Employment – 2%
- Community – 1%
- Householder – 58%
- Leisure – 2%
- Infrastructure & Transport – 7%
- Retail – 1%
- Housing – 11%
- Tourism – 7%
- Minerals and Waste – 1%

As can be seen, the majority of planning applications approved outside development boundaries were householder applications or applications for the verification of conditions for approved planning applications. With regards to housing developments, these included developments within clusters, rural enterprise dwellings, and replacement dwellings which conformed to relevant policies in the Plan. No applications for open market housing were approved outside any development boundary. There are also a number of applications for rural development including for example tourism, employment, highways and agricultural development, which by their nature are more likely to be located outside development boundaries. No applications were approved contrary to Policy PCYFF 1.

Action:

Continue to monitor as part of the next AMR. Consideration will be given to this as part of the preparation of the new Local Development Plan

Renewable Energy Technology

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;

		<ul style="list-style-type: none"> 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 7	
		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	X	
	100% of the renewable energy potential (2,226.7 GWh) delivered by 2026 to address electricity demand	AMB 4	X	
	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			
Analysis:				
<p>The policies in the JLDP support applications for appropriate renewable energy generation developments.</p> <p>In this monitoring period no new renewable energy commercial development was granted planning permission.</p> <p>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' (2020 figures) published by the Welsh Government the total installed heat and electricity capacity for Anglesey and Gwynedd was 219MW which gave an estimated generation of 407GWh. This is an increase of 51MW from that identified in tables 7 and 8 of the JLDP.</p>				

The low level of applications granted planning permission reflects the decline in the number of commercial applications submitted over recent years rather than applications being refused by the Local Planning Authorities. It should also be noted that all major energy developments for 10MW or more are classed as Developments of National Significance and are decided by the Welsh Ministers.

Indicator D21 sets targets for achieving the potential renewable energy resources identified in the Plan. It was expected that 50% of this of 1,113.35 GWh for electricity and 23.65 GWh for heat would have been achieved by 2021. However up to 2022 only 56.6 GWh in addition to the figures within Tables 7 and 8 of the JLDP has been provided. Therefore, the target of 50% the renewable energy potential for heat and electricity being delivered by 2021 has not been achieved. An updated study of Potential Opportunities of Renewable Energy within the Plan Area study could identify barriers e.g. grid connection capacity and provide alternative potential targets in any new Plan.

No proposals have come forward on the potential opportunity areas for solar farms, however, a number of submissions for solar farms have been submitted to the Planning Inspectorate as a scheme that is potentially a Development of National Significance, this being Alaw Môn Solar Farm (160MW) (pre-application enquiry) and Parc Solar Traffwll (35MW) (formal application February 2022). If these applications were granted permission in their current form then they would prepare 170GWh.

Permission was previously granted for a 299MW biomass plant at Holyhead a certificate of lawful use was granted confirming that the development has been commenced.

The Morlais Demonstration Zone for the installation and commercial demonstration of multiple arrays of tidal energy devices, to a maximum installed capacity of 240 (MW), has been granted permission by decision of the Minister on 10 December 2021. This permission gives Menter Môn (the applicant) authority to build and operate an offshore tidal power electricity generating station, located in the Irish Sea West of Holy Island along with the installation of export cables and onshore infrastructure to provide a grid connection.

Action:

Continue to monitor as part of the next AMR. A review of the Renewable Energy policies and the potential from such technology should be undertaken a part of the process of preparing the new Plan.

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;

		<ul style="list-style-type: none"> • 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:	PS7	
		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 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. It should also be noted that all major energy developments for 10MW or more are classed as Developments of National Significance and are decided by the Welsh Ministers.</p> <p>The publication of Future Wales: The National Plan 2040 together with revised targets within Planning Policy Wales means significant contextual changes in relation to renewable energy technology. A review of the Renewable Energy policies within the Plan will be undertaken in light of these contextual changes, this will enable an evaluation over the need and content for a future standalone renewable energy technology SPG.</p>				
Action:				
Continue to monitor as part of the next AMR. Follow the preparation and adoption of the new Local Development Plan consideration will need to be given whether to prepare an SPG.				

Indicator: D23				
Objective:	SO5 & SO6	<p>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.</p> <p>SO6: Minimise, adapt and mitigate the impacts of climate change This will be achieved by:</p> <ul style="list-style-type: none"> ensuring that highly vulnerable developments are 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	AMR 1		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.
		AMR 2		
		AMR 3		
		AMR 4		
Analysis:				
<u>New permissions only - All permissions³</u>				

³The information for this indicator is relevant for new permissions and permissions to reconsider or extend the expiry date of a 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 granted, 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.

The Plan Area = 456 units/15.626ha = 29.2 units per hectare

New permissions only - 5 or more new units

The Plan Area = 366 units/11.936ha = 30.7 unit per hectare

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 means that the Plan needs reviewing. Whilst the trigger level refers to failure to deliver an overall density of 30 units per hectare for two consecutive years (and given that the figure for AMR 3 is also below the target level), it is noted that the figure for the AMR 4 period is extremely close to the target level. Therefore, there is no concern in relation to this.

When considering the permissions for major residential sites only, those for five or more units, it can be seen that the average density is higher than the figure of 30 units per hectare. Therefore, it is noted that the expected density is delivered on new developments of a substantial size.

The average density of all relevant single units that have been approved in the Plan area during this AMR period (namely 65 units on 3.08 hectares) is 21.1 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 along with the shape of the site in some cases. When considering the average density of all the sites that have been approved in the AMR 4 period, with the exception of individual plots, the figure is 31.2 hectares (391 units on 12.546 hectares). This confirms the fact that individual plots is the reason for not meeting the target level of this indicator.

It is noted that Policy PCYFF 2 refers to a minimum density of 30 housing units per hectare unless there are local circumstances or restrictions on the site that determine a lower density. Therefore, it is clear that specific circumstances exist, especially on individual plots, which involve development on a density that is lower than this figure.

Action:	
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Continue to monitor as part of the next AMR. This will be considered as part of the preparation of the new Plan.

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.
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Indicator:	Target:	Relevant policy:	PCYFF 2, PCYFF 3, PCYFF 4
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		Outcome:		Trigger level:
D24 – Prepare and adopt a Supplementary Planning Guidance on design matters	Prepare and adopt a Supplementary Planning Guidance on design matters within 12 months of adoption	AMB 1		Not adopting a Supplementary Planning Guidance within 12 months of adoption
		AMB 2		
		AMB 3		
		AMB 4		

Analysis:

The policy target is currently not achieved as anticipated but this does not lead to concerns regarding policy implementation.

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.

However, both local planning authorities have ‘saved’ SPGs from their Unitary Development Plans and can also refer to national guidance when determining new applications.

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.

A Supplementary Planning Guidance relating to the new World Heritage Site (WHS) (Slate Landscapes of North Wales) has been prepared and has been subject to a public consultation. This Guidance provides further information on the issues that need to be considered, including design in the preparation and determination of planning applications which may have an impact on the WHS.

Action:

Continue to monitor as part of the next AMR. Consideration will be given to the need to prepare a design SPG following the preparation and adoption of a new Local Development Plan.

Indicator: D25				
Objective:	SO8	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:	PCYFF 2, PCYFF 3, PCYFF 4 & PS17	
		Outcome:	Trigger level:	
D25 - Number of new	From the date of	AMR 1		From the date of

housing permitted per category in the Settlement Hierarchy set out in Policy PS 17, expressed as a % of all developments developed per annum	adoption, number of housing units permitted per category of settlement, expressed as a % of all residential developments, in accordance with the requirements of Policy PS 17, which is as follows: Sub-regional Centre and Urban Service Centres = 53% Local Service Centres = 22% Villages, Clusters and the Countryside = 25%	AMR 2		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 Centres and Urban Service Centres and the Local Service Centres falls below the % requirement; Villages, Clusters and countryside is higher than the % requirement
		AMR 3		
		<u>AMR 4</u>		

Analysis:

Information for 2021/22⁴

Tier	Number of units approved	Percentage of all residential permissions	Target Distribution
Sub-regional Centre and Urban Service Centres	234	51%	53%
Local Service Centres	125	27%	22%
Villages, Clusters and the Countryside	97	21%	25%
Total	456	-	-

*It is noted that an exception site is considered on the basis of the settlements it borders with,

⁴The information for this indicator is relevant for new permissions and permissions to reconsider or extend the expiry date of a 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 granted, 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.

rather than as a location in open countryside.

The trigger level associated with the indicator notes that the number of housing units approved over 2 consecutive years should be considered. When combining the information for AMR3 and AMR4 (1 April 2020-31 March 2022), the following information is noted:

Tier	Number of units approved	Percentage of all residential permissions	Target distribution
Sub-regional Centre and Urban Service Centres	303	41%	53%
Local Service Centres	193	26%	22%
Villages, Clusters and the Countryside	235	32%	25%
Total	731	-	-

When considering the AMR 4 period only, it is believed that the information reasonably correlates to the target levels. The percentages noted for 2021-22 are fairly consistent with the targets; the percentage of units that have been permitted in the Sub-regional Centres and Urban Service Centres, and the Villages, Clusters and countryside tier is slightly lower than the target, with the figure for the Local Service Centres just above the target.

However, when considering the trigger level and the situation for two consecutive years (the AMR 3 and AMR 4 periods), it is noted that differences are more noticeable compared to the target levels than for the AMR 4 period alone.

Whilst the information for periods AMR 3 and AMR 4 jointly do not correspond exactly with the target nor the trigger level, it is not believed that this causes concern. This is based on the fact that the latest information for the AMR 4 period is considered to be acceptable. As noted in the analysis of this indicator in the AMR 3 report, the data for the AMR3 period is an exception to the usual pattern, given the corresponding data for the AMB1 and AMB 2 periods, and also the AMB 4 period, which have all been acceptable. There were specific and obvious challenges during AMR 3 period in relation to the Covid-19 pandemic, which could have affected the figures for 2020/21 in relation to this indicator and its subsequent impact on the data for the 2-year period. It is important not to consider the data for one single year, and it is noted that the situation in relation to the AMR 4 period corresponds far more closely to the target figures.

It is possible that the situation in the AMR 4 period is more normal compared to the AMR 3 period on the grounds of a possible reduction in the effects of the Covid-19 pandemic. It is seen that the number of residential units that received planning permission during the AMR 4 period (456 units) was substantially higher than during the AMR 3 period (275 units). This could reduce the

possibility of individual permissions having a significant impact on the distribution of units that have received permission in each tier.

As reported in the AMR 3 report, another potential factor for the percentage of residential permissions in the Sub-regional Centre and Urban Service Centres falling below the target level (in the AMR 4 period and also jointly with the AMR 3 period) is the delay that is evident in sites that have been allocated in these locations being granted planning permission. From the 30 sites allocated in settlements within this tier, there was no extant planning permission on 15 of these sites in April 2022.

See appendix 2 for maps showing the distribution of planning permissions for residential units in 2021/22 and also the cumulative number of permissions since adopting the Plan.

Action:

Continue to monitor as part of the next AMR. This will be considered as part of the preparation of the new Plan.

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 was 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. The Public Examination came to an end (closed) on 23 April, 2019. At the end of the examination, the Panel had three months to submit a report to the Secretary of State for Business, Energy and Industrial Strategy, outlining its conclusions and its recommendations with regard to whether permission should be granted, with the final decision to be made by the Secretary of State on or before 23 October, 2019 (6 months after close of examination).

The decision date was later rescheduled to 31 March 2020 to allow further information in respect of environmental effects and other outstanding issues which required further consideration.

As a result of the restrictions relating to COVID-19 the Secretary of State decided to reschedule the decision to 30 September 2020, as the Parliament was not currently sitting. The intention was that a statement outlining the revised decision would be made to the House of Commons and House of Lords in accordance with section 107 (7) of the Planning Act (2008) as soon as possible after parliament resumes.

On 22nd September, 28th September and 18th December 2020 Horizon sent correspondence to the Secretary of State requesting a deferral of the Wylfa Newydd's Development Order Application (DCO) decision. It was noted that the reason for requesting a deferral was due to ongoing discussions with third parties who had expressed an interest in progressing the development of a new nuclear power station following Hitachi's withdrawal. On the 27th of January 2021 the Development Order Application was withdrawn by Horizon Nuclear Power. The application was withdrawn due to the lack of investors in the project and the lack of a new funding policy from the Government. The decision has resulted in Hitachi deciding to wind up Horizon as an operational development entity by 31 March 2021. As a result, it was considered appropriate that the Development Order Application be withdrawn.

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		Horizon Nuclear Power fails to obtain approval of DCO application by December 2018.
	Application for Wylfa Newydd DCO approved by May 2018.	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 was presented to the Secretary of State. The final decision from the Secretary of State was expected by 23 October 2019. However, upon the request of the Secretary of State to receive further information in relation to the environmental impact of the development, this period was further extended to 31 March 2020. Following a request from Horizon Nuclear power that the Secretary of State defers the decision, on 27 January 2021 it was confirmed that Horizon Nuclear Power had withdrawn the Development Consent Order application.

Action:

Continue to monitor as part of the next AMR. Full consideration will be given to matters relating to Wylfa Newydd the preparation of the new Plan.

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.	AMB 1		Horizon Nuclear Power fails to get approval / “sign off” from DECC by December 2019.
		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 was presented to the Secretary of State. The final decision from the Secretary of State was expected by 23 October 2019. However upon the request of the Secretary of State to receive further information in relation to the environmental impact of the development, this period was further extended to 31 March 2020. Following a request from Horizon Nuclear power that the Secretary of State defers the decision, on 27 January 2021 it was confirmed that Horizon Nuclear Power had withdrawn the Development Consent Order application.

Action:

Continue to monitor as part of the next AMR. Full consideration will be given to matters relating to Wylfa Newydd during preparation of the new Plan.

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 on the local communities are appropriately avoided, or mitigated and where appropriate legacy benefits are provided.
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Indicator:	Target	Relevant Policy:		Trigger Level:
		Outcome:		
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.	PS 8, PS 9, PS 10, PS 11, PS 12		Horizon Nuclear Power fails to submit Planning applications to the isle of Anglesey County Council for related development by 2017.
		AMB 1		
		AMB 2		
		AMB 3		
		AMB 4		

Analysis:

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.

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.

The following associated development were submitted as part of the DCO:-

- 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:
 - Tŷ Du;
 - Cors Gwawr, and
 - Cae Canol-dydd

Following the changes in legislation, no further associated development planning application was submitted for determination by the Local Planning Authority.

Action:

Continue monitoring as part of the next AMR. Full consideration will be given to matters relating to Wylfa Newydd during the preparation of the new Plan.

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	Individual Wylfa Newydd Project	AMB 1		Wylfa Newydd Project related development not	

Newydd Project related development commenced.	related development commenced in accordance with the individual Planning consents.	AMB 2		started within the timeframe set out in the individual Planning consents and the Development Consent Order (as applicable).
		AMB 3		
		AMB 4		
Analysis:				
Following the decision by Horizon Nuclear Power to withdraw the Development Consent Order, no associated development has commenced. Planning permission has been granted for improvements to the A5025 (27C106E/FR/ECON) in 2018 followed by a further application extend the commencement period for the works (VAR/2020/24) up until July, 2023.				
Action:				
Continue to monitor as part of the next AMR. Full consideration will be given to matters relating to Wylfa Newydd during the preparation of a new Plan.				

Indicator: D30
Target has been met during AMB1, 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 the Development Consent Order for Wylfa Newydd along with the National Grid Connection Project have 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 farms.

In December 2021 Morlais received permission by the Welsh Government to develop a tidal stream energy project off the coast of north west Anglesey. This is the first part of the process of permitting the scheme that will produce carbonless electricity. This means that building work on land can start prior to the work of installing the appliances in the sea.

In addition the scheme received a financial boost in March 2022 as it received a £31million grant from the European Financial Fund in order to assist with the process of realizing and achieving the scheme. Following its development, the Morlais scheme will generate electricity by utilising resources by generating clean electricity for 180,000 homes once it operates to its full capacity.

Following the publication of Future Wales: The National Plan 2040 the Government's commitment to promoting sustainable forms of energy production is evident. It is noted that there is a need to capitalize on the opportunities in Wales that exist for renewable energy generation and that there is a commitment to ensure that the planning system provides a strong lead for renewable energy development activity and that we are well placed to support the renewable sector, attracting new investment and reducing carbon emissions.

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. The final agreement for the North Wales Growth Deal was signed on December 17, 2020. The deal is backed with £120 million each from the Welsh and UK Governments. It is hoped that the Growth Deal will transform the region's economy by supporting green and sustainable growth.

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 21 planning applications were permitted on safeguarded employment sites in accordance with Policy CYF1. 19 of these applications were associated with uses in use classes B1, B2, and B8 or other existing uses located on the employment sites. The two applications that were not associated with these uses were:

1. FPL/2021/22 - Full application for alterations and extensions including dog play area and coffee shop at Farm and Pet Place, Llangefni. The Planning Officer's report considered that the proposal would be ancillary rather than an use on its own and therefore be acceptable and not contrary to the provisions of policies CYF1 and CYF5.
2. FPL/2021/257 - Full application for the change of use of part of the existing industrial unit to include tap room use (Use Class A3) and. It was considered that the proposal did not undermine the main employment use of the site.

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. It is considered that the policies are continuing to be implemented effectively.

Action:

Continue to monitor as part of the next AMR. Consideration will be given to this as part of the preparation of a new Plan.

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 been taken up by the end of 2021.

In Gwynedd, 0.03ha of land has received permission for employment use, and 4.93ha of safeguarded employment sites in Anglesey have received permission during the fourth Annual Monitoring Report period (AMR4).

Including planning permissions granted during AMR1, AMR2 & AMR3 the cumulative total of land that received permission for employment use is as follows:

- Gwynedd 6.44ha (includes relocating a 0.47ha unit on the Cibyn Estate associated with the Caernarfon bypass development)
- Anglesey 31.23ha.

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.

*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:

Continue to monitor as part of the next AMR. Consideration will be given to this as part of the preparation of a new Plan.

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.
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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		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	AMB 2		

	site in Anglesey by 2021	AMB 3		
	Secure planning permission for 112 ha employment land on allocated sites in Anglesey by 2024	AMB 4		
	Secure planning permission for 144 ha employment land on allocated sites in Anglesey by 2026			
Analysis:				
<p>No planning application was submitted on an allocated site within Anglesey or Gwynedd during AMB 4.</p> <p>The target notes the need for the sites to be brought forward by 2019 in Gwynedd and Anglesey and consequently the trigger level has been reached. However, the economic climate (i.e. Brexit, Covid pandemic) is significantly differently to when the Plan was adopted and it is considered that this has had a considerable impact on the take up of employment land.</p>				
Action:				
Continue to monitor as part of the next AMR. Consideration will be given to this as part of the preparation of a new Plan. It is intended to prepare an Employment Land Review will be prepared as part of the evidence base to support the new Plan				

Indicator: D34
Target achieved during AMR3, no need to continue to monitor.

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	AMB 1		

	of economic activity by 2026 compared to level in 2017	AMB 2		The rate of economic activity declines for 2 consecutive years
		AMB 3		
		AMB 4		

Analysis:

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

	Year ending March 2018	Year ending March 2019	Year ending March 2020	Year ending March 2021	Year ending Dec 2021
Ynys Môn	78.1	80.7	79.0	78.8%	73.6%
Gwynedd	76.7	77.1	77.7	77.9%	74.5%
Wales	76.5	76.7	76.6	76.6%	78.2%

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

The rate of economic activity in Gwynedd has decreased in the past year and the rate of economic activity on Anglesey has seen a decline during over the last two years. This may be due to a number of employers relocating or closing as a result of the Covid 19 pandemic. The tourism sector, an important industry in both authority's economy, has been particularly hit by the Covid pandemic with the income from tourism falling by approximately 50% during the last year⁵.

Action:

Continue to monitor as part of the next AMR. Full consideration will be given to this during preparation of the new Local Development Plan

Indicator: D36

Objective:	SO11	Secure opportunities to improve the workforce's skills and education
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Indicator:	Target:	Relevant policy:	PS 9, ISA 3
		Outcome:	Trigger level:

D36 – Number of people commuting out of Anglesey to Gwynedd	Following the Plan's adoption reduce the number of people commuting out of Anglesey to Gwynedd by 2026 compared to level in 2017	AMB 1		Failure to reduce number of people commuting out of Anglesey to Gwynedd by 2021
		AMB 2		
		AMB 3		
		AMB 4		

Analysis:

⁵ STEAM Report

The Anglesey 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 mean 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. In 2021, 70.3% of all Anglesey commuters were commuting to their workplace within the County. 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%
2019	32,000	7,500	23.4%
2020	30,900	7,400	24%
2021	30,000	5,800	19.3%

(Source: StatsWales, Welsh Government)

As can be seen, the working population rate who commuted from Anglesey to Gwynedd has fluctuated between 2016 and 2021. There has been a decrease in the number of commuters from Anglesey to Gwynedd between 2020 and 2021, which may suggest that employment opportunities have increased on the Island. However, there are many other factors that may account for this decline. Since the proportion of commuters from Anglesey has decreased, between 2020 and 2021, the target for this indicator is being met. However, with the Covid pandemic continuing to affect the way we work, it has been an unusual period for commuters with many working from home and not commuting to their usual place of work. Therefore, it is difficult to come to any definitive conclusions with regard to the performance of this indicator.

Action:

Continue to monitor as part of the next AMR. Full consideration will be given to this during preparation of the new Local Development Plan

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:

D37 - Number of planning applications permitted for new businesses in Service/ Local/ Rural/ Coastal Villages or in the countryside	New small scale businesses permitted on suitable sites or in suitable buildings within or near villages or in the countryside in accordance with Policy CYF 6	AMB 1		No planning applications 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 2		
		AMB 3		
		AMB 4		
Analysis:				
<p>Four planning applications were approved, which were for new businesses in service/local/rural/coastal villages and the open countryside that have referred to Policy CYF 6 in considering the principle of the proposal. The types of business initiatives that have been approved include erection of an egg packing building, storeroom in connection with plumbing business, artisan workshops and alterations/extensions to a commercial garage.</p> <p>It appears that Policy CYF 6 is continued to be used effectively to approve new small-scale business applications and, therefore, contribute towards ensuring economic prosperity and employment opportunities in rural areas.</p>				
Action:				
Continue to monitor as part of the next AMR. Full consideration will be given to this during preparation of the new Local Development Plan				

Town Centres and Retail Developments

Retail centres in both authorities remain the focus for retail uses. No major applications have been received for retail use during the third AMR period within the town centres or primary retail area. The impact of Brexit and the Covid-19 pandemic on town centers has increasingly manifested itself during the period of the third AMR. During the past year a number of high street flagship stores have closed. This meant that some of our main town centers were left with a noticeable void.

In 2020 the Welsh Government published a document 'Building Better Places: The Planning System Delivering Resilient and Brighter Futures'. This document sets out the priorities for the planning system in Wales following the Covid pandemic. Considerable emphasis is given within the document to the recovery of the high street following Covid.

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 application was permitted during the monitoring period outside a defined town centre.				
Action:				
Consideration will be given to this as part of the preparation of a new Plan. It is intended to prepare an Retail Study be prepared as part of the evidence base to support the new Plan				

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	AMB 1		Not undertaking a study to explore potential candidate retail sites in Bangor, Llangefni and Pwllheli undertaken by end of 2017/2018.
		AMB 2		
		AMB 3		

	undertaken by end of 2017/2018. Allocate retail sites in Bangor, Llangefni and Pwllheli to address results of the Study in the Plan's review.	AMB 4		Failure to provide retail sites to address results of the Study.
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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 in reality what is being submitted are applications to change the use of A1 use class units to alternative uses, such as A3 or C3 use. Brexit and the Covid pandemic have had a noticeable impact on the highstreets, with flagship stores vacating town centres rather than a demand for additional retail area. 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 basis 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 preparation of the new Plan in order to discover whether the conclusions are still current, and assess the need for provision for retail floor space.

Due to the lack of demand for retail space since the Plan was adopted, it is considered appropriate that future need and demand for retail space is properly considered as part of the preparation of the new Plan.

Action:

Consideration will be given to this as part of the preparation of a new Plan. It is intended to prepare an Retail Study be prepared as part of the evidence base to support the new Plan

Indicator: D40

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 fr residents.
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Indicator:	Target:	Relevant policy:	PS 15, MAN 1, MAN 2, MAN 3
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		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:				
8 applications permitted in the Primary Shopping Area. All applications conform to the policy's criteria:				
<ul style="list-style-type: none"> • 1 permission for change of use from A1 use to A3, • 1 permission for change of use from B1 to D2, • 2 permissions to change the use from A1 to A2, • 2 permissions for residential development on first floor • 1 permission for an extension and outdoor sitting area an A3 unit, • 1 permission for external improvements to a shop frontage. 				
It is considered that the plan's retail Policy is implemented efficiently as no permission has been granted to any use that is not a town centre use (as defined in PPW). The Councils will continue to monitor the indicator.				
Consequently, it is considered that plan's town centre policies are implemented efficiently. The Councils will continue to monitor the indicator.				
Action:				
Consideration will be given to this as part of the preparation of a new Plan. It is intended to prepare an Retail Study be prepared as part of the evidence base to support the new Plan				

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.

Destination Management Plans

Destination management is a process of coordinating all the aspects of a destination that contribute to a visitor's experience, taking account of the needs.

A destination management plan is a shared statement of intent to manage a destination over a stated period of time, articulating the roles of the different stakeholders and identifying clear actions that they will take.

Gwynedd's Destination Management Plan (2013-2020) was published in May 2013 whilst the Isle of Anglesey Destination Management Plan was published in 2016. Both authorities are currently working on an update.

The effects of Covid 19 on the Tourism Industry

The table⁶ below shows how the Covid pandemic has affected the plan area.

2020	Gwynedd*	Anglesey
Total economic impact of tourism	£575.43 million (-58.5% compared to 2019)	£163.99 million (-54.7%)
Total number of visitors (millions)	3.63 (-53.6%)	0.75 (-58.0%)
Number of staying visitors (millions)	1.55 (-60.9%)	0.45 (-58.7%)
Number of day visitors (millions)	2.07 (-46.0%)	0.30 (-57.0%)
Number of FTE ²⁷ jobs supported by tourism expenditure	9,571 (-47.5%)	2,267 (-47.6%)

*including Snowdonia National Park

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 2 consecutive years
		AMB 2		
		AMB 3		
		AMB 4		
Analysis:				
<p>2 planning permissions:</p> <ul style="list-style-type: none"> • 1 to improve a visitor attraction by extending the opening hours of the facility and associated café, • 1 to create pontoon, floating gangway, bridge and sitting area at a museum. <p>Consequently it is considered that plan's tourism policies are implemented efficiently. The Councils will continue to monitor the indicator.</p>				
Action:				
Continue to monitor as part of the next AMR. Consideration will be given to this as part of the preparation of a new Plan.				

Indicator: D42

⁶ STEAM Report 2020

⁷ FTE = Full-time Equivalent

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		
		<u>AMB 4</u>		
Analysis:				
<p>6 planning permissions for new alternative camping units: 2 permissions for temporary alternative camping developments (TWR 5) and 4 for permanent alternative camping developments (TWR 3) was given during the first AMR period. During the second AMR period a total of 5 applications were permitted: 3 permissions were given for temporary alternative camping developments (TWR 5) and 2 for permanent alternative camping developments (TWR 3).</p> <p>It is considered that Policies TWR 3 and TWR 5 are implemented efficiently. The Councils will continue to monitor the indicator.</p>				
Action:				
Continue to monitor as part of the next AMR. Consideration will be given to this as part of the preparation of a new Plan.				

6.4 Supply and Quality of Housing

Location of Housing (Part 1)

The Development Plan Manual (Edition 3), March 2020, specifies the need to introduce two new indicators that are based on the Housing Trajectory within the Plan. This replaces the need to

undertake a Joint Housing Land Availability Study and to monitor on the basis of the land supply that is noted from this study (Previously Indicator D43 as noted in the Joint LDP). These two new indicators are noted below, namely indicators D43(A) and D43(B).

It is noted that the completion levels in relation to Indicators D43(A) and D43(B) must be presented clearly in the Annual Monitoring Report both in numerical and percentage terms (plus/minus x %).

For those plans published before the issue of the Development Plan Manual (March 2020), such as the Joint LDP, it is noted that housing completion levels are measured against the Average Annual Requirement noted in the Plan.

In accordance with the requirements of the Development Plan Manual (Edition 3, section 8.16), the Gwynedd and Anglesey Joint Planning Policy Service has assessed the housing provision against the housing trajectory noted in the Plan, amending the trajectory in order to compare it with the trajectory that is part of the Plan.

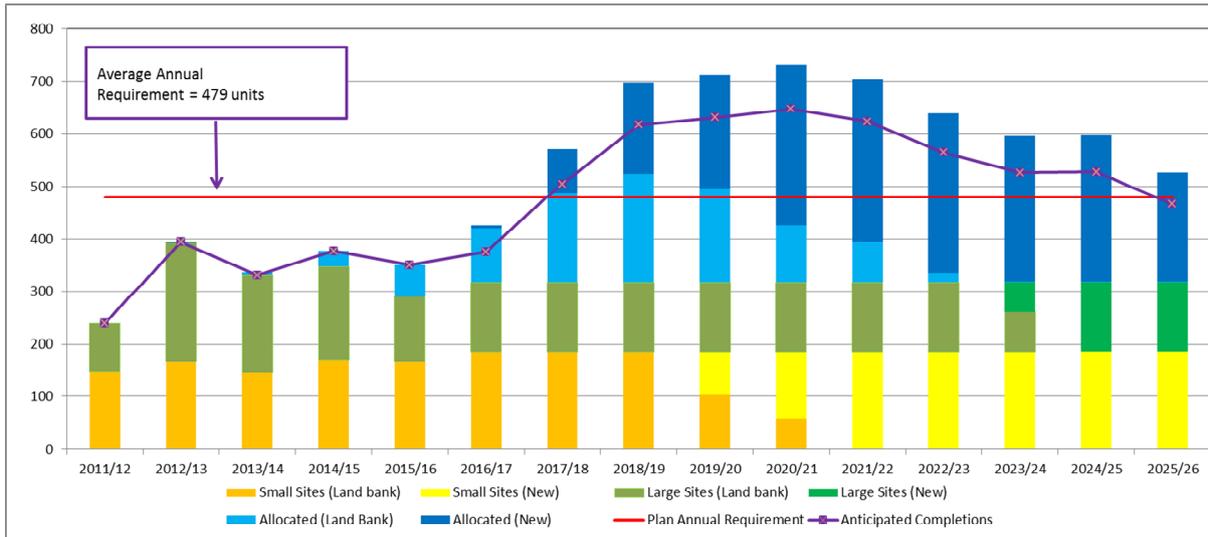
The Annual Monitoring Report must include a section that includes the original trajectory graph and a Calculating the Anticipated Annual Construction Rate table (or the Average Annual Requirement in the case of the Joint LDP) and the AMR must include an update on both elements. This will make it possible for more detailed monitoring work, comparison and analysis to be undertaken in the Annual Monitoring Report. It is noted that the key point is that it should be clear to the readers what has changed between the adopted plan and the current Annual Monitoring Report.

It is noted that observations on the results and implications must be included and clearly note (where relevant) what actions are being taken to address any shortfall/underachievement against the plan's strategy. It is noted that such observations will be offered within the analysis of indicators D43(A) and D43(B) below.

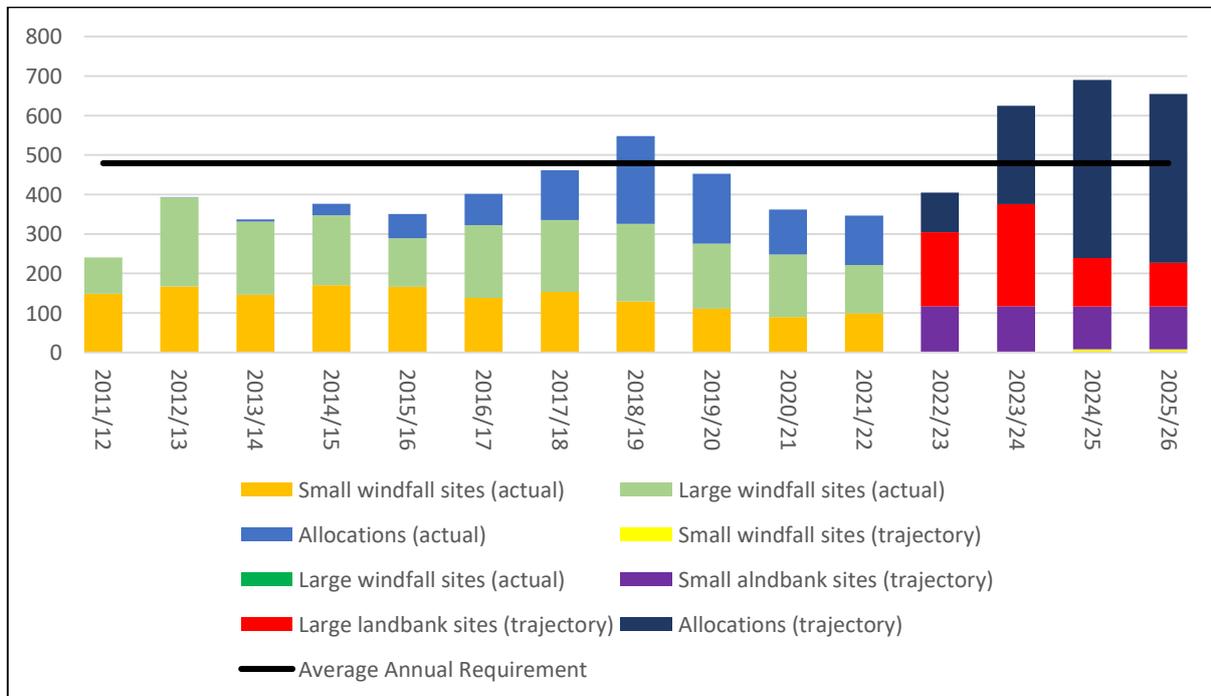
As part of this process, the owners of the Plan's housing allocations and large land bank sites (5 or more units) were contacted in order to establish their intention in relation to developing these sites. Subsequently, the Housing Stakeholders Group was consulted in order to consider the proposed trajectory for these sites. The trajectory of each site was agreed with the Stakeholders Group and there was no need to hold a meeting to discuss any site where there was a disagreement.

See Appendix 3 for an assessment of the housing allocations and the large land bank sites as agreed with the Stakeholders Group, along with the relevant information regarding this process.

Trajectory Graph as noted in the adopted LDP



Trajectory Graph – as amended via the Annual Monitoring Report



This graph is based on the information in the following table that has amended the information in the adopted Plan. This is based on actual completed units, discussions with the Stakeholders Group and assumptions made on that basis. The basis of figures from 2022-23 onwards can be seen in Appendix 3 of this Report.

This table and the above graphs provide the basis for the assessment of indicators D43(A) a D43(B).

Joint LDP year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
	2011 - 12	2012 - 13	2013 - 14	2014 - 15	2015 - 16	2016 - 17	2017 - 18	2018 - 19	2019 - 20	2020 - 21	2021 - 22	2022 - 23	2023 - 24	2024 - 25	2025 - 26

Completed housing units on large sites	92	227	191	207	186	264	309	419	343	269	248				
Completed housing units on small sites	148	167	146	170	165	138	153	129	110	91	99				
Number of housing units expected to be completed on allocated sites during the year												100	249	451	428
Number of housing units expected to be completed on land bank sites during the year												305	376	231	219
Number of housing units expected to be completed on large windfall sites during the year														0	0
Number of housing units expected to be completed on small windfall sites during the year														8	8
Number of housing units completed during the year	240	394	337	377	351	402	462	548	453	360	347				
Anticipated number of housing units that will be completed during the year												405	625	690	655
Average Annual Requirement	479	479	479	479	479	479	479	479	479	479	479	479	479	479	479

Indicator D43

This indicator was superseded based on a letter from the Minister for Housing and Local Government, dated 26 March 2020: https://gov.wales/sites/default/files/publications/2020-03/changes-to-planning-policy-and-guidance-on-the-delivery-of-housing_0.pdf

Indicator: D43(A)

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
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The annual levels of housing completions monitored against the Average Annual Requirement	The housing completion levels are measured against the Average Annual Requirement that is noted in the Plan	Outcome:	Trigger level:
		AMR 1	
		AMR 2	—
		AMR 3	—
		AMR 4	—
Respond to a deviation that is either significantly higher or significantly lower than the average annual requirement rate			

Analysis:

It is noted that for plans published prior to the publication of the Development Plan Manual (March 2020), housing completion levels will be measured against the Average Annual Requirement set out in the Plan.

It is noted that the components of housing supply, including site allocations, large and small windfalls sites, should also be monitored separately.

These levels must be clearly noted in the Annual Monitoring Report in numerical form and percentages (plus/minus x %).

The following information is noted in terms of the units that have been completed annually, compared to the Average Annual Requirement and the annual completion data that is noted in the housing trajectory in the Joint LDP. Alongside this, it is noted that it is important to consider information in relation to the amended trajectory for the years remaining in the lifespan of the Plan.

2021/22

Comparison with the housing trajectory

	Actual units completed	Information from the Plan's housing	Comparison between actual
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		trajectory i.e. the number of units expected to be completed	completions and information in the trajectory
Small windfall sites (fewer than 5 units)	99	163	-64 (-39.3%)
Large windfall sites (5 units or more – not on allocated sites)	122	118	+4 (+3.4%)
Allocated housing sites	126	342	-216 (-63.2%)
Completion total	347	623	-276 (-44.3%)

Comparison with Average Annual Requirement

Actual units completed	Plan's Average Annual Requirement	Comparison between actual unit completions and average annual requirement
347	479	-132 (-27.6%)

- In this AMR period, it is noted that 347 units have been completed in the Plan area. The Average Annual Requirement is 479 units (therefore 132 fewer units or -27.6%) and the trajectory envisaged developing 623 housing units, excluding the slippage allowance, during 2021/22 (therefore 276 fewer units or -44.3%).
- Compared to the information from the trajectory (excluding the slippage allowance), it is noted that for 2021/22 there were 64 fewer units (-39.3%) completed on small windfall sites; 4 units more (+3.4%) on large windfall sites (5 units or more); with 216 fewer units completed on sites that were allocated in the Plan (-63.2%).
- In comparison with previous years, the following information is noted:
 - 2016/17: 402 completed units: 6.9% greater than the figure in the trajectory, 16% less than the Average Annual Requirement.
 - 2017/18: 462 completed units: 8.5% less than the figure in the trajectory, 3.5% less than the Average Annual Requirement.
 - 2018/19: 548 completed units: 11.2% less than the figure in the trajectory, 14.4% greater than the Average Annual Requirement.
 - 2019/20: 453 completed units: 28.2% less than the figure in the trajectory, 5.4% less than the Average Annual Requirement.

- 2020/21: 360 completed units: 44.4% less than the figure in the trajectory, 24.8% less than the Average Annual Requirement.

- Further discussion relating to the number of units completed annually and on the housing allocations is seen in the analysis of indicators D44, D45 and D46.
- It is noted that the data for the AMR 4 period continues with the trends seen during the AMR 3 period, namely a clear reduction in the number of completed housing units compared to previous years. It is also noted, similarly to last year, that the completion level is substantially lower than the Average Annual Requirement along with the figure noted in the trajectory in the LDP for the relevant year. It is noted that the AMR 4 period has seen the lowest number of completed units within a year since the adoption of the Plan.
- It should be noted, in accordance with the trigger level, that what has been developed is significantly lower than the average annual requirement rate. It is noted that this continues the trend of the previous year. Please note that the lack of progress in relation to some of the proposed significant infrastructure projects in Anglesey, the Pandemic and building costs have had an impact in terms of the true number of houses that have been built over the Plan area. While it is not considered that action needs to be taken currently, it is believed that there is a need to consider what has been highlighted by this indicator when preparing the new Plan. It is also noted that the amended trajectory suggests an increase in the housing supply during the years up to the end of the Plan period to a level that is closer to the Average Annual Requirement figure or that exceeds it.
- In this respect it is important to consider the different components of housing provision, i.e. the role of small and large windfall sites and the allocations, when assessing provision in its entirety. It is clear that the number of houses that have been developed on allocated sites is significantly lower than what was anticipated in the trajectory. Whilst the updated trajectory suggests an increase in the number of units to be provided on housing allocations towards the end of the Plan period, it is believed that the situation needs to be monitored in its entirety when commencing the preparation of the new Plan. It will be important to consider this information and other contextual matters, such as the economic situation, the consequences of the Covid-19 pandemic and the contents of the Future Wales document, in conjunction with the D43(B) indicator data when considering the impact of annual developments on the housing figure in its entirety.

Action:

Continue to monitor as part of the next AMR. This will be considered as part of the preparation of the new Plan.

Indicator: D43(B)

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	
Total cumulative completions monitored against the cumulative average annual housing requirement	Cumulative completions will be measured against the cumulative average annual housing requirement set out in the Plan	AMR 1		Respond to a deviation that is either significantly higher or significantly lower than the cumulative average annual housing requirement
		AMR 2	—	
		AMR 3	—	
		AMR 4	—	
Analysis:				
<p>It is noted that for plans published prior to the publication of the Development Plan Manual, cumulative completions will be measured against the cumulative average annual housing requirement set out in the Plan.</p>				
<p>The following information is noted in relation to the actual units completed against the expected cumulative completion rate as specified in the Plan’s housing trajectory.</p>				
<p><u>Information on the cumulative completion rate up to 2021/22 - data per housing provision component</u></p>				
	Actual completed units	Data from the Plan’s housing trajectory i.e. the number of units expected to be completed	Comparison between actual completions and data in the trajectory	
Small sites (fewer than 5 units)	1515	1775	-260 (-14.6%)	

Large sites (5 units or more – not on allocated sites)	1818	1514	+304 (+20.1%)
Allocated housing sites	938	1809	-871 (-48.1%)
Total cumulative completed units	4271	5098	-827 (-16.2%)

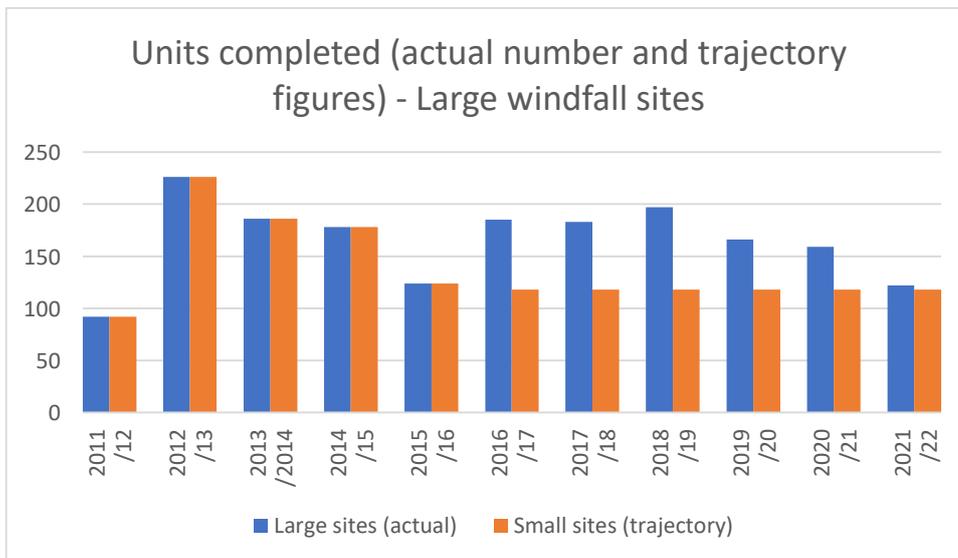
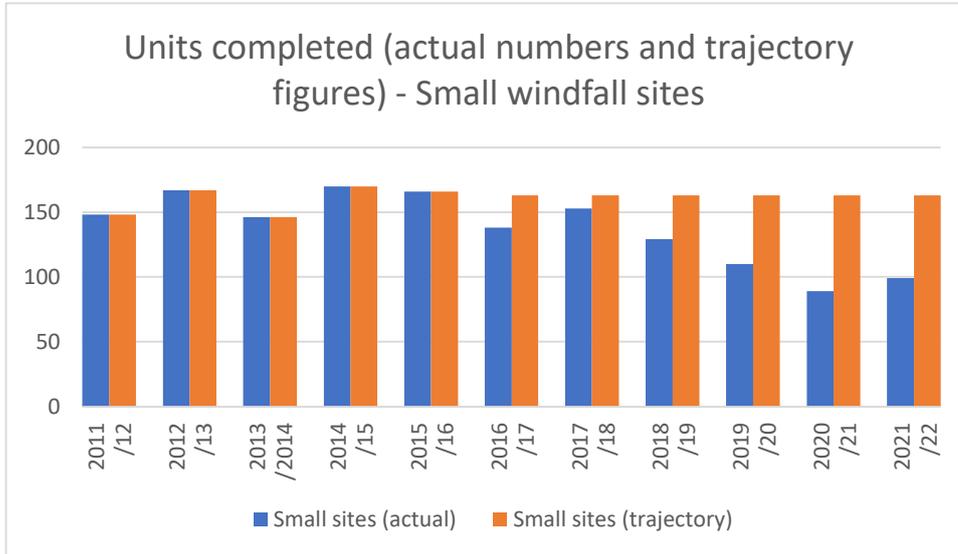
Annual housing provision rate compared to information in the housing trajectory

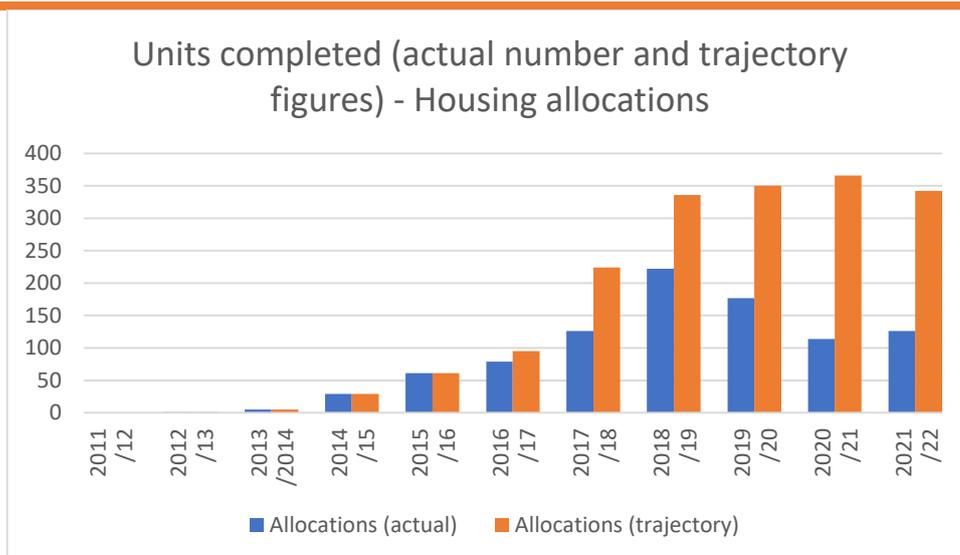
Year	Cumulative completion figure noted in the trajectory	Actual completion figure (annual)	Comparison with the annual completion figure in the trajectory	Total cumulative completion	Comparison with the cumulative completion figure in the trajectory	% completion against the cumulative completion figure
2011-12	240	240	0	240	0	0%
2012-13	634 (+394)	394	0	634	0	0%
2013-14	971 (+337)	337	0	971	0	0%
2014-15	1348 (+377)	377	0	1348	0	0%
2015-16	1699 (+351)	351	0	1699	0	0%
2016-17	2075 (+376)	402	+26	2101	+26	+1.3%
2017-18	2580 (+505)	462	-43	2563	-17	-0.7%
2018-19	3197 (+617)	548	-69	3111	-86	-2.7%
2019-20	3828 (+631)	453	-178	3564	-264	-6.9%
2020-21	4475 (+647)	360	-287	3924	-551	-12.3%
2021-22	5098 (+623)	347	-276	4271	-827	-16.2%
2022-23	5663 (+565)					
2023-24	6190 (+527)					
2024-25	6718 (+528)					

2025-26

7184
(+466)

The graphs below compare the housing provided per different components against the data in the Plan's housing trajectory.





The information below assesses the actual housing provision against the average annual requirement and the cumulative average annual housing requirement, namely what is noted as the target information set out in Development Plan Manual 3.

Housing provision rate compared to the average annual requirement and the cumulative average annual housing requirement

Year	Average cumulative annual requirement (479 units per year)	Actual completion figure (annual)	Comparison against the average annual requirement	Total cumulative completion	Comparison against the cumulative average annual housing requirement	% completion against the cumulative average annual housing requirement
2011-12	479	240	-239	240	-239	-49.9%
2012-13	958	394	-85	634	-324	-33.8%
2013-14	1437	337	-142	971	-466	-32.4%
2014-15	1916	377	-102	1348	-568	-29.6%
2015-16	2395	351	-128	1699	-696	-29.0%
2016-17	2874	402	-77	2101	-773	-26.9%
2017-18	3353	462	-17	2563	-790	-23.6%
2018-19	3832	548	+69	3111	-721	-18.8%
2019-20	4311	453	-26	3564	-747	-17.3%
2020-21	4790	360	-119	3924	-866	-18.1%
2021-22	5269	347	-132	4271	-998	-18.9%
2022-23	5748					
2023-24	6227					

2024-25	6706					
2025-26	7184					

- Including information from this AMR period, it is noted that 827 fewer units have been completed in the Plan area compared to the figure noted in the trajectory, and in comparison with the average annual requirements, it is noted that the actual figure is 998 units lower than the expected figure by 2021/22. It is noted that this does not take into consideration the Plan’s slippage allowance but rather the actual figure for meeting the Plan’s housing figure. Please note that the lack of progress in relation to some of the proposed significant infrastructure projects in Anglesey, the Pandemic and building costs has had an impact in terms of the true number of houses that have been built over the Plan area which therefore means that the true figure of housing completed in the Plan area is lower than the expected figure.
- It is noted that 4271 units have been completed in the Plan area between the base date in 2011 up to 2021/22. This is 16.2% lower than the figure in the trajectory and 18.9% lower than the figure of the cumulative average annual requirement.
- The shortfall between the percentage of actual completed units compared to the cumulative completion figure in the trajectory has increased since the AMR 3 period (from -12.3% to -16.2%). This trend is also true for the actual completion percentage compared to the cumulative annual housing requirements (from -18.1% to -18.9%).
- It is noted that the cumulative completion rate has been fairly consistent with the information noted in the trajectory until the AMR 2 period but that the gap has extended since then (in terms of shortfall). It is noted that the shortfall between the cumulative number of actual completed units (in percentage form) and the information in the trajectory has increased annually since the adoption of the Joint LDP.
- Despite the significant shortfall in the number of units completed compared to the cumulative average annual housing requirement, it is noted that the cumulative number of units completed is far more consistent with the cumulative average annual requirement in the period since the Plan's adoption compared to the early years of the Plan. However, it is noted that the shortfall between the actual number of completed units and the cumulative annual housing requirement figure has increased in each of the last three years.
- When analysing this information in more detail, compared to the cumulative information from the trajectory (excluding slippage allowance) it is noted that 264 fewer units (-14.9%) have been completed on small windfall sites (fewer than 5 units) compared to the information noted in the trajectory; 308 units more (+20.3%) were completed on large windfall sites (5 units or more); with 871 fewer units completed on sites that were allocated in the Plan (-48.1%).
- The graphs above highlight that completed units on small windfall site in recent years have been lower than anticipated in the trajectory while, on the other hand, completed units on large windfall sites (5 units or more) have been significantly higher than the information in the trajectory. It is clear that completed units on sites allocated specifically for housing in the Plan have been significantly lower than anticipated in the trajectory.

The following associated points are noted below:

- If there is a shortfall in terms of cumulative housing completion levels against the Average Annual Requirement for two consecutive years, Development Plan Manual 3 notes that the LPA must consider the extent of any shortfall and note its

conclusion/monitoring actions in terms of the implications for the supply of the required housing level or delivery of the strategy. The trigger level for this indicator notes that a response must be provided to a deviation that is either significantly higher or significantly lower than the cumulative average annual housing requirement.

- Further discussion relating to the number of units completed cumulatively and on the housing allocations is seen in the analysis to indicators D44, D45 and D46.
- Looking at the updated trajectory, which has information that has been agreed upon by the Housing Stakeholders Group, it is anticipated that the number of housing units completed annually will increase for the remaining period of the Plan. For the last three years of the Plan period, it is anticipated that the annual completion figures will be more consistent with the Average Annual Requirement. Whilst this provision will not mean meeting the Plan's housing figure by the end of the Plan's lifespan, it is anticipated that the shortfall will reduce when nearing the end of the Plan's lifespan.
- Whilst it is anticipated in the updated trajectory that there will be an increase in the number of units completed on sites allocated in the Plan towards the end of the Plan period, it is clear from the information up until the period of this AMR that there has been a shortfall in housing provision on such sites compared to what had been anticipated. As highlighted in relation to indicators D45 and D46, when preparing a new Plan it is likely that the suitability of some housing allocations in the Plan will need to be considered in order to contribute effectively to the housing figure. This will need to be considered in light of the fact that the housing provision figure has been over-dependent on large windfall sites during the lifespan of the Plan.
- It is noted that some of the Plan's allocations facilitate housing provision in relation to new developments that were anticipated in Anglesey. Paragraph 5.16 of the Joint LDP states that "...transformational economic change arising from the unique scale of major infrastructure projects on the Isle of Anglesey and the Island's Enterprise Zone status will be the biggest driver of spatial and social change over the Plan period...". While there has been some progress in this respect, these projects have not been delivered to the extent that was anticipated when preparing the Plan. As a consequence, there has been a lack of activity on some of the relevant housing allocations.
- It is noted that the role of the Joint LDP is to provide the conditions to deliver relevant developments and to supply housing in the most suitable manner. As there is a new Plan due to be prepared, it is not believed that action is currently required in relation to this indicator. The amended trajectory that has been prepared with the Housing Stakeholders Group suggests an annual increase in completed units until the end of the Plan period. There is a question therefore whether the Covid-19 pandemic has had an impact on development rates?
- The considerations in relation to this indicator is crucial in the preparation of a new Plan. Whilst the Plan aims to ensure that the sites identified can deliver the relevant developments, the Plan cannot compel these developments to happen in accordance with the information in the trajectory. Therefore, when preparing a new Plan it will be crucial to consider the housing growth level in its entirety and to identify the best and most suitable sites to meet this growth in an effective manner that meets the strategy of the Plan.

Action:

Continue to monitor as part of the next AMR. This will be considered as part of the preparation of the new Plan.

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		
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 in Topic Paper 20B Housing Trajectory Annual targets for remainder of Plan period: 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	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		
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
2019/20	631	453
2020/21	647	360
2021/22	623	347

In relation to the target and trigger level, it is apparent that the number of new housing units provided in the Plan area has fallen below the requirement for two consecutive years. The number of new units is below the requirement due to a lack of progress in relation to some of the proposed significant infrastructure projects in Anglesey as also the pandemic which has meant delays in the development process.

When adding the data from the AMR 4 period to the data of the first five years in the table above (i.e. the period from 2016-22), it is noted that 2572 units have been completed compared to a target of 3399 units. This is equivalent to 75.7% of the target level (shortfall of 827 units over a period of 6 years, namely 138 units per year). It is noted that the gap between the target level and the actual number of units provided has widened since the AMR 3 period (and note that there is also a significant disparity in this respect between the AMR 2 and AMR 3 periods).

The number of completed units has decreased slightly since last year (-23 units), although it was not possible to visit each site last year (or the previous year) due to Covid-19. However, it is noted that the target data anticipated some decrease between the AMR 3 and AMR 4 periods. Compared to the highest completion rate figure since the Plan's adoption, namely 2018/19, 203 fewer units were completed in AMR 4 period. This is the lowest annual completion level in the Plan area since the adoption of the Joint LDP. There is a question therefore whether the Covid-19 pandemic has had an impact on construction work and the completion level, and whether it will take some time until the development levels increase? An increase in construction costs and shortage of construction materials could also have had an impact in this respect.

However, it should be noted that a significant proportion of all the completed units in the AMR 4 period were affordable units (33%).

Whilst fieldwork on this indicator has shown that work has commenced or is continuing to take place on a number of the Plan's housing allocations, and also that new planning permissions have been given on other allocations, such as those in Pwllheli (site T29), Holyhead (Site T11) and Valley (Site T40), it is noted that the completion figure for these sites is significantly lower than the target level and that this is a consideration in relation to the trigger level. It is noted that no planning permission exists (April 2022) for a significant number of sites allocated for housing i.e.

31 of the 69 allocations, namely 44.9%. There has been no demand for some of the housing allocations identified within the Plan this may be for a number of reasons including that the economic growth has not been at the expected rate, large scale infrastructure projects have not progressed as expected, as a result of the pandemic or that demand for housing in some of the areas in the Plan has not be at the expected rate.

Given the gap between the target level (annually and cumulatively) and the actual completions, it is believed that this aspect must be considered in the preparation of the new Plan.

The work of monitoring the Plan, including the Annual Monitoring Reports in future, will 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 allocations in the Plan to contribute effectively to the target. However, it is noted that the role of the Local Development Plan is to provide the conditions to deliver relevant developments and to supply housing in the most suitable manner. The Plan cannot enforce the development of these sites.

The Councils, mainly through the work of reviewing the Housing Trajectory, contact developers and landowners of sites that are allocated 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 dormant 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 update to the housing trajectory [See indicators 43(A) and D43(B)] suggests an increase in the annual development rate until the end of the Plan period.

Action:

Continue to monitor as part of the next AMR. This will be considered as part of the preparation of the new Plan.

Indicator: D45

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:

<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 constructed 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																									
2020/21	166																									
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 sites specifically allocated for housing in Gwynedd has fallen below the targets noted for the period of this AMR, along with every other year noted in the target data:

	Target	Actual number
2016/17	99	70

2017/18	144	77
2018/19	187	123
2019/20	180	106
2020/21	166	49
2021/22	166	38

It is noted that some of the housing allocations were granted planning permission before the Plan's adoption date, often on the grounds that they were allocations within the previous development plan, and that this is responsible for most of the completed units as noted in the table above, especially in the first years following the Plan's adoption.

Some of these examples (in relation to sites completed in the previous AMR periods) include sites such as site T1 Goetre Uchaf in Bangor and T27 Lôn Cae Phillips in Caernarfon, which are some of the largest housing allocations in the Joint LDP for Gwynedd. Within the AMR 4 period, other sites that had been allocated in the Gwynedd Unitary Development Plan (i.e. the previous development plan) were completed, such as sites T59 in Bontnewydd and T63 in Chwilog.

Although permissions have been granted for new allocations in the Joint LDP, and there have been active developments on these sites, the completed units are not sufficient to meet the target level noted in the indicator. It would by now be expected for the housing allocations to provide a significant proportion of the housing units annually. Whilst the process of preparing a planning application to the point of completing units on a site can be fairly lengthy, it is noted that the number of units completed on allocated sites in Gwynedd has significantly decreased over the past two years, compared to previous years.

Of the 29 allocations in Gwynedd that were not completed before the end of this AMR period, there is planning permissions on 11 of these sites (i.e. extant permission on 31 March 2022). This therefore means that there are 18 allocated sites in Gwynedd without planning permission as of 31 March 2022. There is a link here with the housing trajectory in terms of when it is considered that allocations without planning permission are to be developed. As outlined previously there has been no demand for some of the housing allocations that have been identified within the Plan this maybe be for a number of reasons, including that the economic growth has not been at the expected rate, large scale infrastructure projects have come forward as expected, as a consequence of the Pandemic or that the demand for housing in some areas of the Plan has not been at the expected rate.

22.5% of all completed units in Gwynedd in 2021/22 are located on housing allocations. It is noted that this is lower than the rate in AMR 3, namely 36%, which was in turn lower than the figure for AMR 2, namely 43%. The housing trajectory in the Plan notes that 54.9% of units completed in 2021/22 in the Plan area are expected to be on housing allocations.

As the number of units developed on the housing allocations is consistently lower than the targets for this indicator, and that this gap is more significant over the past two years, it is believed that it is appropriate to re-consider the sites to be allocated within the preparation of

the new Plan. Although the fieldwork in relation to this indicator has shown that work has started or that development is continuing to take place on a number of allocations, it will be necessary to consider the suitability of some of the housing allocations in the Plan to effectively contribute towards the target. In this respect, future Annual Monitoring Reports will be a means of assessing whether the rate of housing development is acceptable in line with this indicator.

The Councils, mainly through the work of reviewing the Housing Trajectory, contact developers and landowners of allocated housing 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 dormant sites. It is hoped that this will trigger developments in order to increase the rate of development in future. The update to the Housing Trajectory [Indicators 43(A) and 43(B)], which has been the subject of a consultation with the Housing Stakeholders Group, suggests an increase in the provision on housing allocations until the end of the Plan period.

Action:	
Continue to monitor as part of the next AMR. This will be considered as part of the preparation of the new Plan.	

Indicator: D46

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
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Outcome:	Trigger level:
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D46 Total housing units built on allocated sites in Anglesey as a % of overall housing provision	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.	AMR 1	—	The overall number of new housing units constructed on allocated sites within Anglesey falls below the requirement for 2 consecutive years
		AMR 2	—	
		AMR 3	—	
		AMR 4	—	

	Annual completion targets for remainder of Plan period:			
		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		

Analysis:

The number of units completed on the sites allocated specifically for housing in Anglesey has fallen below the targets noted for the period of this AMR, along with every other year noted in the target data:

	Target	Actual number
2016/17	8	4
2017/18	109	49
2018/19	193	99
2019/20	215	60
2020/21	248	63
2021/22	221	88

It is noted that some of the housing allocations were granted planning permission before the Plan's adoption date, 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 allocated sites being allocated in the Joint LDP.

Therefore, whilst a delay between adopting the Plan and providing housing units on newly allocated sites is unavoidable, it is noted that units completed in the AMR 4 period are a combination of units that were permitted before the Plan's adoption and units on new allocations. Therefore, it is clear that development is happening on allocations introduced within the Joint LDP.

Despite this, it is noted that the number of units developed on the allocations are far from meeting the target level noted in this indicator. However, it should be noted that there has been a significant increase in the number of completed units on allocated sites in Anglesey during the AMR 4 period compared to the two previous years. It is noted the figure for the AMB 4 period is the second highest annual figure for this indicator since the adoption of the Joint LDP.

The fieldwork in relation to this indicator has shown that work has started or that development is continuing to take place on a number of allocations, with new planning permissions given on some other sites. Of the 30 allocations in Anglesey that were not completed before the end of this AMR period, there is planning permissions on 17 of these sites (i.e. extant permission on 31 March 2022). Therefore, this means that there are 13 allocated sites in Anglesey without planning permission as of 31 March 2022. There is a link here with the housing trajectory in terms of when it is considered that allocations without planning permission will be developed.

49.4% of all completed units in Anglesey in 2021/22 are located on housing allocations. This is significantly higher than the figure for 2020/21, which is 28.4%. The housing trajectory in the Plan notes that 54.9% of units completed in 2021/22 in the Plan's area are expected to be on housing allocations.

It is noted that the lack of progress with some of the proposed major infrastructure projects in Anglesey has also had an impact in relation to a lack of activity on some specific housing allocations.

The number of units provided on allocated sites does not meet the target for two consecutive years as noted for the trigger level. Despite the increase in the number of units developed on the housing allocations in the AMB 4 period, the number of units developed on such sites has consistently failed to meet the target for this indicator. Although the fieldwork in relation to this indicator has shown that work has started or that development is continuing to take place on a number of allocations, it will be necessary to consider the suitability of some of the housing allocations in the Plan to effectively contribute towards the target. It is believed that it is appropriate to re-consider the sites to be allocated when moving towards the preparation the new Plan. In this respect, future Annual Monitoring Reports will be a means of assessing whether the rate of housing development is acceptable in line with this indicator.

The Councils, mainly through the work of reviewing the Housing Trajectory, contact developers and landowners of allocated housing 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 dormant sites. It is hoped that this will trigger developments in order to increase the rate of development in future. The update to the Housing Trajectory [Indicators 43(A) and 43(B)], which has been the subject of a consultation with the Housing Stakeholders Group, suggests an increase in the provision of housing allocations until the end of the Plan period.

Action:

Continue to monitor as part of the next AMR. This will be considered as part of the preparation of the new Plan.

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	Build 1,572 affordable houses in the Plan area by 2026	AMR 1		The overall number of additional affordable housing units built within the Plan area is 10% or more below the cumulative requirement set in the Policy Target
	Construction targets for remainder of Plan period (2015 – 2026):			
	Build 345 additional affordable housing units in the Plan area by 2018	AMR 2		
	Build 575 additional affordable housing	AMR 3		
		AMR 4		

	<p>units in the Plan area by 2020</p> <p>Build 805 additional affordable housing units in the Plan area by 2022</p> <p>Build 1035 additional affordable housing units in the Plan area by 2024</p> <p>Build 1266 additional affordable housing units in the Plan area by 2026</p>			
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Analysis:

In the 2015-22 period, it is noted that 741 affordable units were built in the Plan area. This is below the target of 805 units but this shortfall does not exceed the 10% slippage allowance noted in the trigger level.

This is divided as follows:

- 2015-16: 82 units
- 2016-17: 68 units
- 2017-18: 61 units
- 2018-19: 187 units
- 2019-20: 124 units
- 2020-21: 104 units
- 2021-22: 115 units

Whilst the target for the provision between 2015-22 has not been reached, it is not believed that this causes concern. The provision delivered is not lower than the 10% allowance in relation to the cumulative target as noted in the trigger level.

Due to the requirement to justify affordable units on the basis of viability, Joint LDP policies note thresholds that are often below those noted in the previous development plans relating to the requirement 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. In this respect it is noted that the number of affordable units built each year since 2018-19 is significantly higher than the information for previous years.

It is also noted that the number of affordable housing units provided is likely to be higher for the area than the figure noted, as it does not include housing units that are affordable due to their size and location (but not formally tied as being affordable units). In addition, a financial contribution has been received in relation to some developments rather than affordable provision on the site.

Fieldwork in relation to this indicator (April 2022) notes that there is extant permission for 642 affordable units in Gwynedd and Anglesey (405 units have not been commenced and 237 units are being developed).

There are numerous sources of affordable units in the existing land bank that could contribute to meeting the targets noted in this indicator.

Action: [Redacted]

Continue to monitor as part of the next AMR. This will be considered as part of the preparation of the new Plan.

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
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Indicator:	Target:	Relevant policy:	PS16, TAI1- TAI7, PS 18, TAI 5, TAI 8, TAI 15-TAI 19
		Outcome:	Trigger level:
D48 % affordable housing units permitted per house price area	% affordable housing provision in line with indicative target per house price area	AMR 1	—
		AMR 2	—
		AMR 3	✓
		AMR 4	✓
			Overall % affordable housing provision falls below the indicative target per house price area for 2 consecutive years, unless justified by Policy TAI 15

Analysis:

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 exception 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 a previous permission. These are all applications where the affordable provision must be considered in accordance 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 granted, nor does it consider certificates of lawfulness for residential use.

It is noted that the trigger level refers to two consecutive years. The data for 2021/22 needs be considered jointly with the information for the AMR 3 period.

Table summarising the information for all House Price Areas

House Price Area	Period	Percentage of affordable housing sought	Actual affordable housing provision (percentage)	Does it meet the target level?
Gwynedd High Value Coastal	2020/21	No relevant planning permission.		
	2021/22	No relevant planning permission.		
Rhosneigr	2020/21	No relevant planning permission.		
	2021/22	No relevant planning permission.		
Beaumaris	2020/21	No relevant planning permission.		
	2021/22	30%	0%	X
Rural North West	2020/21	30%	71%	✓
	2021/22	No relevant planning permission.		
Bridgehead	2020/21	No relevant planning permission.		
	2021/22	No relevant planning permission.		
Trearddur & Rhoscolyn	2020/21	No relevant planning permission.		
	2021/22	No relevant planning permission.		
South West	2020/21	No relevant planning permission.		
	2021/22	No relevant planning permission.		
North East Rural	2020/21	No relevant planning permission.		

	2021/22	No relevant planning permission.		
Larger Coastal Settlements	2020/21	30%	0%	X
	2021/22	30%	62%**	✓
Rural Centres	2020/21	No relevant planning permission.		
	2021/22	No relevant planning permission.		
Mid Rural	2020/21	20%	27%	✓
	2021/22	20%	17%	X
Northern Coast and South Arfon	2020/21	20%	75%	✓
	2021/22	20%	86%	✓
Rural West	2020/21	20%	21%	✓
	2021/22	20%	21%	✓
Llangefni	2020/21	10%	13%*	✓
	2021/22	10%	23%	✓
Llŷn	2020/21	10%	13%	✓
	2021/22	10%	33%	✓
Western Coastal & Rural Arfon	2020/21	No relevant planning permission.		
	2021/22	10%	19%	✓
Holyhead	2020/21	10%	11%*	✓
	2021/22	10%	22%	✓
Amlwch & Hinterland	2020/21	10%	12%*	✓
	2021/22	10%	0%	X
The Mountains	2020/21	10%	91%	✓
	2021/22	No relevant planning permission.		
Eastern Gwynedd & National Park	2020/21	No relevant planning permission.		
	2021/22	No relevant planning permission.		

Blaenau Ffestiniog	2020/21	No relevant planning permission.		
	2021/22	10%	75%*	✓

*Financial contribution (affordable) in addition

** 3 additional units that are not affordable under TAN 2, but are believed to be affordable 'by design' also approved (not counted for the purpose of this indicator).

It is evident that no relevant planning permissions have been granted within a number of house price areas in the AMR 4 period (10 out of 21 house price areas). Of the 11 areas where relevant permission has been granted, it is noted that 3 areas do not meet the indicative target (as highlighted in Policy TAI 15) in terms of the overall percentage of affordable houses provided as part of relevant residential planning permissions in the AMR 4 period.

However, if considering the trigger level, namely that the overall percentage of affordable housing provision falls below the indicative target per house price area for 2 consecutive years, it is noted that there is no house price area where this is apparent. However, it is noted that there is no relevant information available for all areas for the two years in question. Whilst there is a need to continue to monitor the situation as the new Plan is prepared, it is not believed that any action is currently required.

Joint House Price Areas: Affordable percentage 30%

Period	Number of permissions	Number of units approved	Affordable housing	Percentage of affordable units
2020/21	2	26	17	65%
2021/22	4	36	21	58%

Joint House Price Areas: Affordable percentage 20%

Period	Number of permissions	Number of units approved	Affordable housing	Percentage of affordable units
2020/21	7	74	25	34%
2021/22	8	192	125	65%

Joint House Price Areas: Affordable percentage 10%

Period	Number of permissions	Number of units approved	Affordable housing	Percentage of affordable units
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2020/21	10	110	40	36%
2021/22	12	135	35	26%

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 correspond effectively with all the policy targets, namely requirements for 30%, 20% and 10%. It should also be remembered that financial contributions have been secured in lieu of affordable provision in some instances.

Although there has been some increase in the number of permissions that are relevant for consideration under this indicator in the AMR 4 period (24 applications) compared to the AMR 3 period (19 applications), it is substantially lower than the number for the AMB 2 period (38 applications). This means that there are various house price areas where there was no relevant permission in 2021/22 in terms of considering the requirements of Policy TAI 15.

Action:

Continue to monitor as part of the next AMR. This will be considered as part of the preparation of the new Plan.

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
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Indicator:	Target:	Relevant policy:		Trigger level:
		Outcome:		
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 permissions on rural exception sites during this AMR period⁸:

Plan Area: 2 sites (24 units)

Land between Rhandir & Bod Elen, Llithfaen: 1 unit
Lôn Lwyd, Pentraeth: 23 units

Data for AMR 1 period (all in 2018/19):

Plan Area: 6 sites (24 units)

Data for AMR 2 period:

Plan Area: 4 sites (45 units)⁹

Data for AMR 3 period:

Plan Area: 3 sites (10 units)

It is noted that there has been a reduction in the number of exception sites receiving planning permission compared to the previous AMR periods. Therefore, information for the AMR 4 period does not correspond effectively with what is noted in terms of the trigger level. However, it should be noted that there has been an increase in the number of units permitted on exception sites since the AMR 3 period, mainly due to one planning permission in Pentraeth.

Whilst it is important to consider how the Plan facilitates the provision of affordable units on exception sites, it is noted that applications for such sites rely on specific schemes being brought forward in locations where the demand for affordable housing cannot be met within the development boundary. Whilst it is important to consider the additional provision of affordable units, it is believed that it is important to consider this in relation to the affordable provision in its entirety.

Despite the reduction in the number of exception sites that received planning permission in 2021/22 compared to the previous two years, it is noted that the target for this indicator notes "An increase in the number of affordable housing exception sites compared to average during 2015/16 – 2016/17". It is noted that the figure in terms of the number of exception sites and units permitted in these years was: 2015/16 (3 sites: 3 units); 2016/17 (2 sites: 3 units). The number of exception sites permitted in 2021/22 is consistent with the 2016/17 figure, while the number of units is higher. Although the number of such sites that have been granted permission

⁸New permissions only (does not include an example of a permission to extend the planning permission period granted in a previous AMR period)

⁹Some sites located within and outside the development boundary. Where the part of the site that is outside the boundary has been considered against Policy TAI 16 (Exception Sites) then these sites/units are considered in this figure.

is lower in the AMR 4 period than the figure for 2015/16, it is noted that the number of affordable units that have been granted planning permission is far higher. Based on this, the information for the AMR 4 period is considered to be acceptable compared with the target information.

Based on the above information, it is not believed that any action is required in relation to this indicator but it is believed that consideration is needed on how to facilitate a sufficient provision of affordable units in the Plan area when preparing a new Plan.

Action:

Continue to monitor as part of the next AMR. This will be considered as part of the preparation of the new Plan.

Location of Housing (Part 2)

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.	AMR 1		An increase or decrease of 5% of residual value in any house price area in any one year.
		AMR 2		
		AMB 3		
		AMB 4		
Analysis:				
<p>Policy TAI 15 of the Joint Local Development Plan identifies 21 House Price Areas. Since the adoption of the plan 2,166 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.</p> <p>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 it is not possible to compare recent house prices with the 2016 assumptions for every house price area.</p>				

In light of this the Council commissioned work to understand the changes in building costs against general house prices between March 2019 and March 2021 to build upon the 2019 a 2021 work undertaken for the 1st and 3rd AMR.

Between 2021 and 2022 there was a significant increase of 16% in overall house prices in Gwynedd with a slightly lower increase of 14.2% on Anglesey. For the period 2020 to 2021 Gwynedd saw a significant increase of 15.5% with Anglesey also seeing a significant increase of 15%. On average for the Plan area house prices have increased by 39.8% since 2016.

The growth in prices seen in the plan area between 2016 and 2020 was approximately 10% which is a modest 2% per year. The dramatic increase seen since 2020 would appear therefore to be a diversion from the longer term and on this basis may have to be considered carefully going forward into 2023.

In relation to build costs (based on changes in tender prices) these show an increase of 7.4% between 2021 and 2022. Overall there has been an increase of 20.1% in build costs since 2016.

There is anecdotal feedback that is being given on construction costs, that they are rising fast, which seems to be having an impact over the last year but nevertheless this is not as significant as the increase in housing values.

Overall this suggests a widening of the viability 'gap' between values and costs and hence higher residual values.

What is key to viability is the relationship between residual value and land value benchmark. Based upon the land value benchmark included in the evidence bases for a range of local authorities in Wales a fair figure for the JLDP area now is probably around £300,000. This means that in the top 4 sub market areas and settlements, 40% Affordable Housing is probably not unrealistic; further 30% to 40% in the Llangefni and Llŷn Peninsula sub market. In the lowest two value areas, around 20% Affordable Housing is probably about right taking into account that land owners in these locations will not expect as high returns as those in higher value areas.

However the economic picture looks quite bleak, there are concerns about inflation, interest rates and public debt levels. Many of the indicators point significantly towards a much weaker macroeconomy in 2023-4.

The position therefore on paper is that the Council can uphold its current policies in site specific negotiations.

So, the situation will need close monitoring to see whether these suspected impacts actually feed through to the data. If they do, then the underlying viability picture may not be so optimistic as it currently appears.

Action:

Continue to monitor as part of the next AMR. Consideration will be given to this as part of the preparation of a new Plan and a detailed viability study will be undertaken as part of the evidence base for a new Plan.

Indicator: D51

Target has been met during AMB2, no need to continue to monitor.

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
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Indicator:	Target:	Relevant policy:		Trigger level:
		Outcome:		
D52 Number of local market housing units built in settlements noted in Policy TAI 5	Deliver the highest possible level of local market housing in settlements listed in Policy TAI 5.	AMR 1		Fewer than 10 local market housing units built in settlements noted in Policy TAI 5 in any one year.
		AMR 2		
		AMR 3		
		<u>AMR 4</u>		

Analysis:**2021/22: 0 local market units completed**

During the period of this AMR, new permission was granted for one local market unit. Permission was also granted for a local market unit on the location of a previous such permission. Permission has also been granted to extend the submission period for a Reserved Matters application for a further 3 years in relation to outline permission for a local market house.

There is a planning condition attached to two other permissions (2 units) granted in the AMR 4 period, which notes that the units must either be local market units or affordable units. This means that a local market/affordable housing condition is now attached to 9 units (on four sites). It is understood that all the units to be provided on these sites, that are to be developed by Anglesey County Council, will be affordable units (as permitted under Policy TAI 5).

It is noted that there is extant permission for 6 local market units (on 31/3/22) and that one such unit has been completed during 2019/20.

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 totally new policy principle that was not apparent in previous development plans. On this basis, it is believed that there is a time delay between the adoption of the Joint LDP, accepting a completely new policy principle in the

relevant settlements and then developing such housing. It is believed that the fundamental change in policy for the specific locations that are relevant to Policy TAI 5 means that it will take time for it to be accepted widely by the public and housing developers.

As the Plan matures, it is hoped that there will be an increase in the construction of such units. Whilst it is important that there is new housing provision to meet the needs of local communities, the policy clearly restricts speculative developments in locations that have the most acute problems in terms of the housing market. However, it will be important to consider aspects in relation to promoting more local market housing developments as part of the new Plan in order to ensure that the policy is effective in terms of meeting local housing needs.

The situation in terms of the provision of local market units can be assessed in future Annual Monitoring Reports and it is not believed that any action needs to be taken with respect to this indicator at present. A further assessment of this policy will be important as part of the preparation of the new Plan.

Action:

Continue to monitor as part of the next AMR. This will be considered as part of the preparation of the new Plan.

Indicator: D53

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:		Trigger level:
		Outcome:		
D53 Planning applications and appeals to modify or remove section 106 agreements or conditions 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:

No planning applications or appeal decisions to modify or remove section 106 agreements or conditions for local market housing have been approved or permitted (during this AMR period nor since adopting the Plan).

In accordance with the Planning Act 1990, it is possible to appeal a planning obligation to the Planning Inspectorate after five years, on the grounds that 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 Joint LDP that was adopted in 2017, it is highly unlikely that a Local Planning Authority would be willing to amend or remove a section 106 condition/agreement relating to restricting a house to a local market house.

Action:

Continue to monitor as part of the next AMR. This will be considered as part of the preparation of the new Plan.

Indicator: D54

Target achieved during AMR1, no need to continue to monitor.

Local Housing Market Assessment**Indicator: D55**

Target has been met during AMB2, no need to continue to monitor.

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 Llandygai Gypsy site, which has been implemented with an additional 5 pitches developed on the site. 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 for the centre of the Island and it obtained planning permission in 2018. The costs of the scheme were found to be significantly higher than the approved budget and the Scheme did not go ahead during 2021/22 as well in its current form it will not go ahead during 2022/23. The results of the Gypsy and Traveller Accommodation Needs Assessment (GTAA) 2022 will be reviewed before any further decision on the development of the site at Star.

For a site within the Holyhead area no site has been identified to date.

Both Councils commissioned ARC 4 to help with undertaking a Gypsy and Travellers Accommodation Needs Assessment in 2022. A draft report has been presented to both Councils in March 2022. The results of this assessment, when it is published, will determine the need within the Plan area for future accommodation needs 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		Failure to provide 4 pitches at Penhesgyn, Anglesey by end of 2017/ 2018
		AMR 2		
		AMB 3		
		AMB 4		
Analysis:				
<p>The change in circumstances in relation to the number of travellers at the tolerated site with only one of the original 4 identified in the 2016 Assessment remains the same.</p> <p>In May 2021 Arc4 was commissioned to help Gwynedd and Anglesey Councils prepare a Gypsy and Traveller Accommodation Needs Assessment (GTAA). A copy of a draft report was obtained</p>				

in March 2022, the final report, once published, will formally underpin evidence into relevant policies in the Development Plan as well as inform the Housing Strategy of both authorities.

The Council are still providing support for this individual and are investigating alternative solutions to meeting his accommodation needs as well as agreeing a specific timetable to address this need. It is understood the person's current aspiration on the tolerated site is to move into a suitable house however we must wait until the publication of the GTAA to confirm this.

Due to change in need from unauthorised tolerated site no further work on developing the site undertaken.

Action:

Anglesey County Council to continue to seek a resolution to the accommodation needs from the 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		
		AMB 4		Failure to provide a cumulative total of 10

	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			additional pitches on an extension to the existing residential Gypsy site adjacent to the Llandygai Industrial Estate, Bangor by the end of 2026
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Analysis:

An additional 5 pitches have been provided with a total of 12 permanent pitches now available to Gypsies all of which were occupied at March 2022.

In May 2021 Arc4 was commissioned to help Gwynedd and Anglesey Councils prepare a Gypsy and Traveller Accommodation Needs Assessment (GTAA). A copy of a draft report was obtained in March 2022, the final report, once published, will formally underpin evidence into relevant policies in the Development Plan as well as inform the Housing Strategy of both authorities.

The conclusions of the GTAA 2022 report for the latest needs in Gwynedd will have to be reviewed for additional permanent plots.

Action:

Continue to monitor as part of the next AMR. Consideration will be given to this as part of the new Plan.

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	AMR 1		Failure to provide number and type of additional pitches to address need identified in the GTANA by the end of 2026
		AMR 2		
		AMB 3		
		AMB 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

Tender documents were completed and tenders were invited for the development of a Temporary Stopping Place at Star during Quarter 2 2020/21. Four tender submissions were received and subsequently evaluated during Quarter 3.

The costs of the scheme were found to be significantly higher than the approved budget and the Scheme did not go ahead during 2021/22 as well in its current form it will not go ahead during 2022/23. The results of the Gypsy and Traveller Accommodation Needs Assessment (GTAA) 2022 will be reviewed before any further decision on the development of the site at Star.

Anglesey – Holyhead

No site has been identified to date. The results of the 2022 GTAA will determine the latest position on the Island in relation to need for additional temporary sites in Holyhead.

Action:

Continue to monitor as part of the next AMR. Consideration will be given to this in the new Plan.

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	—	The number of encampments and length of stay suggests a need for additional supply of pitches.
		AMR 2	—	
		AMB 3	—	
		AMB 4	—	
Analysis:				
<p>Neither Gwynedd Council or Anglesey Council have received any information regarding unauthorised encampments over the past year.</p> <p>From reviewing the situation, nothing is causing concern at present.</p>				
Action:				
Continue to monitor as part of the next AMR to see whether similar patterns emerge in future. This will be considered as part of the preparation of the new Plan.				

6.5 Natural and Built Environment

Conserving and Enhancing the Natural Environment

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 permitted on locally important biodiversity and geodiversity sites	Biodiversity or geodiversity value of locally important sites maintained or enhanced in accordance with Policy AMG 5 and Policy AMG 6	<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		One application permitted contrary to Policy AMG 5 or Policy AMG 6	
AMB 1												
AMB 2												
AMB 3												
AMB 4												
Analysis:												
<p>After an examination of the planning applications determined it does not appear that a planning permission has been approved, contrary to policy AMG 5 and AMG 6 during the monitoring period.</p> <p>It appears that the policies are implemented effectively.</p>												
Action:												
Continue to monitor as part of the next AMR. This will be considered as part of the preparation of the new Plan.												

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	No planning applications	<table border="1"> <tr> <td>AMB 1</td> <td></td> </tr> </table>	AMB 1		One planning application permitted contrary to	
AMB 1						

permitted on nationally or internationally designated sites or on sites that affect the biodiversity or geodiversity value of the designated sites	permitted that are harmful to the biodiversity or geodiversity value of nationally or internationally designated sites	AMB 2		Policy PS 19
		AMB 3		
		<u>AMB 4</u>		

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 3; these were as follows:

1. FPL/2019/338 - Full application for the part removal of the existing concrete sea defence wall and the erection of a replacement sea defence wall in its place – Cerrig Penmon. Natural Resource Wales (NRW) was satisfied that the mitigation measures identified are sufficient to reduce any impacts on the marine environment and that there will be no likely significant effect on Menai Strait and Conwy Bay SAC, Lavan Sands SPA and Glannau Porthaethwy SSSI.
2. C21/0091/44/LL - Construction of a boat house / general store buried in wood to the side of a residential property - Tŷ Powdwr Ffordd Morfa Bychan, Morfa Bychan, Porthmadog, Gwynedd, LL49 9UU. The development is located close to the Pen Llŷn a'r Sarnau Special Area of Conservation (SAC), a Site of Special Scientific Interest (SSSI) Lands and Banks Between Criccieth and Afon Glaslyn and Morfa Harlech SSSI. The Biodiversity Unit had screened the development for potential impacts on these protected sites as part of Habitat Regulations Assessment. Gwynedd Council was confident that the development will not have a significant impact if the applicant adheres to the advice of Natural Resource Wales.
3. C22/0049/18/LL - Siting of floating pontoon, gangway, concrete seat and boardwalk - Welsh Slate Museum, Gilfach Ddu, Llanberis, Caernarfon, Gwynedd, LL55 4TY. Llyn Padarn has been designated as a SSSI. A response was been received from NRW to this application which stated that they had no objection to it.

It was not considered that any planning permission granted disturbed an international/national biodiversity or geodiversity value of these designations. Consequently, it is considered that all permissions complied with policy PS 19, and that the policy are continuing to be implemented effectively.

Action:

Continue to monitor as part of the next AMR. This will be considered as part of the preparation of the new Plan.

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		
Indicator:	Target:	Relevant Policy	PS19, AMG1, AMG2, AMG3, AMG4, AMG5, AMG6, PS20, AT1, AT3, AT4	
		Outcome:	Trigger Level:	
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.	AMB 1		One planning application permitted contrary to Policy PS 19 and Policy AMG 1
		AMB 2		
		AMB 3		
		AMB 4		
Analysis:				
No planning application was permitted for a 'major development' within the AONBs during the monitoring period.				
Action:				
Continue to monitor as part of the next AMR. This will be considered as part of the preparation of the new Plan.				

Preserving and Enhancing Heritage Assets

During the period of AMR 4 the 'North Wales Slate Landscape Area' has been successful in its attempt to be designated as an UNESCO World Heritage Site. During AMR 3 the processes for UNESCO's inscription of the North Wales Slate Landscape World Heritage Site status has progressed. As part of the work relating to the nomination a draft of an associated Supplementary Planning Guidance (in partnership with the Snowdonia National Park) has been prepared. The draft Guidance has now been subject to a public consultation period and 28 formal representations were received. Measures will now be taken to adopt the Guidance by the Council ensuring that it then becomes a material planning consideration when making decisions on planning applications.

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		
Indicator:	Target:	Relevant Policy	PS19, AMG1, AMG2, AMG3, AMG4, AMG5, AMG6, PS20, AT1, AT3, AT4	

		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:				
<p>No planning permission was granted for applications that were contrary to policies PS 20 and AT 1 during the monitoring period. One planning application (variation of condition) was approved within the Castles and Town Walls of King Edward' WHS, 58 within the 'Slate Landscapes of Northwest Wales' WHS, and a total of 102 planning applications (full/outline) within the Plan's Conservation Area. These include the changes of use, new dwellings, conversions, alterations & extensions.</p> <p>It is considered that these permissions comply with Policies PS 20 and AT 1 and that these policies are continuing to be implemented effectively.</p>				
Action:				
Continue to monitor as part of the next AMR. This will be considered as part of the preparation of the new Plan.				

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 has been undertaken. However, with the release of TAN 24 (Historic Environment) and a number of CADW guidance publications, it is considered that there is no longer a need for a specific SPG on this matter. In addition, it is noted that Supplementary Planning Guidance: The North West Wales Slate Landscape World Heritage Site once adopted will outline how Gwynedd Council and its partners would manage the Site in the future, by protecting our heritage and by ensuring high quality and appropriate development.

Action:

Consideration will be given to the need to prepare an SPG as part of the preparation of the new Plan

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 for 2020 there is no need to provide additional non-hazardous or inert 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:				

Continue to monitor as part of the next AMR. This will be considered as part of the preparation of the new Plan.

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 applications for waste management facilities on employment sites identified in Policy GWA 1 and Policy CYF 1.	Increase in number of waste 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 1	
		AMB 2	
		AMB 3	
		AMB 4	
Analysis:			
<p>One planning permission to erect a building for vehicle maintenance and storage of associated equipment and 3 variations of condition applications to:</p> <ul style="list-style-type: none"> • Increase the maximum annual throughput of waste • To allow a four-year extension for the completion of minerals operations and a further year for the completion of restoration. • To allow a four-year extension for the use of lagoons in connection with the minerals operations and a further year for the completion of restoration. <p>This compares to two planning permissions approved for waste management activities on employment sites during AMR3 period and one permission during AMR1.</p> <p>It is considered that Policies CYF 1 and GWA 1 are implemented efficiently. The Councils will continue to monitor the indicator.</p>			
Action:			
Continue to monitor as part of the next AMR. This will be considered as part of the preparation of the new Plan.			

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 Second 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 Second Regional Technical Statement.

Action:

Continue to monitor as part of the next AMR. This will be considered as part of the preparation of the new Plan.

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 Second 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.

Action:

Continue to monitor as part of the next AMR. This will be considered as part of the preparation of the new Plan.

Indicator: D69

Objective:	SO19	Meet the needs of minerals locally and regionally in a sustainable manner.
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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	
		AMB 2	
		AMB 3	
		AMB 4	
			One Planning application permitted contrary to Policy MWYN 6

Analysis:

11 planning permissions were granted on sites within a mineral buffer zone. The types of permission vary from being householder development, agricultural developments and signage.

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.

Action:

Continue to monitor as part of the next AMR. This will be considered as part of the preparation of the new Plan.

CHAPTER 4: CONCLUSIONS AND RECOMMENDATIONS

- 4.1 The period of this AMR includes the early stages of emerging from the restrictions around the global pandemic. The impacts of the lockdowns and restrictions brought about due to the pandemic were still being felt. These were exceptional circumstances which could not be predicted and the full implications arising from the global pandemic are not yet understood and as this information emerges it will be considered as part of the preparation of the new Local Development Plan.
- 4.2 As with the previous AMRs, AMR4 will provide evidence on the indicators for comparison in future years to enable the Councils to identify any trends. However, as outlined above when considering the findings the exceptional circumstances which are as a result of the global pandemic will need to be borne in mind. AMR4 along with the previous AMRs will also provide important evidence for the preparation of the new Local Development Plan.
- 4.3 It is considered that on the whole good progress is being made in delivering the targets outlined in the monitoring framework. Where targets have not been met this is largely due to factors outside of the control of the JLDP. As has been noted above these factors will need to be considered by the when preparing a new LDP. While there are issues where further work is needed and the policies need to be revisited, the statutory steps of preparing a new Plan must be followed with the preparation of a sound evidence base to support any changes to policy or new policies.
- 4.4 The number of houses completed in the Plan area since the Plan's start date (2011) is lower than the expected figure. There are a number of reasons for this including, economic growth has not been at the expected scale, large scale infrastructure projects have not progressed, consequences of the Pandemic or that demand for housing in some areas of the Plan has not been at the expected rate.
- 4.5 Despite the difficulties relating to the global pandemic during the past couple of years there have been a number of positive outcomes related to the local development plan which are outlined below.
- 4.6 768 affordable houses have been given permission since the LDP was adopted in 2017 with a 257 of these granted permission during 2021-22. In addition, 594 affordable housing units were completed during the 2017-222 period. 115 affordable housing units have been completed during 2021-2021 which is an increase on the previous year. 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. Of the units given permission and completed since the Plan's adoption the percentage of affordable housing is approximately 47%. This means that new permissions under the Plan thus far, have delivered a high percentage of affordable housing, ensuring that local needs are being addressed and this assists to maintain the language within the Plan's area.
- 4.7 On the whole the indicators contained within the monitoring framework are performing in accordance with expectations under the circumstances. Where policy targets are not being

achieved this on the whole is due to factors which are outside of the control of the JLDP, for example indicators related to Wylfa Newydd, the implications of this will be considered whilst preparing a new Plan. Where other policy targets are not being achieved there are currently no concerns regarding policy implementation. These matters will be considered while preparing the evidence base for the new plan and during the preparation of the new plan. Despite the contextual changes outlined in chapter two and the conclusion of the Review Report that a replacement plan should be prepared it is considered that the JLDP policies are still relevant and provide a sound planning framework for determining applications across the plan area. Below highlights how the plan is still delivering for the area:

- No policies have been identified as failing to deliver the objectives of the plan. However, it is noted that 13 indicators indicate that the policy is not being implemented as effectively as was expected. The majority of these indicators relate to failing to reach expected growth targets e.g. employment land, renewable energy and housing growth level. As detailed in the AMR, these failures are related to major infrastructural developments/national infrastructure projects envisaged in the preparation of the Plan not progressing and the expected growth target has therefore not been addressed.
- Thirteen applications were refused partly due to language issues and 6 applications were granted permission with a planning condition for language mitigation measures.
- Some developments reported on are decisions which were made before the adoption of the JLDP.
- On the whole appeal decisions since the adoption of the JLDP have supported the policies and strategy of the Plan with appeal decisions that have been allowed do not undermine the policies of the JLDP.
- Permission has been granted for 456 new residential units (including requests to reconsider or extend the expiry date of current permissions) during 2021/22. There were 257 units (56%) for affordable housing
- Permission granted for 456 new residential units (including applications to reconsider or extend expiry date of existing permissions) during 2021/22. 257 units (56%) were for affordable housing.
- 115 affordable housing units have been completed in 2021-2022.
- The housing land bank (sites with extant permission) at 2022 in Gwynedd and Anglesey excluding units the JLDP has noted are unlikely to be developed during the Plan period stood at 2026 units (1,451 not started and 575 under construction) of which 629 were for affordable units (392 units not started and 237 units under construction).
- It is noted that 4271 units have been completed in the Plan area between the base date (2011) and 2021/22, whilst the trajectory notes a figure of 5098 units. This is therefore 16.2% (827 units) lower than the figure in the trajectory. Part of this shortfall is due to the delay in the implementation of major infrastructure projects in the plan area. Discussions will take place with the Housing Stakeholder Group to update the Trajectory for the remaining Plan years.
- No planning applications or appeal decisions to modify or remove S106 agreements or conditions for local market housing have been approved or permitted (during this AMR period nor since adopting the Plan).
- 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

4.8 The JLDP will continue to be monitored in line with the monitoring framework as set out in Chapter 7 of the JLDP as and will form part of the evidence base supporting the new plan.

Appendix 1 – Sustainability Appraisal Monitoring

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 implications of the Covid pandemic has also meant that some information has not been available. 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 fourth Annual Monitoring Report, the focus of the analysis will be to assess the changes that have happened with respect to each SA indicator since the third AMR of the JLDP. 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
X	Negative Impacts
0	Neutral / Data

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: 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	✓

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 7 objectives, neutral effects for 1 objective and mixed impacts for 3 objectives. No objectives were identified as having a significant negative

effect. The findings are an improvement to the results of the previous AMR. 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	2020/2021	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	Increase	2019/2020	See explanation below	0
4) Achievement of BAP objectives and targets	Increase	-	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 SINC and LNR within the plan	Maintain/Increase	2019/2020	See explanation below	✓
Explanation / Analysis				
<p>1) 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 3; these were as follows:</p> <ul style="list-style-type: none"> • FPL/2019/338 - Full application for the part removal of the existing concrete sea defence wall and the erection of a replacement sea defence wall in its place – Cerrig Penmon. Natural Resource Wales (NRW) was satisfied that the mitigation measures identified are sufficient to reduce any impacts on the marine environment and that there will be no likely significant effect on Menai Strait and Conwy Bay SAC, Lavan Sands SPA and Glannau Porthaethwy SSSI. • C21/0091/44/LL - Construction of a boat house / general store buried in wood to the side of a residential property - Tŷ Powdwr Ffordd Morfa Bychan, Morfa Bychan, Porthmadog, Gwynedd, LL49 9UU. The development is located close to the Pen Llŷn a'r Sarnau Special Area of Conservation (SAC), a Site of Special Scientific Interest (SSSI) Lands and Banks Between Criccieth and Afon Glaslyn and Morfa Harlech SSSI. The Biodiversity Unit had screened the development for potential impacts on these protected sites as part of Habitat Regulations Assessment. Gwynedd Council was confident that the development will not have a significant impact if the applicant adheres to the advice of Natural Resource Wales. • C22/0049/18/LL - Siting of floating pontoon, gangway, concrete seat and boardwalk - Welsh Slate Museum, Gilfach Ddu, Llanberis, Caernarfon, Gwynedd, LL55 4TY. Llyn Padarn is statutorily designated as a Site of Special Scientific Interest. A response has been received from NRW to this application which states that they had no objection to it. <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) No updated data since the previous AMR. 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 20 SACs located or partially located within the LDP area) area of all features of 'favourable condition; • SPAs - 89% (8 of 9 SAPs located or partially located within the LDP area) are of all features of 'favourable condition. <p>4) No information currently available as this is not monitored by the Authority due to limited resources.</p> <p>5) No information currently available as this is not monitored by the Authority due to limited resources.</p> <p>6) No change since the previous AMR:</p> <ul style="list-style-type: none"> • 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) Data for this indicator is not currently available on a Local Authority level. Continue to monitor the indicator in future AMRs.
- 2) Data for this indicator is not currently available on a Local Authority level. 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 has been no update in statistics since the previous AMR.

The following tables highlights CO2 emission estimates (KtCO2) in all 5 sectors in Gwynedd and Anglesey between 2005 and 2019:

Gwynedd

	2005	2018	2019
Industry	200.8	128.9	133.6
Commercial	109.9	50.6	45.1
Domestic	358.5	218.8	213.3
Transport	280.3	273.7	266
Forestry and Land Use Change	56.2	14.3	16.5

(Source: Department for Business, Energy and Industry)

- As can be seen from the table above, there has been a decrease in carbon emissions in the Commercial, domestic and transport sectors since the previous AMR. However, there was a minimal increase in emissions in the industry and forestry/land use change sectors. Having said this, it is noted that there has generally been a downward trend in emissions in all sectors since 2005.

Anglesey

	2005	2018	2019
Industry	343	76.9	76.5
Commercial	59.7	31	29.7
Domestic	210.8	129.9	126.7
Transport	136.2	137	134.7
Forestry and Land Use Change	38.6	20.3	19.3

(Source: Department for Business, Energy and Industry)

- As can be seen from the table above, there has been a decrease in carbon emissions in all 5 sectors since the previous AMR.

SA Objective 4: Welsh Language

SA Indicator	Target	Baseline /Previous Data	Recent Data	Performance
Number/ % Welsh Language speakers	Increase	Year ending 31 December 2020	Year ending 31 March 2021	+/-

			Anglesey – 45,900 (67.5%) Gwynedd – 90,700 (76.2%)	
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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 2018 to the year ending 31 December 2020:

Local Authority	Year ending 31 March 2018		Year ending 31 March 2019		Year ending 31 March 2020		Year ending 31 March 2021		31 December 2021*	
	No.	%	No.	%	No.	%	No.	%	No.	%
Anglesey	42,500	63.6	45,500	67.5	44,700	66	45,900	67.5	42,600	63.3
Gwynedd	89,600	75.5	91,000	76.4	88,500	74.6	90,700	76.2	89,600	75.5

[* 31 March 2021 figures not available when this Report was prepared]

It is noted that there has been a slight decrease in the number and proportion of Welsh speakers in both Anglesey and Gwynedd between 31 March 2020 and 31 December 2021 .

It should be noted that these figures show a much higher level than the results of the 2011 Census, which noted that 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.

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	2020/2021	2021/2022 See explanation below	✓

Explanation / Analysis				
<p>Data relating to the number of historic assets at risk / change in number at risk is currently not available on a Local Authority level. No planning permission was granted for applications that were contrary to policies PS 20 and AT 1 during the monitoring period. 51 planning applications were approved within the World heritage Site compared to only one during the previous AMR period. This increase can be attributed to the new Slate Landscape of Northwest Wales WHS designation as one of the newest world heritage sites. A total of 93 planning applications were approved within the Plan's Conservation Areas – an increase from the 65 planning applications (full/outline) during the previous AMR period. These include the change of use of former Churches,; new dwellings, annexes, changes of use, conversions, alterations & extensions. It is considered that these permissions comply with Policies PS 20 and AT 1 and that these policies are continuing to be implemented effectively.</p>				

SA Objective 6 Economy and Employment				
SA Indicator	Target	Baseline/Previous Data	Recent Data	Performance
1) Economic activity by sector	Increase	2020/2021	See explanation below	+/-
2) Employment status of residents 16 years +	Increase	2020/2021	See explanation below	+/-
3) Number of people commuting into and out of authority areas	Decrease in commuting out of authority	2020	See explanation below	✓
Explanation / Analysis				
<p>1 & 2) Statistics show that there has been a general decrease in economic activity and employment rate in the Gwynedd and Ynys Môn Local Authority areas between December 2018 and December 2021 as can be seen in the tables below. It is difficult to ascertain the reasons for these decreases and how much can be attributed to the Plan. General decreases economic activity due to the Covid Pandemic may be a major contributing factor. Continue to monitor in future Annual Monitoring Reports</p> <p><u>Economic Activity Rate (Ages 16 to 64)</u></p>				

	Year ending 31 December 2018	Year ending 31 December 2019	Year ending 31 December 2020	Year ending 31 December 2021
Ynys Môn	79.5	80.9	79.2	73.6
Gwynedd	79	75.3	79.2	74.5
Wales	76.7	76.4	75.6	76.4

Source: Stats Wales

Employment Rate (Ages 16-64)

	Year ending 31 December 2018	Year ending 31 December 2019	Year ending 31 December 2020	Year ending 31 December 2021
Ynys Môn	75.7	77.1	75.1	69.6
Gwynedd	74.4	72.2	73.2	70.1
Wales	71.3	73.2	72.7	73.1

- 3) Statistics show that there has been a slight decrease in the number of people commuting out of both Anglesey and Gwynedd. Whilst there has also been an increase in the number of people commuting into Gwynedd, there has been a slight decrease in commuting into Anglesey as can be seen in the table below:

Commuting Patterns by Welsh Local Authority

	Number of people commuting out of the area 2018	Number of people commuting out of the area 2019	Number of people commuting out of the area 2020	Number of people commuting into the area 2018	Number of people commuting into the area 2019	Number of people commuting into the area 2020
Anglesey	10,200	10,500	9,800	4,200	4,500	4,300
Gwynedd	8,600	8,700	8,000	12,500	12,200	13,300
Wales	95,400	98,500	100,300	47,000	42,700	48,400

Source: StatsWales

With regards to commuting out of the local authority, there has been no further update in the data since the previous AMR as commuting statistics in 2021 do not reflect actual commuting patterns observed during the Covid pandemic. Continue to monitor the indicator.

SA Objective 8: Landscape and Townscape																												
SA Indicator	Target	Baseline/Previous Data	Recent Data	Performance																								
Number of new affordable housing units provided / year as percentage of all new units.	Increase	2020/2021	See explanation below	✓																								
Explanation / Analysis																												
The table below compares the percentage of affordable housing completions in, 2018-19, 2019-20 and 2020-2021:																												
	<table border="1"> <thead> <tr> <th>Year</th> <th>Affordable housing units completed</th> <th>Total housing units completed</th> <th>Affordable units as a percentage of total housing completions</th> </tr> </thead> <tbody> <tr> <td>2017-18</td> <td>61</td> <td>463</td> <td>13.2%</td> </tr> <tr> <td>2018-19</td> <td>189</td> <td>548</td> <td>35.6%</td> </tr> <tr> <td>2019-2020*</td> <td>132</td> <td>461</td> <td>28.6%</td> </tr> <tr> <td>2020-21*</td> <td>82</td> <td>362</td> <td>22.7%</td> </tr> <tr> <td>2021-2022</td> <td>107</td> <td>344</td> <td>31.1%</td> </tr> </tbody> </table>				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	189	548	35.6%	2019-2020*	132	461	28.6%	2020-21*	82	362	22.7%	2021-2022	107	344	31.1%
Year	Affordable housing units completed	Total housing units completed	Affordable units as a percentage of total housing completions																									
2017-18	61	463	13.2%																									
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2019-2020*	132	461	28.6%																									
2020-21*	82	362	22.7%																									
2021-2022	107	344	31.1%																									
	*It is noted that due to visiting constraints because of the Coronavirus pandemic, not all sites were visited during this period.																											
	It is evident that the number of new affordable housing units provided, as well as the proportion of affordable units as a percentage of total housing completions increased in 2021-22 compared to 2020-21. This means that the target for this indicator has been met.																											

SA Objective 8: Landscape and Townscape				
SA Indicator	Target	Baseline/Previous Data	Recent Data	Performance
1) Proportion of high/very high	Increase	2019-2020	See analysis below	✓

quality landscapes identified by LANDMAP				
2) Number / proportion of new developments within AONBs	Decrease	2020-2021	See analysis below	✓
3) Number / proportion of new developments within areas classed as outstanding by LANDMAP	Decrease	2020-2021	See analysis below	✓

Explanation / Analysis

1) No change since the previous AMR. The results for the areas defined under LANDMAP are as follows:

- 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.

2) The number of approved planning applications within AONBs are as follows:

- 2018/2019 = 540
- 2019/2020 = 219
- 2020/2021 = 222
- 2021/2022 = 340

Even though there has been a small increase since the last AMR, the number is significantly lower than in 2018/2019 and no permissions were contrary to the Plan's policies

3) The number of approved planning applications within areas classed as outstanding by LANDMAP are as follows;

LANDMAP Category	AMR 1	AMR 2	AMR 3	AMR 4
Visual and Sensory	81	26	20	24
Cultural	1587	619	613	861
Geological	724	291	287	374
Historical	1270	532	528	691
Landscape Habitats	70	26	24	36

The number of approved planning applications within areas classed as outstanding by LANDMAP have increased since the previous AMR. However, the numbers remain lower than during the first AMR. The above indicators will continue to be monitored in subsequent future AMR's.

SA Objective 9: Land, Minerals, Waste				
SA Indicator	Target	Baseline/Previous Data	Recent Data	Performance
1) % of development on previously developed land	Increase	2019/2020	See analysis below	✓
2) % municipal wastes sent to landfill	Decrease	2018-2019	7.6% Gwynedd 2% Anglesey	✓
3) % municipal wastes reused /recycled	Increase	2020-2021	68% Anglesey 65% Gwynedd	+/-
Explanation / Analysis				
<p>1) % proportion of development on previously developed land is as follows:</p> <ul style="list-style-type: none"> • Anglesey: 2017-2018 = 13.8ha (49%); • Anglesey: 2018-2019 = 4.33ha (21%); • Anglesey: 2019-2020 = 52.9ha which equates to 82.8% of all development. (This figure included amendments to an existing race track, the site area of which was 41.4ha)Anglesey: • Anglesey: 2020-2021 = 15.20ha (72.8%) • Anglesey: 2021-2022 = 15.97ha (49.3%) • Gwynedd: 2017-2018 12.82ha (64%); • Gwynedd 2018-2019 – information not available due to limited resources/technical issues; • Gwynedd 2019-2020 - information not available due to limited resources/technical issues; • Gwynedd 2020-2021 - information not available due to limited resources/technical issues. 				

- Gwynedd 2021-2022 – 10.5ha (48.8%)

The number and proportion of planning applications for new development on previously developed land has decreased in the Anglesey Local Planning Authority Area over the last year, but remains higher than between 2017-2019. The actual number of hectares of previously developed land is similar to the previous year.

The figure for Gwynedd notes a level of 48.8%, but due to problems with collecting data in the previous years, it is not possible to identify current patterns for Gwynedd.

Whilst the figures for Anglesey shows a decrease in two consecutive years, it should be noted that the racing track has greatly influenced the figure of 82.2% in 2019-20. Without this site, the percentage of development on brownfield land would be 51.3% (11.5ha), and therefore, on the basis of the 2020-21 figure, a decrease for two consecutive years would not have happened.

It should be noted that this information originates from application forms which are monitored for the purpose of Welsh Government indicators. These are completed by the applicant and the information is not always verified.

2) 2019-20 is the last scheme year in which Local Authorities in Wales have been allocated landfill allowances. Therefore, there is no update since the previous AMR. % Municipal waste to landfill is as follows (*Source: StatsWales*):

- 2016-2017 = Anglesey (6.9%) Gwynedd (31%)
- 2017-2018 = Anglesey (0.5%), Gwynedd (24.3%)
- 2018-2019 = Anglesey (1%), Gwynedd (18.1%)
- 2019-2020 = Anglesey (2%), Gwynedd (7.6%)

Although Anglesey has seen a minimal increase in the percentage of waste taken to landfill between 2018/2019 and 2019/2020, the figure is significantly lower than in 2016-2017. The percentage of waste taken to landfill in Gwynedd continued to decrease significantly between 2018-2019 and 2019-2020.

3) % Municipal waste recycled is as follows (*Source: Welsh Government*):

- 2016-2017 = Anglesey (66%) Gwynedd (61%)
- 2017-2018 = Anglesey (72%) Gwynedd (60%)
- 2018-2019 = Anglesey (70%) Gwynedd (62%)
- 2019-2020 = Anglesey (68%) Gwynedd (65%)
- 2020-2021 = Anglesey (65.7%) Gwynedd (65.5%)

Anglesey has seen a minimal decrease in the percentage of municipal waste recycled between 2019/2020 and 2020/2021,. The percentage of waste recycled in Gwynedd has increased on an early basis since 2016. Continue to monitor in subsequent AMR's.

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				
<p>1) No update in data since previous AMR.</p> <ul style="list-style-type: none"> 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. <p>2)</p> <ul style="list-style-type: none"> 100% of new residential development within 30 minutes. <p>3) No update in data since previous AMR.</p> <ul style="list-style-type: none"> 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. 				

4) No update in data since previous AMR.

- 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.

5) No change since previous AMR

- 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.

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	2020-2021	See analysis below	✓
Explanation / Analysis				
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.				
2) No updated data from the previous AMR was available. The indicator will continued to be monitored in subsequent future AMR's.				
3) 25 full planning applications were permitted on sites that were wholly/partly within a C1 flood zone; 15 of these were householder applications. 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				

determined that they complied with the requirement of the tests set out in TAN 15. It is concluded that the applications approved complied with policies PS 5, PS6, 1 PCYFF & PCYFF 2 of the Joint LDP. Therefore, it is considered that the policies are continuing to be implemented effectively.

78 full planning applications were permitted on sites that were wholly/partly within a C2 flood zone; 37 of these were householder applications. No planning applications were 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 (Development and Flood Risk). Further all application located (partly/fully) within the C2 flood zone complied with the tests as contained within TAN 15.

It is concluded that the applications approved were in compliance with policies PS 5, PS6, 1 PCYFF & PCYFF 2 of the Joint LDP. Therefore it is considered that the policies are continuing to be implemented effectively.

Appendix 2 – Distribution of residential permissions 1 April 2021 – 31 March 2022

Sub-regional Centre:

1. Bangor (Planning permission for 97 residential units in this period / Planning permission for 238 units since the Plan was adopted)

Urban Service Centre:

Anglesey

2. Amlwch (7 units / 45 units),
3. Holyhead (53 units / 154 units),
4. Llangefni (15 units / 223 units)

Gwynedd

5. Blaenau Ffestiniog (10 units / 19 units),
6. Caernarfon (22 units / 82 units),
7. Porthmadog (2 units / 18 units),
8. Pwllheli (17 units / 71 units)

Local Service Centres:

Anglesey

9. Beaumaris (2 units / 9 units),
10. Benllech (0 units / 32 units)
11. Bodedern (0 units / 34 units),
12. Cemaes (1 unit / 21 units),
13. Gaerwen (6 units / 21 units),
14. Llanfairpwllgwyngyll (1 unit / 24 units),
15. Pentraeth (23 units / 35 units),
16. Menai Bridge (0 units / 15 units),
17. Rhosneigr (1 unit / 4 units),
18. Valley (54 units / 55 units)

Gwynedd

19. Abermaw (2 units / 11 units),
20. Abersoch (0 units / 1 unit),
21. Bethesda (2 units / 33 units),
22. Criccieth (3 units / 32 units),
23. Llanberis (0 units / 11 units),
24. Llanrug (2 units / 12 units),
25. Nefyn (0 units / 9 units),
26. Penrhyndeudraeth (1 unit / 14 units),
27. Penygroes (24 units / 27 units),
28. Tywyn (5 units / 23 units)

Service Villages:

Anglesey

29. Gwalchmai (3 units / 25 units),
30. Llannerch-y-medd (0 units / 5 units),
31. Newborough (2 units / 3 units)

Gwynedd

32. Bethel (1 unit / 15 units),
33. Bontnewydd (0 units / 29 units),
34. Botwnnog (0 units / 1 unit),

35. Chwilog (0 units / 56 units),
36. Deiniolen (0 units / 39 units),
37. Rachub (0 units / 30 units),
38. Tremadog (1 unit / 1 unit)
39. Y Ffôr

Local, Rural and Coasatal Villages:

A) Local Villages

Anglesey

40. Bethel (0 units / 1 unit),
41. Bodffordd (0 units / 4 units),
42. Bryngwran,
43. Brynsiencyn (0 units / 2 units),
44. Caergeiliog (0 units / 8 units),
45. Dwyran (0 units / 3 units),
46. Llanddaniel-fab,
47. Llandegfan (0 units / 4 units),
48. Llanfachraeth (0 units / 10 units)
49. Llanfaethlu (1 unit / 1 unit)
50. Llanfechell (1 unit / 25 units),
51. Llanfihangel-yn-Nhywyn,
52. Llangaffo,
53. Llangristiolus (0 units / 1 unit),
54. Llanrhuddlad (1 unit / 1 unit)
55. Pencarnisiog (0 units / 4 units),
56. Pen-y-Sarn (0 units / 24 units),
57. Rhos-y-bol (1 unit / 17 units),
58. Talwrn (0 units / 13 units),
59. Tregle

Gwynedd

60. Abererch,
61. Brynrefail (1 unit / 1 unit)
62. Caeathro,
63. Carmel (0 units / 1 unit),
64. Cwm y Glo,
65. Dinas (Llanwnda (0 units / 12 units),
66. Dinas Dinlle,
67. Dolydd a Maen Coch,
68. Efailnewydd,
69. Garndolbenmaen (0 units / 1 unit),
70. Garreg-Llanfrothen,
71. Groeslon,
72. Llandwrog,
73. Llandygai,
74. Llanybi,
75. Llanllyfni,
76. Llanystumdwy (1 unit / 1 unit)
77. Nantlle (0 units / 1 unit),
78. Penisarwaun (0 units / 3 units)
79. Pentref Uchaf,
80. Rhiwlas (1 unit / 2 units)
81. Rhosgadfan (1 unit / 4 units),
82. Rhostryfan,
83. Sarn Mellteyrn (1 unit / 1 unit)

- 84. Talysarn (0 units / 2 units),
- 85. Trefor,
- 86. Tregarth (12 units / 14 units),
- 87. Tudweiliog,
- 88. Waunfawr (0 units / 2 units),
- 89. Y Fron

B) Coastal/Rural Villages:

Anglesey

- 90. Aberffraw (0 units / 1 unit),
- 91. Trearddur Bay (1 unit / 1 unit)
- 92. Carreg-lefn (0 units / 2 units),
- 93. Llanbedr-goch,
- 94. Llanddona (0 units / 2 units),
- 95. Llanfaelog (1 unit / 2 units),
- 96. Llangoed (0 units / 1 unit),
- 97. Malltraeth,
- 98. Moelfre (0 units / 4 units),
- 99. Four Mile Bridge (0 units / 2 units)

Gwynedd

- 100. Aberdaron,
- 101. Borth-y-Gest (0 units / 1 unit),
- 102. Clynog Fawr,
- 103. Corris (0 units / 1 unit),
- 104. Ederon (0 units / 1 unit),
- 105. Fairbourne,
- 106. Llanaelhaearn,
- 107. Llanbedrog (0 units / 1 unit),
- 108. Llangian,
- 109. Llithfaen (1 unit / 1 unit),
- 110. Morfa Bychan (1 unit / 2 units),
- 111. Morfa Nefyn,
- 112. Mynytho,
- 113. Rhoshirwaun,
- 114. Sarn Bach,
- 115. Y Felinheli (2 units / 2 units)

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. Gorsaf Gaerwen,
- 132. Haulfre (Llangoed)
- 133. Hebron,
- 134. Hendre Hywel (Pentraeth),
- 135. Hermon,
- 136. Llan-faes,
- 137. Llangadwaladr,
- 138. Llansadwrn,
- 139. Llanyghenedl (0 units / 1 unit),
- 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 (0 units / 3 units),
- 150. Rhos-meirch (1 unit / 1 unit),
- 151. Rhostrehwfa,
- 152. Rhyd-wyn,
- 153. Star,
- 154. Red Wharf Bay,
- 155. Trefor (0 units / 1 unit),
- 156. Tyn Lôn (Glan yr Afon),
- 157. Tyn-y-gongl

Gwynedd

- 158. Aberdesach,
- 159. Aberllefenni,
- 160. Aberpwl,
- 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 (0 units / 2 units),
- 171. Groeslon Waunfawr,
- 172. Llanaber,
- 173. Llandderfel,
- 174. Llanengan (2 units / 2 units),
- 175. Llanfor,
- 176. Llanllechid,
- 177. Llannor,
- 178. Llanwnda,
- 179. Llwyn Hudol,

180. Minffordd,
181. Minffordd (Bangor),
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 (0 unit / 4 units),
200. Ty'n-lôn,
201. Ty'n y Lôn,
202. Waun (Penisarwaun) (0 units / 1 unit).

Appendix 3 – The provision of land for housing

Background

Planning Policy Wales, Edition 11 (February 2021) (paragraphs 4.2.10 and 4.2.11) notes that the ability to provide housing has to be demonstrated in the Plan through a housing trajectory. Planning authorities must use their housing trajectory as a basis for monitoring the delivery of their housing requirement. Detailed information on housing delivery assessed against the trajectory is necessary in order to form part of the evidence base for the development plan's Annual Monitoring Reports and for subsequent plan review. It is noted that under-delivery against the trajectory could be sufficient reason in itself to review the development plan. This process has replaced the need to demonstrate a 5-year land supply for housing that was assessed through the Joint Housing Land Availability Study.

The Development Plan Manual gives further information on the process to consider and update the trajectory within the Annual Monitoring Reports. See the amended table and graph in the information in relation to the D43(A) and DA3(B) indicators.

As part of this process, tables need to be presented that specify the development timetable for the sites allocated in the Plan together with large windfall sites within the land bank i.e. sites with 5 or more units with extant planning permission that are not located on land allocated for housing. It is essential that a Housing Stakeholder Group is part of this process by providing views and opinions on the proposed time-frames and phasing of units on the relevant sites. As part of this process the owners of the relevant sites were contacted in order to receive their views on how they intend to develop these sites.

Membership of the Housing Stakeholder Group is as follows:

- Home Builders Federation
- Welsh Water
- Natural Resources Wales
- Grŵp Cynefin
- North Wales Housing Association
- Adra Housing Association
- Clwyd Alyn Housing Association
- North West Wales Rural Housing Enabler Service
- Gwynedd Council Housing Department
- Isle of Anglesey County Council Housing Department

The Housing Stakeholder Group was consulted on 9 June 2022 for a period of a week in relation to the sites noted in tables A1, A2 and A3 below, namely the large sites (5 or more units) that are in the land bank together with those sites that have been allocated specifically for housing in the Plan.

A response was received from Natural Resources Wales, Welsh Water and Isle of Anglesey County Council Housing Department. Observations were received regarding the development time-scale for 9 sites in which Anglesey County Council is involved. All the other observations submitted were of a general nature. All the submitted comments were accepted and therefore there was no need for further consultation in relation to sites where

there was disagreement and there was no need either to hold a meeting of the Group to discuss the sites further.

The manner in which the allocated sites and the large land bank sites are categorised can be seen in tables A1, A2 and A3 below.

It is noted below how this information, together with the assumptions made in relation to other components of the housing provision, have been inputted into the trajectory update. **The figures that are noted in the trajectory table within the AMR [prior to indicators D43(A) and D43(B)] have been highlighted in colour within the information below.**

Small sites (Land bank and windfall sites)

For small land bank sites (permission for fewer than 5 units) the average number of units completed on such sites over the last 5 years was considered:

2017-18	2018-19	2019-20	2020-21	2021-22	Total	Average
153	129	110	91	99	582	116.4 = 116

Given that there are 4 years remaining in the Plan period, the annual average noted above is based on this period in order to establish the provision on small land bank sites for the remainder of the Plan period i.e. 5-year average over a 4-year period:

$$116.4 \times 4 = 465.6 = 466 \text{ units}$$

Based on the April 2022 housing survey it is noted that there are 450 units in the small sites land bank without considering the units where no activity has taken place on those sites during the past five years (in relation to any development work or further permissions).

When we subtract this land bank figure (450) from 466 (namely the average number of units developed on small sites over the 5 previous years conveyed over a 4-year period), there are 16 units remaining to be provided on small windfall sites i.e. new permissions following the AMR 4 period.

The 116 units a year expected on small sites are split between land bank sites (extant permission) and windfall sites (new permissions). For the next two years (2022/23 and 2023/24) it is presumed that all the units are to be developed on sites that are in the existing land bank [please note, one additional unit i.e. 117 units has been noted for 2022/23 and 2023/24 in order to meet the total figure of 466].

For the last two years of the plan period, the 16 remaining units that are to be developed on small windfall sites are divided between the 2 years (i.e. 8 units per annum), with the small land bank sites responsible for providing the rest of the units up to a figure of 116 units a year.

Number of houses expected to be completed on small land bank sites:

2022/23	2023/24	2024/25	2025/26
117	117	108	108

Number of houses expected to be completed on small windfall sites during the year

2022/23	2023/24	2024/25	2025/26
No units on new windfall sites completed in the next two years.		8	8

Large land bank sites

The figures for the large site windfall units derive from tables A1 and A2 below in relation to large land bank sites in Anglesey and Gwynedd. The information in these tables has been subject to consultation and agreement with the Housing Stakeholder Group. The figures are a combination of information from Gwynedd and Anglesey for the units expected to be developed on the relevant sites per year.

Number of houses expected to be completed on large land bank sites:

2022/23	2023/24	2024/25	2025/26
188 (Anglesey: 129 / Gwynedd: 59)	259 (Anglesey: 118 / Gwynedd: 141)	123 (Anglesey: 57 / Gwynedd: 66)	111 (Anglesey: 47 / Gwynedd: 64)

Therefore:

Number of houses expected to be completed on land bank sites annually (large and small sites)

2022/23	2023/24	2024/25	2025/26
305 (188 large sites / 117 small sites)	376 (259 large sites / 117 small sites)	231 (123 large sites / 108 small sites)	219 (111 large sites / 108 small sites)

Large windfall sites (5 or more units)

For the presumption in relation to the provision on large windfall sites (i.e. new permissions on sites with 5 or more units that have not been allocated), the revised trajectory uses information for the units that have been completed on large windfall sites in the Plan area during the last 5 years (see the table below). This does not include units that have been completed on housing allocations. This figure is 838 units.

2017-18	2018-19	2019-20	2020-21	2020-21	Total
183	197	177	159	122	838

Given that there are 4 years remaining in the Plan period, the annual average noted above is based on this period in order to establish the provision on large land bank sites for the remainder of the Plan period i.e. 5-year average over a 4-year period:

$$(838/5) \times 4 = 670.4 = 670 \text{ units}$$

It is noted that tables A1 and A2 project that 681 units will be developed on large land bank sites in the next 4 years, (i.e. the remainder of the Plan period), which is greater than the large sites provision that is noted above. Therefore, for the purpose of the trajectory, no units have been included on new large windfall sites for the remainder of the Plan period. Based on past development trends, it is believed that a sufficient number of units are likely to be developed on large land bank sites (based on the assessment with the Housing Stakeholders Group) to meet the needs of this part of the housing provision.

Number of houses expected to be completed on large windfall sites annually

2022/23	2023/24	2024/25	2025/26
No units on new windfall sites completed in the next two years.		0	0

Housing allocations

The information for the number of units predicted to derive from the Plan's housing allocations can be seen in Table A3 below.

The information in this table has been subject to consultation and agreement with the Housing Stakeholders Group. Table A3 notes the detailed information per site. The total units anticipated to be developed on all the Plan's allocations per year are as follows:

Number of houses expected to be completed on allocated sites annually

2022/23	2023/24	2024/25	2025/26
100	249	451	428

Table A1: The timing and phasing of sites with planning permission – Large land bank sites (Anglesey)

LPA reference	Settlement tier	Site name	Planning permission reference	Total site capacity	Units remaining	Overall completions	Completions in JLDP period	Under construction	2022/23	2023/24	2024/25	2025/26	Units beyond the plan period	
3014	Urban Service Centre	Land at Madryn Farm, Amlwch	11C304A	31	31	0	0	0					31	
4378	Urban Service Centre	Rear of 17 Stryd Mona, Amlwch	11C192E	6	6	0	0	0					6	
4886	Urban Service Centre	Carmel Chapel, Chapel Street, Amlwch	FPL/2019/1	7	7	0	0	0		7				
4908	Urban Service Centre	HSBC Bank, Amlwch	11C273G	6	6	0	0	0		6				
3005	Urban Service Centre	Land near Catholic Church, Amlwch	11C531E	12	0	12	12	COMPLETED 2021/22						
3233	Urban Service Centre	Land adjacent to Llanfain, Llaingoch, Holyhead	H371C	24	21	3	3	0					21	
3246	Urban Service Centre	Former Repeater Station, London Road, Holyhead	19C822D/VAR	8	8	0	0	0					8	
3247	Urban Service Centre	Adj to Penrhos Stanley Hospital, Holyhead	19C171H	14	14	0	0	0		14				
4997	Urban Service Centre	Llaingoch Primary School, Holyhead	FPL/2019/341	26	26	0	0	26	26					
3877	Urban Service Centre	Land at Porthdafarch Road, Holyhead	19C754C	11	11	0	0	0	0	0	6	5		
3226	Urban Service Centre	OS field no 3100, Llanfain, Llaingoch, Holyhead	19C411	19	1	18	0	0					1	

LPA reference	Settlement tier	Site name	Planning permission reference	Total site capacity	Units remaining	Overall completions	Completions in JLDP period	Under construction	2022/23	2023/24	2024/25	2025/26	Units beyond the plan period
5129	Urban Service Centre	Post Office, 13A Boston Street, Holyheadi	FPL/2020/39	8				8			8		
3520	Urban Service Centre	Old School House, Penrallt, Llangefni	34C617	6	6	0	0	6	6				
4764	Urban Service Centre	Bryn Glas, Llangefni	FPL/2019/239	6	2	4	4	2	2				
3180	Urban Service Centre	OS 4100 & 5600 Tyn Coed (Bro Ednyfed), Llangefni	34C303	110	1	109	0	0					1
5078	Urban Service Centre	Lon Newydd, Llangefni	VAR/2021/69	7	0	0	0	7	7				
5110	Urban Service Centre	Former Burgess site, Llangefni	FPL/2021/276	6	6	0	0	6	6				
4954	Local Service Centre	Beaumaris Social Club, Beaumaris	FPL/2019/258	6	6	0	0	0	6				
3119	Local Service Centre	Cae Mair, Beaumaris	B/199'S-12C4C/4	33	1	32	2	0		1			
4929	Local Service Centre	Sarn Gannu, Bodedern	RM/2019/12	5	5	0	0	0					5
4939	Local Service Centre	Ponc y Rhedyn, Benllech	FPL/2019/204	27	27	0	0	27	27				
5036	Local Service Centre	Tyddyn Rhydd, Holyhead Road, Gaerwen	FPL/2020/87	15	15	0	0	15	15				
5111	Local Service Centre	Former Little Chef site, Gaerwen	FPL/2019/124	6	6	0	0	0	0	3	3		
3091	Local Service Centre	OS 2418, Lon Refail (Wern Geithin Estate), Llanfairpwll	31C223M	31	2	29	7	1	1	1			
4914	Local Service Centre	Rhos Farm, Pentraeth	42C266B	12	12	0	0	0		6	6		
3365	Local Service Centre	Glan yr Afon Farm, Pentraeth	42C69E	10	2	8	8	0		2			

LPA reference	Settlement tier	Site name	Planning permission reference	Total site capacity	Units remaining	Overall completions	Completions in JLDP period	Under construction	2022/23	2023/24	2024/25	2025/26	Units beyond the plan period
5089	Local Service Centre	Lon Lwyd, Pentraeth	FPL/2020/215	23	23	0	0	4		23			
3366	Local Service Centre	Old Coal Yard, Valley	49C287B/VAR	9	9	0	0	0				9	
4952	Service Village	Llain Delyn Estate, Gwalchmai	FPL/2018/42	10	10	0	0	0	COMPLETED 2021/22				
3223	Service Village	Tŷ Corniog (Maes y Ffridd), Gwalchmai	48C126D & F	7	1	6	0	1		1			
3067	Local Village	Land at Merddyn Gwyn, Brynsiencyn	RM/2018/5	13	13	0	0	0		0	0		13
3214	Local Village	OS field no. 5866, Tre Ifan, Caergeiliog	32C27C	73	73	0	0	0		10	10	10	43
3371	Local Village	Proskairon, Dwyran	45C325G/VAR	6	6	0	0	0					6
3209	Local Village	Land near Primary School, Llanfachraeth	27C23B	5	5	0	0	0		5			0
4942	Local Village	Former Llanfachraeth Primary School, Llanfachraeth	FPL/2019/278	8	8	0	0	8	8				0
3622	Local Village	Bryn Estyn, Llanfaethlu	RM/2019/4	6	6	0	0	0					6
3323	Local Village	Pen y Bont, Mountain Road, Llanfechell	38C223A	24	7	17	17	0		7			
3019	Local Village	Tŷ'n Rhos Estate, Penysarn	T1826G_24C31'S	70	14	56	0	0					14
5012	Local Village	Y Bedol, Tŷ'n Rhos, Penysarn	FPL/2019/249	14	14	0	0	0	7	7			
4953	Local Village	Marquis Inn, Rhosybol	FPL/2019/207	15	0	15			COMPLETED 2021/22				
4897	Local Village	Bryn Bochan, Talwrn	FPL/2019/172	6	6	0	0	0		3	3		
3284	Local Village	Cae Garnedd, Treglele	T1223	20	5	15	0	0					5
3204	Coastal / Rural Village	Near High Tide, Ravenspoint, Trearddur	46C195A	5	5	0	0	0					5
3254	Coastal / Rural Village	Morfa Lon Tywyn Capel, Trearddur	V1317N	83	83	0	0	0					83
3260	Coastal / Rural Village	Former cricket field, Trearddur	46C137E	17	17	0	0	0			6	6	5
3538	Coastal / Rural Village	Cliff Apartments site, Trearddur	46C14H/1	33	21	12	12	0	0	3	3	3	12

LPA reference	Settlement tier	Site name	Planning permission reference	Total site capacity	Units remaining	Overall completions	Completions in JLDP period	Under construction	2022/23	2023/24	2024/25	2025/26	Units beyond the plan period
4272	Coastal / Rural Village	Pendorlan, Lon Isallt, Trearddur	46C402D	13	2	11	11	2	2				
4358	Coastal / Rural Village	Garreg Fawr Farm, Lon Garreg Fawr, Trearddur	46C410F	13	2	11	11	2	2	0	0	0	
3255	Coastal / Rural Village	68 & 68A Trearddur Road, Trearddur	46C188G	6	6	0	0	0			3	3	
3041	Cluster	Cae Ysgawen, Brynteg	RM/2020/6	6	6	0	0	0		2	2	2	
3169	Cluster	The Herb Garden 'Llain Capelulo', Pentre Berw	33C102K/LUC	10	3	7	2	0	0	1	1	1	
3003	Cluster	Rear of Trecastell Park (Glan y Don), Bull Bay	11C8W/1	103	23	80	11	9	9	5	4	5	
3200	Cluster	Sŵn y Gwynt, Rhostrehwfa	V483	24	7	17	0	0					7
3424	Open countryside	Beauchelles, Marianglas	26C17G	9	9	0	0	9		9			
3517	Open countryside	Tŷ Wian, Llanfairynghornwy	18C202C/DEL	5	5	0	0	0					5
3279	Open countryside	Chwaen Wen Uchaf, Llantrisant	47C105E	7	7	0	0	7					7
3718	Open countryside	Outbuildings at Bryn Goleu, Llanddeusant	47C135	5	5	0	0	5	5				
3887	Open countryside	Penmynydd, Llanfwrog	29C39D	5	5	0	0	0			2	3	
3734	Open countryside	Maes Llwyn, Penmynydd	41LPA954/CC	6	5	1	1	0					5
3991	Open countryside	Bryn Mel, Llandegfan	17C48Y	12	2	10	10	0		2			
3001	Open countryside	Hafodlin Fawr, Rhosgoch	11C507C	6	2	4	4	0			0		2
TOTAL				1129	630	478	115	144	129	118	57	47	291

Table A2: The timing and phasing of sites with planning permission – Large land bank sites (Gwynedd)

LPA reference	Settlement tier	Site name	Planning permission reference	Total site capacity	Units remaining	Completions	Completions in JLDP period	Under construction	2022/23	2023/24	2024/25	2025/26	Units beyond the plan period
4756	Sub-regional Centre	Capel Pendref, High Street, Bangor	C18/0409/11/LL	5	0	5	5	COMPLETED 2021/22					
4536	Sub-regional Centre	390 High Street, Bangor	C16/1421/11/LL	6	6	0	0	0				6	
4	Sub-regional Centre	30-32, Holyhead Road, Bangor	3/11/722B	8	8	0	0	0					8
4966	Sub-regional Centre	358-360 High Street, Bangor	C19/0009/11/LL	8	8	0	0	0			8		
4578	Sub-regional Centre	Maesgeirchen Social Club, Penrhyn Avenue, Bangor	C17/0084/11/LL	10	10	0	0	0				10	
1932	Sub-regional Centre	Neuadd Deiniol & Wayside, Holyhead Road, Bangor	C11/0342/11/TC	24	24	0	0	0					24
2364	Sub-regional Centre	Former Bangor City Social Club, Bangor	C19/0078/11/LL	38	0	38	38	COMPLETED 2021/22					
5006	Sub-regional Centre	137 High Street, Bangor	C20/0848/11/LL	12	12	0	0	0		12			
4972	Sub-regional Centre	196-200 High Street, Bangor	C19/0444/11/LL	6	6	0	0	0			6		
178	Sub-regional Centre	Coed y Maes (Brewery Field), Penrhos, Bangor	3/25/195AB	20	2	18	0	0					2
179	Sub-regional Centre	Land at Y Garnedd, Penrhosgarnedd, Bangor	C06A/0663/25/LL	5	1	4	0	0			1		
5105	Sub-regional Centre	Railway Institute, Euston Road, Bangor	C21/0803/11/LL	25	25	0	0	0		25			
5106	Sub-regional Centre	Plas Penrhos, Penrhos Road, Bangor	C21/0648/11/LL	39	39	0	0	0		39			
5109	Sub-regional Centre	Land at Pen y Ffridd Road, Bangor	C19/1072/11/LL	30	30	0	0	0		30			
2206	Urban Service Centre	Part OS 8825, Cae Clyd, Manod, Blaenau Ffestiniog	C14/0248/03/LL	5	5	0	0	0		3	2		
5069	Urban Service Centre	Wynne Road, Blaenau Ffestiniog	C20/0538/03/LL	6	6	0	0	6	6				

LPA reference	Settlement tier	Site name	Planning permission reference	Total site capacity	Units remaining	Completions	Completions in JLDP period	Under construction	2022/23	2023/24	2024/25	2025/26	Units beyond the plan period
4447	Urban Service Centre	Menai View, North Road, Caernarfon	C16/0712/14/LL	5	5	0	0	0					5
1660	Urban Service Centre	Former Marine Hotel, North Road, Caernarfon	C18/1040/14/LL	15	15	0	0	15			15		0
5142	Urban Service Centre	Former Cae'r Glyn Allotments, Ffordd Bethel, Caernarfon	C21/0767/14/LL	17	17	0	0	0	0	17			
2518	Urban Service Centre	Capel Garth, Bank Place, Porthmadog	C16/0761/44/LL	9	9	0	0	9	9				
1969	Urban Service Centre	Snowdon Mill, Heol yr Wyddfa, Porthmadog	C07D/0707/44/LL	24	24	0	0	0					24
1640	Urban Service Centre	Plot 31, Awel y Grug, Porthmadog	C15/0224/44/LL	10	1	9	0	0		1			
4880	Urban Service Centre	Frondeg Centre, Ala Uchaf, Pwllheli	C19/0858/45/LL	28	28	0	0	28	28	0			
4313	Urban Service Centre	Land near Ala Cottage, Yr Ala, Pwllheli	C14/1118/45/LL	30	30	0	0	0					30
4069	Local Service Centre	Post Office Building, King Edward Street, Abermaw	C14/0633/00/LL	7	7	0	0	0					7
743	Local Service Centre	Promenade Abermaw	5/51/815B	26	26	0	0	0					26
4100	Local Service Centre	Whitehouse Hotel site, Abersoch	C14/1208/39/LL	18	18	0	0	0				18	
4932	Local Service Centre	Bethesda Rugby Club, Bethesda	C17/1101/13/LL	17	0	17	17	COMPLETED 2021/22					
5023	Local Service Centre	Land near Llain y Pebyll, Bethesda	C20/0018/13/LL	7	7	0	0	0		7			
24	Local Service Centre	OS 8361, 8958, 8650, Bryn Caseg, Bethesda	3/13/130A-E	22	1	21	0	0		1			
2528	Local Service Centre	Near George IV Hotel, Criccieth	C16/0292/35/LL	37	37	0	0	0			8	8	21
224	Local Service Centre	Gorseddfa Estate, Criccieth	2/15/143A-Z	13	1	12	0	0					1
225	Local Service Centre	Wern y Wylan Estate, Criccieth	C96D/0181/15/CL	9	1	8	0	0					1

LPA reference	Settlement tier	Site name	Planning permission reference	Total site capacity	Units remaining	Completions	Completions in JLDP period	Under construction	2022/23	2023/24	2024/25	2025/26	Units beyond the plan period
2495	Local Service Centre	Seion Chapel, Stryd y Plas, Nefyn	C04D/0722/42/LL	7	7	0	0	7					7
285	Local Service Centre	Bro Gwylwyr Estate, Nefyn	C07D/0699/42/LL	35	1	34	1	0			1		
4820	Local Service Centre	Meysydd Llydain, Bryniau Hendre, Penrhyndeudraeth	C16/1021/08/LL	9	2	7	7	2	2				
3790	Local Service Centre	Tir y Farchnad, Sandilands Road, Tywyn	C13/0102/09/LL	18	18	0	0	0					18
76	Service Village	Bro Eglwys, Saron, Bethel	3/18/202J	50	14	36	0	0					14
1330	Service Village	Land opposite B4413, Botwnnog	C02D/0322/32/LL	5	1	4	0	0					1
4576	Service Village	Cae Bodlondeb, Ael y Bryn (Site 1), Chwilog	C16/1363/41/AM & C20/0674/41/MG	9	9	0	0	0			3	6	
4577	Service Village	Cae Bodlondeb, Ael y Bryn (Site 2), Chwilog	C16/1603/41/AM & C20/0673/41/MG	9	9	0	0	0			6	3	
2539	Service Village	Rhiw Goch, Deiniolen	C19/0003/18/MG	17	17	0	0	0			6	6	5
2477	Service Village	Llwyn Bedw Estate, Rachub	C10A/0040/21/MG	13	2	11	7	0			2		
2250	Local Village	Adj to Tan yr Eglwys, Abererch	C15/0215/40/LL	8	0	8	8	COMPLETED 2021/22					
3966	Local Village	Plot of land near Hen Gapel, Waunfawr Road, Caeathro	C09A/0412/26/LL	12	12	0	0	0		6	6		
2216	Local Village	Ceir Cwm, Cwm y Glo	C10A/0087/23/LL	8	5	3	3	0				5	
4968	Local Village	Near Tan y Celyn, Dinas (Llanwnda)	C14/0386/24/LL	24	0	24	24	COMPLETED 2021/22					
772	Local Village	Fron Deg, Rhostryfan	C15/0355/24/LL	18	4	14	14	0			2	2	
361	Local Village	Caer Odyn (Lion Estate), Tudwelliog	C08D/0368/46/LL	11	0	11	4	COMPLETED 2021/22					
1669	Coastal / Rural Village	Plots 15-23 Heol Seithendre, Fairbourne	C04M/0072/01/LL	9	5	4	0	0					5
5107	Coastal / Rural Village	Land near Cae Gors, Tregarth	C21/0617/16/LL	12	12	0	0	0	12				

LPA reference	Settlement tier	Site name	Planning permission reference	Total site capacity	Units remaining	Completions	Completions in JLDP period	Under construction	2022/23	2023/24	2024/25	2025/26	Units beyond the plan period
2517	Coastal / Rural Village	Opposite Halfway House, Y Felinheli	C09A/0424/20/LL	7	7	0	0	0					7
1730	Coastal / Rural Village	Plas Dinorwig Hotel, Y Felinheli	C05A/0152/20/LL	8	8	0	0	0					8
1428	Coastal / Rural Village	Harbour, Y Felinheli	C05A/0750/20/LL	22	3	19	0	0					3
2428	Cluster	OS 3910, Near St Engan Church, Llanengan	C11/1186/39/MG	6	2	4	4	2	2				
TOTAL				841	530	311	132	36	59	141	66	64	217

Table A3: The timing and phasing of housing allocations

LPA reference	Settlement tier	Allocated site number	Allocated site name	Total site capacity*	Time lag to construction start in months **	Phasing of development							
						Completions	Completions in JLDP period	Under construction	2022/23	2023/24	2024/25	2025/26	Units beyond the plan period
3944	Sub-regional Centre	T1	Goetra Uchaf, Bangor			SITE COMPLETED							
4591	Sub-regional Centre	T2	Former Friars School Playing Field, Bangor	43							22	21	
4225	Sub-regional Centre	T3	Former Jewsons site, Bangor	70	Planning permission C17/0835/11/MG	0	0	0				21	49
4592	Sub-regional Centre	T4	Land opposite the Crematorium, Bangor	72							22	22	28
4719	Urban Service Centre	T5	Land near Maes Mona, Amlwch	50									50
4028	Urban Service Centre	T6	Land near Lôn Bach, Amlwch	73									73
4703	Urban Service Centre	T7	Land at Madyn Farm, Amlwch	152									152
4704	Urban Service Centre	T8	Land near Rheinwas Field, Amlwch	40									40
4705	Urban Service Centre	T9	Land at Tan y Bryn, Amlwch	58							20	20	18
3229	Urban Service Centre	T10	Tyddyn Bach, Holyhead	124	Planning permission 19C608U	123	123		1				

LPA reference	Settlement tier	Allocated site number	Allocated site name	Total site capacity*	Time lag to construction start in months **	Phasing of development							
						Completions	Completions in JLDP period	Under construction	2022/23	2023/24	2024/25	2025/26	Units beyond the plan period
4706	Urban Service Centre	T11	Land near Cae Rhos, Holyhead	36	Planning permission 19C1231	0			0	12	12	12	0
4707	Urban Service Centre	T12	Land near Yr Ogof, Holyhead	72							10	10	52
4708	Urban Service Centre	T13	Land near Tyddyn Bach Farm, Holyhead	46	Planning permission FPL/2018/57	42	42	4	4				
3856	Urban Service Centre	T14	Land near Waunfawr Estate, Holyhead	22								7	15
3943	Urban Service Centre	T15	Holyhead Waterfront, Holyhead	90									90
3231	Urban Service Centre	T16	Cae Serri Road, Holyhead	SITE COMPLETED									
4713	Urban Service Centre	T17	Land near Ty Hen, Llangefni	154							30	32	92
4724	Urban Service Centre	T18 (part)	Former Ysgol y Bont, Llangefni	PART OF SITE COMPLETED (PERMISSION 34C687/ECON)									
4714	Urban Service Centre	T18 (part)	Former Ysgol y Bont, Llangefni	52	Planning permission RM/2020/13 on part of site	0	0	52	0	52			
4688	Urban Service Centre	T19 (part)	Tŷ'n Coed, Llangefni	134	Planning permission 34C553A	63	63	0	21	23	27		

LPA reference	Settlement tier	Allocated site number	Allocated site name	Total site capacity*	Time lag to construction start in months **	Phasing of development							
						Completions	Completions in JLDP period	Under construction	2022/23	2023/24	2024/25	2025/26	Units beyond the plan period
4715	Urban Service Centre	T19 (part)	Tŷ'n Coed, Llangefni Units remaining on the basis of 30 units per hectare given that application 34C553A (4688) has been permitted on part of the site.	21								10	11
4825		T20		151	Planning permission 34C304K/1	0	0	60	30	30	30	30	31
4596	Urban Service Centre	T21	Coleg Menai land, Llangefni (T20, 21 & T22)	95								30	65
4597		T22		60							10	10	40
4443	Urban Service Centre	T23	Former Playing Fields, Blaenau Ffestiniog	SITE COMPLETED									

LPA reference	Settlement tier	Allocated site number	Allocated site name	Total site capacity*	Time lag to construction start in months **	Phasing of development							
						Completions	Completions in JLDP period	Under construction	2022/23	2023/24	2024/25	2025/26	Units beyond the plan period
1373	Urban Service Centre	T24	Land at Congl y Wal, Blaenau Ffestiniog	29						16	7	6	
1372	Urban Service Centre	T25	Former Hendre School, Caernarfon	SITE COMPLETED									
2213	Urban Service Centre	T26	To the rear of Maes Gwynedd, Caernarfon	150						17	17	16	100
1400	Urban Service Centre	T27	Cae Phillips Road, Caernarfon	14	Planning permission C21/0111/45/LL	0	0	14	14			0	
1399	Urban Service Centre	T28	Land near Lôn Caernarfon, Pwllheli	15	Planning permission C18/1198/45/AM	0	0	0		15	0	0	
3407	Urban Service Centre	T29	Deiniol Field, Pwllheli	35	Planning permission 12C49M/VAR	0	0	0			21	14	
4720	Urban Service Centre	T30	Former Hockey Field, Pwllheli	12									12
5010	Local Service Centre	T31	Casita, Beaumaris	30	Planning permission OP/2019/17	0	0	0		0	30	0	

LPA reference	Settlement tier	Allocated site number	Allocated site name	Total site capacity*	Time lag to construction start in months **	Phasing of development							
						Completions	Completions in JLDP period	Under construction	2022/23	2023/24	2024/25	2025/26	Units beyond the plan period
4712	Local Service Centre	T32	Adjoining Wendon Cafe, Benllech	18							6	5	7
4692	Local Service Centre	T33 (part)	Land near Llwyn Angharad, Bodedern	PART OF SITE COMPLETED (PERMISSIONS 20C313A & 20C313D)									
4709	Local Service Centre	T33 (part)	Land near Llwyn Angharad, Bodedern Part of site remaining after permission OP/2019/17 (site 5010)	45							20	25	0
4711	Local Service Centre	T34 (part)	Land to rear of Holyhead Road, Cemaes	30							15	15	
3093	Local Service Centre	T34 (part)	Land to rear of Holyhead Road, Cemaes	16	Planning permission 31C170B/DA	15	15	1	1	0			

LPA reference	Settlement tier	Allocated site number	Allocated site name	Total site capacity*	Time lag to construction start in months **	Phasing of development								
						Completions	Completions in JLDP period	Under construction	2022/23	2023/24	2024/25	2025/26	Units beyond the plan period	
			Units remaining based on 30 dwellings per hectare on the basis that applications 20C313A and 20C313D have been permitted on part of the site											
3103	Local Service Centre	T35	Land near Bryn Eira, Llanfairpwll	21	Planning permission 39C18G	20	15	0	0					1
3102	Local Service Centre	T36	Land near Penmynydd Road, Llanfairpwll	132	Planning permission LPA206	72	0					0		60
4716	Local Service Centre	T37	Ty Mawr, Menai Bridge	14										14
4718	Local Service Centre	T38	Tyddyn Mostyn, Menai Bridge	54	Planning permission FPL/2021/215					0	54	0		
2205	Local Service Centre	T39	Land near Lôn Gamfa, Menai Bridge	34						12	11			11
1374	Local Service Centre	T40	Former Cattle Market Site, Valley	16								8		8
2790	Local Service Centre	T41	Land near North	SITE COMPLETED										

LPA reference	Settlement tier	Allocated site number	Allocated site name	Total site capacity*	Time lag to construction start in months **	Phasing of development								
						Completions	Completions in JLDP period	Under construction	2022/23	2023/24	2024/25	2025/26	Units beyond the plan period	
			Terrace, Criccieth											
3602	Local Service Centre	T42	Land near Victoria Hotel, Llanberis	9	Planning permission C18/0942/23/LL	8	0	1	1	0				
2567	Local Service Centre	T43	Land near Tŷ Du Road, Llanberis			SITE COMPLETED								
4603	Local Service Centre	T44	Church Field, Llanrug	19							5	5	9	
3832	Local Service Centre	T45	Land near Rhythallt Road, Llanrug			SITE COMPLETED								
1405	Local Service Centre	T46	Land near Helyg, Nefyn	31							15	16		
4604	Local Service Centre	T47	Former Allotments, Nefyn	46									46	
4605	Local Service Centre	T48	Canol Cae, Penrhyndeudraeth	31								15	16	
1379	Local Service Centre	T49	Land near Former Bron Garth Hospital, Penrhyndeudraeth	15									15	
5064	Local Service Centre	T50	Land near Canol Cae, Penrhyndeudraeth	24	Planning permission C20/0942/22/LL	0	0	24	24					

LPA reference	Settlement tier	Allocated site number	Allocated site name	Total site capacity*	Time lag to construction start in months **	Phasing of development							
						Completions	Completions in JLDP period	Under construction	2022/23	2023/24	2024/25	2025/26	Units beyond the plan period
2142	Local Service Centre	T51 (part)	Land near Maes Dulyn, Penygroes Permission C20/0942/22 /LL (5064) on part of the site - Number of units based on the area of the remaining site	41	Planning permission C06M/0069/09/LL	32	23	0	0	3	3	3	
667	Local Service Centre	T51 (part)	Land near Maes Dulyn, Penygroes	23	Planning permission 5/79/134	11	2	0				6	6
5002	Local Service Centre	T52	Sŵn y Tonnau, Tywyn	7	Planning permission 48C207C	0	0	0		3	3		1
4717	Local Service Centre	T53	Garreglwyd, Tywyn	16									16
3113	Service Village	T54 (part)	Land near the A5, Gwalchmai	53	Planning permission 45C39G	47	6	1	2	2	2		
4710	Service Village	T54 (part)	Land near the A5, Gwalchmai Permission 48C207C (5002) on part of site - Number of	17						5	5		7

LPA reference	Settlement tier	Allocated site number	Allocated site name	Total site capacity*	Time lag to construction start in months **	Phasing of development								
						Completions	Completions in JLDP period	Under construction	2022/23	2023/24	2024/25	2025/26	Units beyond the plan period	
			units based on remaining site area											
4598	Service Village	T55	Tyn Cae Estate, Newbrough	28							14	14		
4599	Service Village	T56	Land near Tyn y Ffynnon, Llannerch-y-Medd	7	Planning permission C18/0545/18/MG	3	3	4	2	2				
2478	Service Village	T57	Land opposite Cremlyn Estate, Bethel	SITE COMPLETED										
4593	Service Village	T58	Land opposite Rhoslan Estate, Bethel	10							5	5		
4594	Service Village	T59	Land near Glanrafon Estate, Bontnewydd	21						5	5	5	6	
4595	Service Village	T60	Land near Pont Glan Beuno, Bontnewydd	11							3	3	5	
4125	Service Village	T61	Land near Cefn Capel, Botwnnog	SITE COMPLETED										
1364	Service Village	T62	Land near Pentre, Botwnnog	21	Planning permission C18/1055/441/LL	0	0	0		7	7	7		
3959	Service Village	T63	Land to rear of Madryn	27	Planning permission C09A/0396/18/AM	0	0	0		9	9	9		

LPA reference	Settlement tier	Allocated site number	Allocated site name	Total site capacity*	Time lag to construction start in months **	Phasing of development								
						Completions	Completions in JLDP period	Under construction	2022/23	2023/24	2024/25	2025/26	Units beyond the plan period	
			Arms, Chwilog											
4600	Service Village	T64	Land near Cae Capel, Chwilog	30	Planning permission C19/0950/21/LL	0	0	0		30				
4601	Service Village	T65	Land near Pentre Helen, Deiniolen	18						6	6	6		
4602	Service Village	T66	Land near Maes Bleddyn, Rachub	10							5	5		
2214	Service Village	T67	Land near Tyn Lôn, Y Ffor	SITE COMPLETED										
TOTAL						436	292	161	100	249	451	428	1131	
*	For sites with planning permission, the figure indicates the number of units that have been permitted.													
**	Except where we have received detailed information from the landowners/developers, a period of at least 2 years have been noted before any unit is completed on an allocated site that is not subject to planning permission													
	Completed													
	Extant planning permission (not yet completed)													

