



# Anglesey and Gwynedd Joint Local Development Plan 2011 - 2026

2nd Annual Monitoring Report  
(DRAFT)

1 April 2019- 31 March 2020



CYNGOR SIR  
YNYS MÔN  
ISLE OF ANGLESEY  
COUNTY COUNCIL



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

**(DRAFT) ANNUAL MONITORING REPORT  
1 April 2019- 31 MARCH 2020  
2<sup>nd</sup> Annual Monitoring Report**

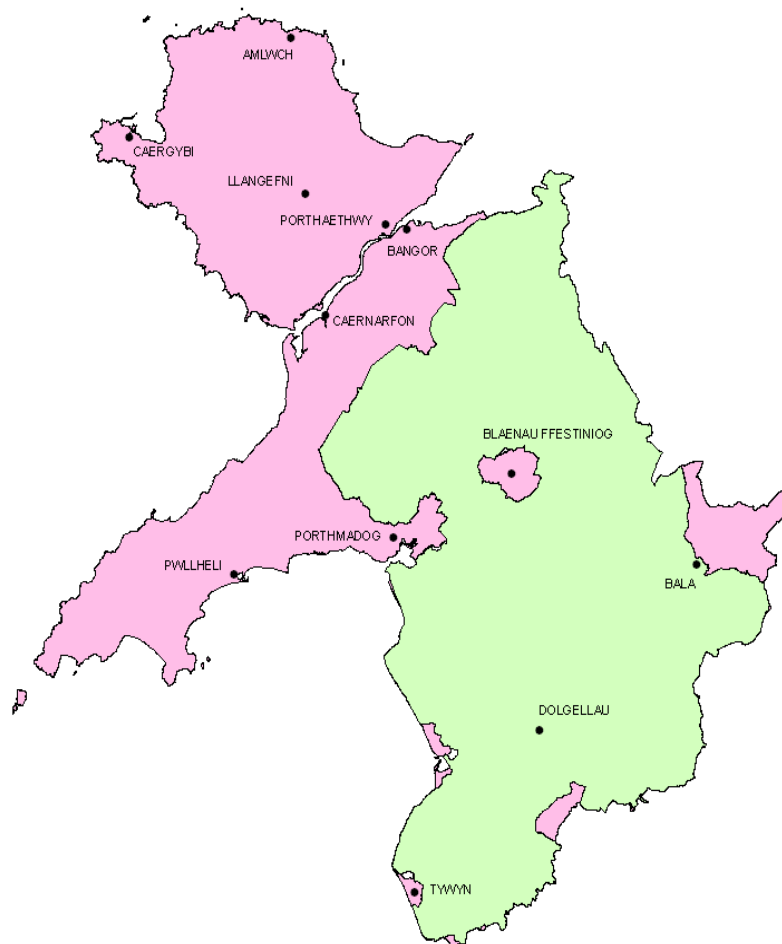
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## EXECUTIVE SUMMARY

- 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.



Nodiant / Notation

- Ardal y CDLI ar y Cyd / Joint LDP Area
- Parc Cenedlaethol Eryri / Snowdonia National Park


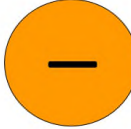
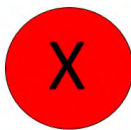
- ii. Monitoring is a continuous part of the process of drawing up a plan. Monitoring is the connection between gathering evidence, the plan's strategy and the work of drawing up policies, implementing policies, evaluating and reviewing the Plan. The Monitoring Framework is in Chapter 7 of the Joint LDP. It includes a total of 70 indicators<sup>1</sup> that are used to monitor the effectiveness of the Plan and its policies. It also includes a series of targets and defines thresholds that trigger further action, when required. The Monitoring Framework was

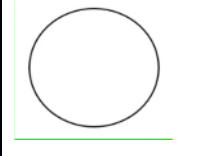
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<sup>1</sup> AMR2 will be reporting on 65 indicators. The target for 5 of the indicators have been met during AMR1 therefore there isn't a need to continue to monitor these indicators.

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 second AMR to be prepared since the Joint LDP was adopted. This AMR looks at the period from 1st April 2019 to 31 March 2020. The Report is normally required to be submitted to the Welsh Government and published on the Councils' websites by 31 October 2020. This year, as a result of the Covid-19 pandemic, Julie James MS has stated that Local Planning Authorities will not need to submit the Annual Monitoring Report during October. Due to the restrictions as a result of Covid-19 it has not been possible to gather all the information for some of the indicators, so as the information is not complete the report is a draft one. Information for two years will be submitted to the Government in October 2021.
- v. As this is only the second Annual monitoring Report, any conclusions that can be drawn from the analysis of the indicators contained within the monitoring framework would be preliminary. This AMR provides an important evidence base and while comparisons can be made with the first AMR it is still difficult to conclude on any trends. The information which will be set out in next years AMR will help to establish trends as there will have been over three years since the adoption of the Joint Local Development Plan. It is worth noting that the contents of next years AMR will include information about decisions on planning applications and developments which will have occurred during the Covid-19 pandemic.
- 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.	32
	The policy target is currently not achieved as anticipated but this is not leading to concerns regarding policy implementation.	31
	Local policy does not provide expected results and there are resulting concerns regarding Policy implementation.	1

	There is no conclusion - available data is scarce.	1
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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	61
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.	0
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	4

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.

### AMR Key Findings

- Permission granted for 507 new residential units (including applications to reconsider or extend expiry date of existing permissions) during 2019/20. 217 units (43%) were for affordable housing. The affordable housing percentage increases to 51% 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 (180 affordable units out of 350 new units).
- 453 homes were completed during the monitoring period. Due to the regulations relating to the Covid-19 pandemic, it was not possible to visit 68 sites to assess whether housing units had been completed or not (8% of all the relevant sites).
- It is noted that 3564 units have been completed in the Plan area between the base date (2011) and 2019/20, whilst the trajectory notes a figure of 3828 units. This is therefore 6.9% lower than the figure in the trajectory.
- The need to maintain a 5-year housing land supply was removed with the revocation of Technical Advice Note 1 on the 26 March 2020. New indicators introduced on monitoring the Plan's housing delivery against its Housing Trajectory. Work with external stakeholders ongoing to ascertain position against the Housing Trajectory.
- 51% of the housing units<sup>2</sup> permitted during the AMR period are within the Sub-regional Centre and Urban Service Centres. 21% of units have been permitted within the Local Service Centres with a further 28% permitted in Villages, Clusters and Open Countryside.
- In the AMR period (2019-20), 36.6% of housing units completed in the Joint Local Development Plan area are located on sites allocated for housing.
- Average density of new housing permissions in Plan area during the AMR period is 32.3 units per hectare.
- 124 affordable housing units completed in 2019-20 which is 27% 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. Due to the regulations relating to the Covid-19 pandemic, it was not possible to visit 2 sites with extant permission for affordable housing.
- 4 affordable housing exception sites permitted during the AMR period (45 units permitted on these sites).

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<sup>2</sup> New housing permissions or permissions to re-assess and to extend expiry date of prior permissions

- 2 local market units given planning permission during AMR period. One local market unit completed.
- Since adoption the Councils have adopted 7 Supplementary Planning Guidance and another 4 are close to adoption or underway .
- The Councils received 28 Appeals during the Monitoring Period. 65% of these were dismissed.
- In June 2018, Horizon submitted a Development Consent Order application in order to develop a new nuclear power plant, and a public inquiry was held.
- Hitachi announced its intention to delay the proposal of developing the new Nuclear Power Station; however, Horizon confirmed that it would continue to allocate resources to ensure that the process of examining the application is completed. Due to the Covid-19 pandemic the decision on the DCO application has been delayed, a decision is now expected at the end of September 2020.
- The JLDPs strategic objective to diversify the area's rural economy has been achieved during AMR with applications for various uses including for example a mechanic workshop, blinds production company and art glass workshop being approved (Policy CYF 6).
- Planning Permissions have been granted for renewable schemes that have the potential to contribute a total of 0.03MW within the JLDP area.

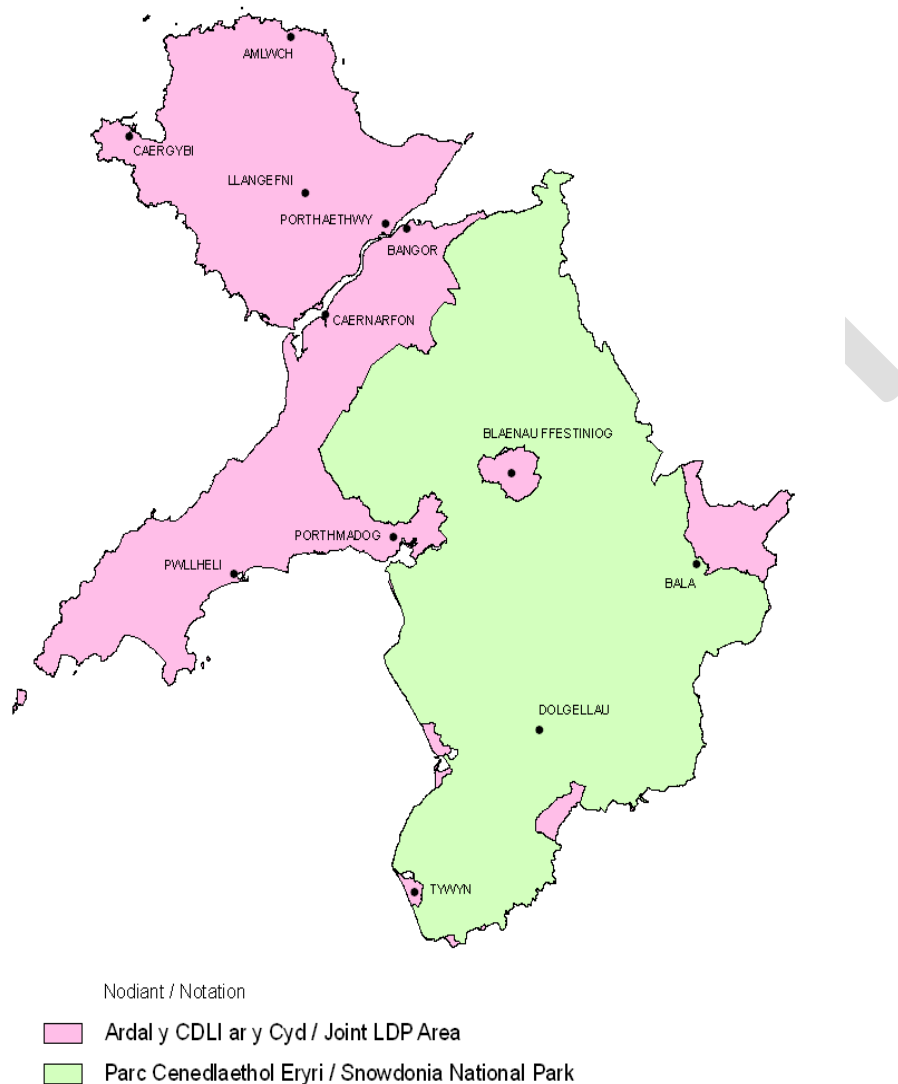
### **Monitoring the Sustainability Assessment**

Appendix 1 provides a detailed assessment of the performance of the LDP against the SA monitoring objectives. Detailed indicators have been identified to provide more specific evidence for the performance of the LDP against the SA Objectives outlined in the LDP.



## 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 second AMR to be prepared since the Joint LDP was adopted. This AMR looks at the period from 1st April 2019 to 31 March 2020. The Report is normally required to be submitted to the Welsh Government and published on the Councils' websites by 31 October 2020. This year, as a result of the Covid-19 pandemic, Julie James MS has stated that Local Planning Authorities will not need to submit the Annual Monitoring Report during October. Due to the restrictions as a result of Covid-19 it has not been possible to gather all the information for some of the indicators, so as the information is not complete the report is a draft one. Information for two years will be submitted to the Government in October 2021.

### What is the AMR?

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

- 1.6 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.
- 1.7 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

- 1.8 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


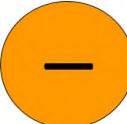
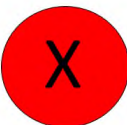
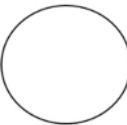
- 1.9 The Monitoring Framework notes a range of achievable actions that could address any shortcomings or unexpected outcomes. However, it does not necessarily follow that a failure to achieve a specific target will be interpreted as a policy failure that would automatically mean that this policy (or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

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

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

**Thresholds for undertaking a review before the statutory review - circumstances affecting the robustness of the plan**

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

1.12 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"> <li>1. The outcomes of the Sustainability Assessment indicators - relating to the SA Report and the integrated assessment.</li> <li>2. The Joint LDP's compliance with the Well-being Act (2015)</li> </ol>

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

## **CHAPTER 2: ANALYSING SIGNIFICANT CONTEXTUAL CHANGES**

2.1 During the monitoring period, a number of new and updated policy documents/guidelines were published, and legislation introduced. It is important to understand the various factors that could impact the performance of the Joint LDP, from global and national levels, down to local policies and the Councils' own guidelines. Some changes are clearly completely beyond the Councils' control. This Chapter provides a brief overview of the relevant contextual content published during this monitoring period. It includes national legislation, and plans, policies and strategies on a national, regional and local level. Any potential general implications for the entire Joint LDP are outlined where appropriate. General economic trends that have appeared 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.

### **THE NATIONAL CONTEXT**

#### **AMENDMENTS TO LEGISLATION**

##### **Town and Country Planning Act (General Permitted Development) (Amendment) (Wales) 2019**

- 2.2. On 1 April 2019 an amendment to the General Permitted Development Order (GDPO) came into force that specifically relates to energy, telecommunications and service developments.
- 2.3 The most significant amendment is an amendment to Schedule 2, part 2 'Minor Operations' that introduces Classes D and E and establishes development rights for equipment and infrastructure for "recharging electric vehicles" as far as the proposals conform to the prescribed criteria.

##### **The Town and Country Planning (General Permitted Development) (Wales) 2002 (The Amendment Order) 2020**

- 2.4 In response to the immense challenges faced due to COVID-19, an amendment has been made to the Town and Country Planning Order (General Permitted Development), which came into force on 30 March 2020. The Amendment Order inserts a new Part 12A (Emergency Development by Local Authorities) as a schedule to the GDPO, that permits local authorities to carry out certain developments, as defined by section 55 of the Town and Country Planning Act 1990, on land owned, leased or maintained by the local authority, for the following purposes:
- a) Preventing an emergency;
  - b) Reducing, controlling or mitigating the effects of an emergency;
  - c) Taking other action in connection with an emergency.
- 2.5 For these purposes, an emergency is an event or situation which threatens serious damage to human welfare in a place in the United Kingdom, which includes the COVID-19 pandemic.
- 2.6 The new development is subject to conditions which are also set out in the new Part 12A. One of the conditions includes restricting the development retention date under this new part to 12 months, starting on the date on which the development began.

## **AMENDMENTS TO NATIONAL PLANNING POLICY**

### **Planning Policy Wales (Edition 10, 2018)**

- 2.7 Following the dis-application of Technical Advice Note (TAN1): Joint Housing Land Availability Studies (see below), amendments were required to the 'Housing Supply' section of Planning Policy Wales. The changes remove the policy of maintaining a five-year housing land supply, and replace it with a policy statement that specifically notes that the housing trajectory, as noted in the adopted LDP, will be the basis for monitoring how the housing requirements are satisfied, as part of the Annual Monitoring Reports of the LDP.

### **Technical Advice Note (TAN 1): Joint Housing Land Availability Study**

- 2.8 Technical Advice Note (TAN) 1: Joint Housing Land Availability of Land (January 2015) was revoked in its entirety due to the change of policy in Planning Policy Wales (in force from 26 March 2020).

## **OTHER NATIONAL AMENDMENTS**

### **Town and Country Planning (Major Residential Development) (Notification) (Wales) Direction 2020**

- 2.9 The Welsh Government is firmly committed to a plan-led planning system and recognises the essential role of development plans in delivering good quality places. Due to proposals for speculative, unsustainable residential developments outside the development boundaries of the relevant Development Plans, Welsh Government was of the opinion that the policy context noted in PPW, Edition 10 needed reinforcing, by amending the provision in relation to "Major Residential Developments" in The Town and Country Planning (Notification) (Wales) Direction 2012 (the 2012 Direction) and paragraphs 16 to 18 of Welsh Government Circular 07/12.
- 2.10 The new direction, namely the 'Town and Country Planning' (Major Residential Development) (Notification) (Wales) Direction 2020 is relevant to applications submitted on or after 15 January 2020. The Direction requires Welsh Ministers to be notified of applications made on or after that date for any proposed residential development of more than 10 residential units, or residential development on more than 0.5 hectares of land, which is not in accordance with one or more provisions of the development plan in force and which the planning authority does not propose to refuse.

### **Local Development Plans Manual (Edition 3)**

- 2.11 The Development Plans Manual is a document for practitioners who are responsible for, or contribute to, the preparation and implementation of development plans. It contains practical guidance on how to prepare, monitor and revise a development plan, underpinned by robust evidence to ensure that plans are effective and deliverable and contribute to placemaking, as defined in national policy set out in Planning Policy Wales (PPW).

- 2.12 Edition 3 of the Local Development Plans Manual was published during March 2020. Edition 3 of the Manual provides further guidance on the process of monitoring against the housing trajectory.

### **Self Build Wales Scheme**

- 2.13 On 3 March 2020, a £210m scheme was launched to assist people to build their own homes.
- 2.14 The Self Build Wales Scheme is funded by Welsh Government and is managed by the Development Bank for Wales. The aim of the Self Build Wales scheme is to help remove the barriers and uncertainty that prevent people in Wales from building their own homes.
- 2.15 In doing so, underdeveloped or underused land will be transformed into suitable plots for new self-build and custom-build homes. Plots are available with pre-approved designs to choose and planning permission in place.

### **National Marine Plans Wales (November 2019)**

- 2.16 The Wales Marine Plan was published on the 12th November 2019. The purpose of the National Marine Plan Wales is to support the sustainable development of the seas surrounding Wales, and encompass the inshore and offshore areas during the next 20 years. It presents Welsh Government's ambitions for the future use of the sea's natural resources, how various users of the sea should interact and consider each other's activities and plans for the future. When undertaking a revision of the Local Development Plan the contents of this document will be considered to ensure where relevant the Local Development Plan is in line with the plan.

### **National Development Framework draft**

- 2.17 In September 2019 the Welsh Government launched the Draft National Development Framework (NDF) for public consultation. The NDF will have the status of a Development plan and therefore Strategic Development Plans and Local Development Plans will have to align with it. Both Councils provided a response to the public consultation outlining that while supportive of the principle of the NDF that there were significant concerns about the contents of the document and the evidence base supporting it.
- 2.18 It is expected that the NDF will be published in Spring 2021 and therefore any implications for the JLDP will be outlined in the AMR3 and also will be considered as part of the Review of the JLDP.

## **THE REGIONAL CONTEXT**

### **North Wales Growth Deal**

- 2.19 In December 2017, the North Wales Growth Board (a partnership of Local Authorities and wider partners, e.g. Higher Education, Further Education and the North Wales Mersey Dee Business Council) made a Growth Deal bid to Welsh Government and UK Government for £383m of grant funding for North Wales.



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

## **THE LOCAL CONTEXT**

### **Supplementary Planning Guidance**

- 2.26 The purpose of SPGs are to:
- assist applicants and their agents to prepare planning applications and guide them in discussions with officers on how to use the relevant policies in the Joint Local Development Plan before submitting planning applications,
  - assist officers to assess planning applications, and officers and councillors to make decisions about planning applications, and
  - help Planning Inspectors make decisions on appeals.
- 2.27 Although the Plan contains policies that enable the Local Planning Authority to make consistent and transparent decisions on development proposals, it cannot provide all the detailed advice required by officers and prospective applicants to steer proposals locally. In order to provide this detailed advice, the Councils are preparing a range of Supplementary Planning Guidance to support the Plan with more detailed guidance on a variety of topics and matters to help interpret and implement the Plan's policies and proposals.
- 2.28 Appendix 9 of the Joint Local Development Plan contains a table of the Supplementary Planning Guidance that have/will be prepared along with the projected timetable for

preparing it. It is noted that the timetable associated with preparing the Supplementary Planning Guidance has slipped, and the reasons for the slippage include:

- The procedure for reporting and approving the SPG has been the subject of scrutiny within the Councils, and this has added to the timetable.
- The preparation process (internal and external engagement) took longer than the projected timetable.
- Lack of resources/capacity in the Unit.
- A lack of demand for the Guidance in light of publishing national planning policy in relation to the subject of the Guidance.
- The Covid-19 pandemic has meant it was necessary to postpone a joint Planning Policy Committee meeting, which meant it was not possible to a decision to release some of the SPG for public.

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

2.30 The following Supplementary Planning Guidance have been adopted during the second AMR period, and are therefore now used as material planning consideration when determining planning applications:-

<b>Supplementary Planning Guidance</b>	<b>Date adopted</b>
Affordable Housing	April 2019
Maintaining and Creating Distinctive and Sustainable Communities	July 2019
Planning Obligations	September 2019
Replacement dwellings and conversions in the countryside	September 2019


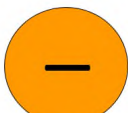
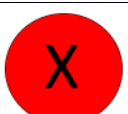

## **CONCLUSION**

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

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

## 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)
D9	Preparation of Supplementary Planning Guidance relating to provision of open spaces in new housing developments.	AMR 1
D14	Delivery of Llangefni Link Road (Phase 4)	AMR 1
D15	Delivery of improvements to the A5025	AMR 1

D30	Prepare and adopt a revised Supplementary Planning Guidance relating to the Wylfa Newydd projects	AMR 1
D54	Prepare and adopt a Supplementary Planning Guidance for Local market Housing	AMR 1

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

DRAFT

## 6.1 Safe, healthy, distinctive and vibrant communities

### Welsh language and Culture



#### Supplementary Planning Guidance – Maintaining and Creating Distinctive and Sustainable Communities (2019)

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

This SPG was adopted in July 2019 and provides detailed guidance, which includes a new and thorough methodology to prepare Language Statements and Assessments that will mean that relevant consideration will be given to the Welsh language when relevant to an application.

The nature of housing applications on new sites that have received consent since the Plan's adoption indicate a substantial percentage of affordable housing at 54.8%. Indeed, for the 8 sites with 11+ housing units, 2 of these are sites allocated in the Plan, 3 are for 100% affordable housing schemes with the other 3 sites providing affordable housing provision in line with 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				
<b>Objective:</b>	SO1	Safeguard and strengthen the Welsh language and culture and promote its use as an essential part of community life.		
<b>Indicator:</b>	<b>Target:</b>	<b>Relevant policy:</b>	PS1	
		<b>Outcome:</b>	<b>Trigger level:</b>	
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</i>	AMB 1		Biennial narrative about relevant completed schemes, e.g. under Policy PS 1, Policy TAI 1 – Policy TAI 7, by 2019
		AMB 2		
		AMB 3		
		AMB 4		

	<p><i>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 the indicators set out under this theme.)</i></p>			
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**Analysis:**

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

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

- Policy TAI 5 'Local Market Housing' which prevents any open market housing within the coastal settlements listed;
- Policy TAI 15 'Affordable Housing Threshold and Distribution' requires an affordable element for the development of 2 or more housing units within Centres and Villages;
- Policy TAI 16 'Exception Sites' supports developments 100% affordable housing;
- Policy TAI 6 'Clusters' and TAI 7 'Conversion of Traditional Buildings in the Open Countryside to Residential Use' only supports affordable housing provision;
- Policy TAI 8 'Appropriate Housing Mix' ensures that all residential development contributes towards improving the balance of housing and meets the identified needs of the whole community;
- Policy CYF 1 'Safeguarding, Allocating and Reserving Land and Units for Employment Use' ensures that there are sufficient land for employment opportunities to be provided within the Plan.

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

The following table notes figures for the year ending 31 March for 2017 (the last year before the Plan was adopted), 2018, 2019 and 2020:

Local Authority	Year ending 31 March 2017		Year ending 31 March 2018		Year ending 31 March 2019		Year ending 31 March 2020	
	Number	%	Number	%	Number	%	Number	%
Anglesey	42,400	63.5	42,500	63.6	45,500	67.5	44,880	66
Gwynedd	87,600	74.1	89,600	75.5	91,000	76.4	88,600	74.7

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

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

In the year from 1 April 2019 to 31 March 2020 421 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 73 sites with the remainder on 33 sites from sites with 2 units to one site of 52 units. Out of the applications that met the threshold for an affordable housing contribution i.e. 2 or more units or within a Cluster or the conversion of an external building namely 350 housing units, 180 affordable units were given permission this means an affordable percentage of 51.4%.

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 survey which provides input into the new Indicators for assessing the growth against the Plan's Housing Trajectory. These identify that 1,460 housing units have been completed and 1,314 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%
TOTAL	146	80	54.8%

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

From the housing units that have received consent since the Plan's adoption date it can be seen that a substantial number of affordable housing have received permission, namely over 50%. In addition, of the units given permission and completed since the Plan's adoption the percentage of affordable housing is over 60%. This means that new permissions under the Plan thus far, by preparing a high percentage of affordable housing entails that local needs are being addressed and this assists to maintain the language within the Plan's area.

**Action:**

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

**Indicator: D2**

**Objective:** SO1 Safeguard and strengthen the Welsh language and culture and promote its use as an essential part of community life.

**Indicator:** **Target:** **Relevant policy:** PS1  
**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
		<b>AMB 2</b>		
		AMB 3		
		AMB 4		

**Analysis:**

As highlighted in the response to Indicator D1, in the year 2019/20 planning permission has been given to 421 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	73	73
2 to 5 units	13	40
6 to 10 units	12	89
11+ units	8	219

Of the 8 sites that are 11+ units in size, 2 of these are on sites allocated for housing in the Plan with another 3 sites which were not allocated for housing, were applications for 100% affordable



housing. The other 3 sites provided an element of affordable housing provision in line with the requirements of Policy TAI 15.

It should also be noted that permission has been granted for revised permission on 2 11+ sites in Gwynedd namely on the T59 allocation at Bontnewydd for 29 units (9 affordable units) and the site of the former Bangor City Social Club for 38 units (20 affordable units).

There was 1 Linguistic Impact Assessment and 32 linguistic statements with applications where they triggered the thresholds within Policy PS 1. 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. From the analysis of these no proposal would lead to significant harm to the Welsh language. Some applications were mitigated by including conditions for signage and with one application there was a commitment to work with the Menter Iaith when the business is ready to open.

**Action:**

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

**Indicator: D3**

<b>Objective:</b>	SO1	Safeguard and strengthen the Welsh language and culture and promote its use as an essential part of community life.	
<b>Indicator:</b>	<b>Target:</b>	<b>Relevant policy:</b>	PS1
		<b>Outcome:</b>	<b>Trigger level:</b>
D3 Number of planning applications accompanied by a Welsh Language Statement or a Welsh Language Impact Assessment	All relevant planning applications to be accompanied by a Welsh Language Statement or a Welsh Language Impact Assessment, which address factors relevant to the use of the Welsh language in the community as set out in the Supplementary Planning Guidance.	AMB 1	One Welsh Language Statement or Welsh Language Impact Assessment in any one year that doesn't address factors relevant to the use of the Welsh language in the community.
		AMB 2	
		AMB 3	
		AMB 4	

**Analysis:**

During the monitoring period, 32 Welsh Language Statements and one Welsh Language Impact Assessment 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. 29 Welsh Language Statements were received with residential applications, and 4 applications were submitted in relation to new businesses/retail development. All but 2 Welsh Language Statements submitted during the monitoring period had followed the main methodology contained within the “Maintaining and Creating Distinctive Communities” SPG adopted in July 2019. With regards to the two statements that were submitted which did not provide the relevant documentation, further information was requested to ensure that they conformed with the requirements of the adopted SPG.

A significant improvement has been seen in the quality of the statements received which follow the new methodology in the adopted SPG, but it will be important to monitor how applicants respond to comments on those statements, and how such feedback lead to appropriate mitigation measures. There is also a need to collaborate with developers to improve the evidence base for use in statements.

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

**Action:**

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

**Indicator: D4**

<b>Objective:</b>	SO1	Safeguard and strengthen the Welsh language and culture and promote its use as an essential part of community life.		
<b>Indicator:</b>	<b>Target:</b>	<b>Relevant policy</b>	PS 1	
		<b>Outcome:</b>	<b>Trigger level:</b>	
D4 Prepare and adopt a Supplementary Planning Guidance to promote the maintenance and creation of distinctive and sustainable communities	Prepare and adopt a Supplementary Planning Guidance to promote the maintenance and creation of distinctive and sustainable communities within 6 months of the Plan's adoption	AMB 1		Not adopting a Supplementary Planning Guidance within 6 months of the Plan's adoption
		AMB 2		
		AMB 3		
		AMB 4		

**Analysis:**

The SPG was formally adopted by the Joint Planning Policy Committee on 16 July, 2019, following a period of public consultation (December 2018 – January 2019).

As the Planning Guidance has been adopted in July 2019, it is not within the 6 month target from when the Plan was adopted.

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



**Action:**

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

### Infrastructure and Developer Contributions

#### Indicator: D5

<b>Objective:</b>	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:
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
		<b>AMB 2</b>		
		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, ten planning applications were submitted where there was new or enhanced infrastructure through developer contributions. These included 5 financial contribution for improved education facilities, 3 for open space infrastructure provision and 2 for highway improvements.

The information for Gwynedd is currently not available.

In total 10 applications submitted provided for new or enhanced infrastructure through developer contributions. 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.



Due to the lack of availability of information for the Gwynedd Local Planning Authority area, it is not possible to fully conclude if the target has been met.

**Action:**

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

**Indicator: D6**

<b>Objective:</b>	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
		<b>AMB 2</b>		
		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 15 planning applications were submitted where a former community facility would be lost as part of the development (5 former chapels/churches, 3 former schools, 1 former surgery, 2 former banks, 1 former playing field, 1 former court and 2 former community halls). However, none of these applications were contrary to Policy ISA 2 as there was evidence that the facilities in question were not viable and/or had not been in use for a period of time for each application.

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



**Action:**

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

### 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				
<b>Objective:</b>	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.		
<b>Indicator:</b>	<b>Target:</b>	<b>Relevant policy</b>	ISA 4	
		<b>Outcome:</b>	<b>Trigger level:</b>	
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		
<b>Analysis:</b>				
2 applications approved for housing developments on part of open spaces identified in the plan (on the proposals map) as protected open spaces. Both applications comply with the policy criteria:				
<ul style="list-style-type: none"> <li>1 application to extend a curtilage which results in a 3% loss of open space</li> </ul>				

- 1 application to change part of a school playing field to a car park which does not undermine the use of the playing field.



It is considered that Policy ISA 4 is implemented efficiently. The Councils will continue to monitor the indicator.

**Action:**

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

**Indicator: D8**

<b>Objective:</b>	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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<b>Indicator:</b>	<b>Target:</b>	<b>Relevant policy:</b>		<b>Trigger level:</b>
		<b>Outcome:</b>		
D8 – Open space (ha) secured in association with residential development of 10 or more units	Provision of new open space if application of the Fields in Trust (FiT) benchmark standards identifies a deficiency of open space in accordance with Policy ISA 5	AMB 1		One planning application permitted in any one year 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 2		
		AMB 3		
		AMB 4		

**Analysis:**

- 10 applications for 10 or more dwellings have been approved in this AMR period.
- No new open space provision/financial contribution required for 3 of the applications as there is sufficient open space in the relevant community.
  - 2 outline applications – details regarding open space provision will be dealt with under the reserved matters application.
  - The remaining 5 applications all provided new open space provision on site with a total of 3347.50m<sup>2</sup> of new open space provision created.

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

**Action:**

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

**Indicator: D9**

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



This Supplementary Planning Guidance was adopted by the Joint Planning Policy Committee on 6 September, 2019, following a period of public consultation (21 February and 4 April 2019). Eleven observations were received during the consultation period. Since adopting the guidance, it has been used as a material planning consideration for relevant planning applications.

This is guidance that specifically supplements Policy PS2 and Policy ISA, relating to infrastructure and contributions from developers to mitigate any impact.

<b>Indicator: D10</b>			
<b>Objective:</b>	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.	
<b>Indicator:</b>	<b>Target:</b>	<b>Relevant policy:</b>	ISA1, ISA2, ISA4, ISA5
		<b>Outcome:</b>	<b>Trigger level:</b>
D10 Preparation of Supplementary Planning Guidance relating to planning obligations	Prepare and adopt the Supplementary Planning Guidance relating to planning obligations within 6 months of the Plan's adoption	AMB 1	Not adopting a Supplementary Planning Guidance within 6 months of the Plan's adoption
		AMB 2	
		AMB 3	
		AMB 4	
<b>Analysis:</b>			
The draft version of the Supplementary Planning Guidance on Planning Obligations was consulted upon between 21 February and 4 April 2019 for a period of six weeks, and was adopted on the 6 <sup>th</sup> of September, 2019, within the AMR 2 period.			
<b>Action:</b>			
Target has been met. No need to continue to monitor.			



### Sustainable Transport, Development and Accessibility

<b>Indicator: D11</b>		
<b>Objective:</b>	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><b>Key outputs:</b></p> <ul style="list-style-type: none"> <li>• The Plan’s strategy and policies will have contributed to creating more communities with over 70% of Welsh speakers;</li> <li>• No community infrastructure will have been lost unless evidence has shown it was not critical to the community;</li> <li>• 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</li> <li>• New roads or essential improvements to roads on the present road network will have been provided.</li> </ul>	
<b>Indicator:</b>	<b>Target:</b>	<b>Relevant policy:</b>	TRA 1, TRA 2, TRA 3, TRA 4
		<b>Outcome:</b>	<b>Trigger level:</b>
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	
		AMB 2	
		AMB 3	
			Not adopting a Supplementary Planning Guidance within 12 months of the Plan’s adoption
<b>Analysis:</b>			
<p>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.</p> <p>Both local planning authorities have ‘saved’ SPGs from their Unitary Development Plans and can also refer to national guidance when determining new applications.</p> <p>As the new LDP policy on Parking Standards is in line with national guidance it is not felt that the slippage in the delivery of a new SPG has been detrimental to the decision-making process, although it is acknowledged that a new SPG that more fully reflects and expands upon the new LDP policy and will provide guidance that links in with the policy requirements.</p> <p>Initial discussions have been held with both Council’s Highway Departments to prepare a new SPG to ensure consistency in implementing the LDP Policies. It is anticipated that a draft version will be prepared by Summer 2020.</p>			
<b>Action:</b>			
No action currently required. Continue to monitor as part of the next AMR.			

**Indicator: D12**



<b>Objective:</b>	SO3  SO4	<p>Improve and maintain safe, efficient, high quality, modern and integrated transport networks to employment, services and education/ training facilities particularly by foot, bicycle and public transport, thus reducing where possible the number of journeys in private cars.</p> <p>Maximise the opportunities of Holyhead as a major international gateway and the A55, E22 Trans European network route and the A5025, A487, A470 as key transportation corridors:</p> <p><b>Key outputs:</b></p> <ul style="list-style-type: none"> <li>• The Plan’s strategy and policies will have contributed to creating more communities with over 70% of Welsh speakers;</li> <li>• No community infrastructure will have been lost unless evidence has shown it was not critical to the community;</li> <li>• 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</li> <li>• New roads or essential improvements to roads on the present road network will have been provided.</li> </ul>		
<b>Indicator:</b>	<b>Target:</b>	<b>Relevant policy:</b>	TRA 1, TRA 2, TRA 3, TRA 4	
D12 – Number of planning applications accompanied by a Travel Assessment	All relevant planning applications above the relevant thresholds identified in Policy TRA 1 accompanied by a Travel Assessment	<b>Outcome:</b>	<b>Trigger level:</b>	
		AMB 1		One planning application submitted in any one year not accompanied by a Travel Assessment as required by Policy TRA 1
		<b>AMB 2</b>		
		AMB 3		
AMB 4				
<b>Analysis:</b>				
<p>1 application in Gwynedd and 9 applications in Anglesey 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.</p>				
<b>Action:</b>				
No action currently required. Continue to monitor as part of the next AMR.				

**Indicator: D13**

<b>Objective:</b>	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><b>Key outputs:</b></p> <ul style="list-style-type: none"> <li>• The Plan’s strategy and policies will have contributed to creating more communities with over 70% of Welsh speakers;</li> <li>• No community infrastructure will have been lost unless evidence has shown it was not critical to the community;</li> <li>• 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</li> <li>• New roads or essential improvements to roads on the present road network will have been provided.</li> </ul>

<b>Indicator:</b>	<b>Target:</b>	<b>Relevant policy:</b>	TRA 1, TRA 2, TRA 3, TRA 4
		<b>Outcome:</b>	<b>Trigger level:</b>
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	
		<b>AMB 2</b>	
		AMB 3	
		AMB 4	
One planning application permitted in any one year contrary to Policy TRA 1			

**Analysis:**

No applications were permitted contrary to Policy TRA 1.

On 25th May 2018 the Welsh Ministers decided to proceed with the A487 Caernarfon to Bontnewydd Transport Scheme, following a public inquiry held over the summer of 2017.

Site clearance began in February 2019. Earthworks Operations near the Goat and Plas Menai roundabouts have also started. The by-pass is scheduled for completion in autumn 2021. It will link the Goat roundabouts on the A499/A487 to the Plas Menai roundabouts with a 9.8km carriageway, which includes two viaducts, two multi-span bridges and three new roundabouts.

There have been no applications affecting the route of the by-pass. Construction work on the highway is currently ongoing.

The Llangefni Link Road has now been fully completed and is open to the public see D14 below.

No applications in close proximity to the proposed improvements to the A5025 Valley to Wylfa were submitted during this period.

**Action:**

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

**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.

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## 6.2 Sustainable Living

### Sustainable Development and Climate Change

Indicator: D16				
<b>Objective:</b>	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"> <li>ensuring that highly vulnerable development is directed away from areas of flood risk wherever possible;</li> <li>reduce the need for energy and other resources in developments;</li> <li>promote renewable and low carbon energy production within the area;</li> <li>make use of suitable previously developed land and unoccupied buildings or ones that are not used to their full capacity, where available;</li> <li>manage, protect and enhance the quality and quantity of the water environment and reduce water consumption.</li> </ul>		
<b>Indicator:</b>	<b>Target:</b>	<b>Relevant policy:</b>	PS 1	
		<b>Outcome:</b>	<b>Trigger level:</b>	
D16 Prepare and adopt a Supplementary Planning Guidance to promote the maintenance and creation of distinctive and sustainable communities	Prepare and adopt a Supplementary Planning Guidance to promote the maintenance and creation of distinctive and sustainable communities within 6 months of the Plan's adoption	AMB 1		Not adopting a Supplementary Planning Guidance within 6 months of the Plan's adoption
		<b>AMB 2</b>		
		AMB 3		
		AMB 4		
<b>Analysis:</b>				

The SPG was formally adopted by the Joint Planning Policy Committee on 16 July, 2019, following a period of public consultation (December 2018 – January 2019).

As the Planning Guidance has been adopted in July 2019, it is not within the 6 month target from when the Plan was adopted.

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

**Action:**

Target has been met. 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

Minimize, adapt and mitigate the impacts of climate change. This will be achieved by:

- 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		Trigger Level:
		Outcome:		
D17 - Number of planning applications	No planning applications permitted	AMB 1		One planning application permitted in any one year within C1 floodplain not meeting all TAN15 tests
		AMB 2		

permitted by TAN 15 category in C1 floodplain areas	within C1 floodplain areas not meeting all the tests set out in TAN15	AMB 3		
		AMB 4		

**Analysis:**

18 full planning applications were permitted on sites that were wholly/partly within a C1 flood zone. As part of the process of assessing the planning applications information was collected regarding the compliance of the planning applications with the tests contained in Technical Guidance Note 15 (Flooding); it was determined that they complied with the requirement of the tests set out in TAN 15.

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


**Action:**


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

**Indicator: D18**

<b>Objective:</b>	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"> <li>ensuring that highly vulnerable development is directed away from areas of flood risk wherever possible;</li> <li>reduce the need for energy and other resources in developments;</li> <li>promote renewable and low carbon energy production within the area;</li> <li>make use of suitable previously developed land and unoccupied buildings or ones that are not used to their full capacity, where available;</li> <li>manage, protect and enhance the quality and quantity of the water environment and reduce water consumption.</li> </ul>		
<b>Indicator:</b>	<b>Target:</b>	<b>Relevant Policy</b>	PS 5, PS6, PCYFF 1 & PCYFF 2, ADN 1, ADN 2, ADN3	
		<b>Outcome:</b>	<b>Trigger Level:</b>	
D18 - Number of planning applications	No planning applications for highly	AMB 1	X	One planning application permitted for highly vulnerable development in C2 floodplain areas in
		AMB 2	✓	

for highly vulnerable development permitted in C2 floodplain areas	vulnerable development permitted in C2 floodplain areas	AMB 3		any one year
		AMB 4		
<b>Analysis:</b>				
<p>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.</p> <p>Concluded that the applications approved were in compliance with the policies of PS 5, PS6, 1 PCYFF &amp; PCYFF 2 of the joint LDP. Therefore it is considered that the policies are continuing to be implemented effectively.</p>				
<b>Action:</b>				
No action currently required. Continue to monitor as part of the next AMR.				

<b>Indicator: D19</b>				
<b>Objective:</b>	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"> <li>ensuring that highly vulnerable development is directed away from areas of flood risk wherever possible;</li> <li>reduce the need for energy and other resources in developments;</li> <li>promote renewable and low carbon energy production within the area;</li> <li>make use of suitable previously developed land and unoccupied buildings or ones that are not used to their full capacity, where available;</li> <li>manage, protect and enhance the quality and quantity of the water environment and reduce water consumption.</li> </ul>		
<b>Indicator:</b>	<b>Target:</b>	<b>Relevant Policy</b>	PS 5, PS6, PCYFF 1 & PCYFF 2, ADN 1, ADN 2, ADN3	
		<b>Outcome:</b>	<b>Trigger Level:</b>	
	Maintain or increase proportion of new	AMB 1		Decrease in proportion of development permitted

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

**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, local housing, 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)
- **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.

The number of planning applications for new development on previously developed land has increased in the Anglesey Local Planning Authority Area over the last year. However, due to the lack of availability of information for the Gwynedd Local Planning Authority area, it is not possible to fully conclude if the target has been met.

**Action:**

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



Indicator: D20				
<b>Objective:</b>	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"> <li>ensuring that highly vulnerable development is directed away from areas of flood risk wherever possible;</li> <li>reduce the need for energy and other resources in developments;</li> <li>promote renewable and low carbon energy production within the area;</li> <li>make use of suitable previously developed land and unoccupied buildings or ones that are not used to their full capacity, where available;</li> <li>manage, protect and enhance the quality and quantity of the water environment and reduce water consumption.</li> </ul>		
<b>Indicator:</b>	<b>Target:</b>	<b>Relevant Policy</b>	PS 5, PS6, PCYFF 1 & PCYFF 2, ADN 1, ADN 2, ADN3	
		<b>Outcome:</b>	<b>Trigger Level:</b>	
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		
<b>Analysis:</b>				
<p>A total of 480 planning applications have been approved outside the development boundaries during the 2<sup>nd</sup> AMR period which represents 87.3% of <b>all</b> applications for development.. The number of approved planning applications is lower than the 1226 approved during the 1<sup>st</sup> AMR period. However, it should be remembered that the 1<sup>st</sup> AMR period covered a longer duration.</p> <p>A breakdown of the types of planning applications approved outside development boundaries are as follows:</p> <ul style="list-style-type: none"> <li>Agriculture and Forestry – 10%</li> <li>Employment – 4%</li> <li>Community – 2%</li> <li>Householder – 54%</li> <li>Leisure – 3%</li> </ul>				

- Infrastructure – 10%
- Advertisements – 1%
- Retail – 1%
- Housing – 10%
- Tourism – 5%

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. There are also a number of applications for rural development including for example tourism, employment, highways and agricultural development. No applications were approved contrary to Policy PCYFF 1.


**Action:**

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

**Renewable Energy Technology**

**Indicator: D21**

<b>Objective:</b>	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"> <li>• ensuring that highly vulnerable development is directed away from areas of flood risk wherever possible;</li> <li>• reduce the need for energy and other resources in developments;</li> <li>• promote renewable and low carbon energy production within the area;</li> <li>• make use of suitable previously developed land and unoccupied buildings or ones that are not used to their full capacity, where available;</li> <li>• manage, protect and enhance the quality and quantity of the water environment and reduce water consumption.</li> </ul>
<b>Indicator:</b>	<b>Target:</b>	<b>Relevant policy:</b> PS 7
		<b>Outcome:</b> AMB 1
		<b>Trigger level:</b> —

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	<b>AMB 2</b>		The amount of energy output from renewable energy sources is 10% or more below the requirements set in the Policy Target
	100% of the renewable energy potential (2,226.7 GWh) delivered by 2026 to address electricity demand	AMB 3		
	50% of the renewable energy potential (23.65 GWh) delivered by 2021 to address heat demand	AMB 4		
	100% of the renewable energy potential (47.3 GWh) delivered by 2026 to address heat demand			

**Analysis:**

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

As of this monitoring period the GWh granted planning permission for commercial development

Type	Number of Applications	GWh
Heat Pumps	2	0.03
<b>Total</b>	<b>2</b>	<b>0.03</b>

by different technology type are outlined below:

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

Tables 7 and 8 within the JLDP identifies an installed capacity of 159.6 (MWe) and 12.4 (MWt) within the Plan area at 2016.

In AMR 1 it was reported in error that the latest 'Energy Generation in Wales' (2017 figures) published by the Welsh Government identified a total installed capacity for Anglesey and Gwynedd of 225MW which gave a generation of 381GWh. However this figure should have been 205MW, the 381GWh figure was correct. Therefore this is an increase of 33MW from that identified in tables 7 and 8 of the JLDP rather than the 53MW reported in AMR 1.

In the latest 'Energy Generation in Wales' (2018 figures) published by the Welsh Government the total installed heat and electricity capacity for Anglesey and Gwynedd was 210MW which gave an estimated generation of 398GWh. This is an increase of 5MW from the 2017 figures and 38MW from that identified in tables 7 and 8 of the JLDP.

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

**Action:**

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

**Indicator: D22**

<b>Objective:</b>	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"> <li>ensuring that highly vulnerable development is directed away from areas of flood risk wherever possible;</li> <li>reduce the need for energy and other resources in developments;</li> <li>promote renewable and low carbon energy production within the area;</li> <li>make use of suitable previously developed land and unoccupied buildings or ones that are not used to their full capacity, where available;</li> <li>manage, protect and enhance the quality and quantity of the water environment and reduce water consumption.</li> </ul>

<b>Indicator:</b>	<b>Target:</b>	<b>Relevant policy:</b>		PS7
		<b>Outcome:</b>		<b>Trigger level:</b>
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		

<b>Analysis:</b>				
<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.</p> <p>The draft National Development Framework was published for consultation between August and November 2019. This introduced priority areas for wind and solar energy which would provide support for large-scale on-shore wind and solar proposals. A large part of the centre of Anglesey was identified as a priority area for solar and wind with 2 other priority areas for solar energy one on Anglesey and one in Gwynedd were also identified.</p> <p>The National Development Framework was intended to be published in Autumn 2020 however due to covid-19 is now anticipated in Spring 2021.</p> <p>In light of the substantial fall in the number of applications and the significant change that could be introduced through the NDF the JPPS will review the need for this SPG once the NDF has been published by the Welsh Government.</p>				
<b>Action:</b>				
Review the need for a Stand Alone Renewable Energy SPG following publication of the NDF				

<b>Indicator: D23</b>			
<b>Objective:</b>	SO5	Ensuring that development in the Plan area supports the principles of sustainable development and creates sustainable communities whilst respecting the varied role and character of the centres, villages and countryside.	
	SO6	<p>Minimize, adapt and mitigate the impacts of climate change. This will be achieved by:</p> <ul style="list-style-type: none"> <li>ensuring that highly vulnerable development is directed away from areas of flood risk wherever possible;</li> <li>reduce the need for energy and other resources in developments;</li> <li>promote renewable and low carbon energy production within the area;</li> <li>make use of suitable previously developed land and unoccupied buildings or ones that are not used to their full capacity, where available;</li> <li>manage, protect and enhance the quality and quantity of the water environment and reduce water consumption.</li> </ul>	
<b>Indicator:</b>	<b>Target:</b>	<b>Relevant Policy:</b>	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:**

New permissions only - All permissions

The Plan Area = 507 units / 15.69ha = 32.3 unit per hectare

New applications only - 5 or more new units

The Plan Area = 391 units/10.59 ha = 36.9 unit per hectare

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

Based on all approved eligible developments, the average density is higher than the target of 30 units per hectare.

When considering the permissions for only large residential units, i.e. those for 5 units or more, it is noted that the average density is higher than the general figure. The density that has been secured for such sites is therefore acceptable.

It is noted, therefore, that this information conforms effectively with the target level in terms of this indicator.

**Action:**

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

**Indicator: D24**

<b>Objective:</b>	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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<b>Indicator:</b>	<b>Target:</b>	<b>Relevant policy:</b>	PCYFF 2, PCYFF 3, PCYFF 4
		<b>Outcome:</b>	<b>Trigger level:</b>

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
		<b>AMB 2</b>		
		AMB 3		
		AMB 4		

**Analysis:**

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, although it is acknowledged that a new SPG that more fully reflects and expands upon the new JLDP policy must be produced in the near future.

Work on a revised version of the Design SPG is currently being undertaken by the Anglesey & Gwynedd Joint Planning Policy Service. It is intended to publish a draft version of the SPG for public consultation during 2020.

**Action:**

Research on contemporary design standards and guidance is currently underway. This work will lead onto the preparation of a new Design SPG.

**Indicator: D25**

<b>Objective:</b>	SO8	Ensure that settlements are sustainable, accessible and meet all the needs of their communities in accordance with their role in the settlement hierarchy
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<b>Indicator:</b>	<b>Target:</b>	<b>Relevant Policy:</b>	PS 17
		<b>Outcome:</b>	<b>Trigger Level:</b>

D25 - Number of new housing permitted per category in the Settlement Hierarchy set out in Policy PS 17, expressed as a % of all development developed per annum	From the date of adoption, number of housing units permitted per category of settlement, expressed as a % of all residential development, is in accordance with the requirements of Policy PS 17, which is as follows:	AMR 1		From the date of adoption the number of housing units permitted over 2 consecutive years, expressed as a % of all residential development, in the: <ul style="list-style-type: none"> <li>Sub Regional Centre and Urban Service Centre and the Local Service Centres falls</li> </ul>
		<b>AMR 2</b>		
		AMR 3		
		AMR 4		

	Sub-regional Centre & Urban Service Centres = 53% Local Service Centres = 22% Villages, Clusters & countryside = 25%			below the % requirement; <ul style="list-style-type: none"> <li>Villages, Clusters and countryside is higher than the % requirement</li> </ul>
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**Analysis:**

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

**Information for 2019/20**

Tier	Number of units approved	Percentage of all residential permissions
Sub-regional Centre and Urban Service Centres	257	51%
Local Service Centres	107	21%
Villages, Clusters and the Countryside	143	28%
Total	507	-

\*It is noted that exception sites are considered on the basis of the settlements it borders with, 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 AMR1 and AMR2 (31<sup>st</sup> July 2017 – 31<sup>st</sup> March 2020) the following information is noted:

Tier	Number of units approved	Percentage of all residential permissions
Sub-regional Centre and Urban Service Centres	555	53%
Local Service Centres	234	22%



Villages, Clusters and the Countryside	261	25%
Total	1,050	-

The information corresponds effectively with the target and what is noted in the trigger level. Whilst the information for the AMR 2 period is slightly different to the target with regards to the fact that the percentage of permissions granted in the Sub-regional Centre, and Urban Service Centres and Local Service Centres being slightly lower than the figures noted, with the percentage for Villages, Clusters and open countryside slightly higher, it is noted that these percentages are very close to the target levels.

When looking at the trigger level and considering the situation for two consecutive years (in this case – the two AMR periods), it is noted that the information conforms with the indicator target. The permissions are therefore consistent with the Plan’s strategy and what it aims to achieve in this respect.

See appendix 2 for maps showing the distribution of residential planning permissions in 2019/20 and also the cumulative number of permissions since adopting the Plan.

**Action:**

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

## 6.3 Economy and Regeneration

### National Significant Infrastructure projects and Related Developments

#### Wylfa Newydd

Horizon submitted a Development Consent Order for the development of a new nuclear power station on 1 June 2018. The application 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 has decided to reschedule the decision to 30 September 2020, as the Parliament is not currently sitting. A statement outlining the revised decision will 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 17 January 2019, Hitachi announced its intention to delay the proposal of developing the new Nuclear Power Station; however, Horizon confirmed to the Panel (Planning Inspectors) that it will continue to put resources aside to ensure that the process of examining the application is completed. In Horizon's opinion, completing this step in the process of being granted planning permission will be of aid to provide the best opportunity of recommencing the project in a timely manner if other essential conditions could be fulfilled in terms of the need for a new financial model.

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

Based on the information currently to hand, if it is granted permission, the Wylfa Newydd project could start during the period of the Joint Local Development Plan.

Indicator: D26			
<b>Objective:</b>	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.	
<b>Indicator:</b>	<b>Target</b>	<b>Relevant Policy:</b>	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		
	Application for Wylfa Newydd DCO approved by May 2018.	AMB 3		Horizon Nuclear Power fails to obtain approval of DCO application by December 2018.
		AMB 4		
<b>Analysis:</b>				
<p>The Development Consent Order application was submitted on 1 June 2018. The Public Inquiry is programmed to end on 23 April 2019. The findings and conclusions of the Inquiry, along with the recommendations of the independent Inspectors, are expected on or before 23 July 2019. A decision is expected to be made by the Secretary of State by 23 October 2019.</p> <p>The slippage in the timescale in terms of submitting the Development Consent Order is beyond the control of the Local Planning Authorities.</p>				
<b>Action:</b>				
No action currently required. Continue to monitor as part of the next AMR.				

Indicator: D27				
<b>Objective:</b>	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.		
<b>Indicator:</b>	<b>Target</b>	<b>Relevant Policy:</b>	PS 8, PS 9, PS 10, PS 11, PS 12	
		<b>Outcome:</b>	<b>Trigger Level:</b>	
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		
<b>Analysis:</b>				

The Development Consent Order application was submitted on 1 June 2018. The Public Inquiry came to an end on 23 April 2019. The findings and conclusions of the Inquiry, along with the recommendations of the independent Inspectors, were submitted to the Secretary of State with the final decision expected by 23 October 2019. However, on the request of the Secretary of State to receive further information in relation to the environmental impact of the proposal, this period was extended to 31 March, 2020. Restrictions relating to the Covid-19 pandemic have meant further delays, with the final decision now expected on 30 September 2020.

An update in terms of the status of the Development Consent Order will be reported during the third Annual Monitoring Report (2020/2021).

**Action:**

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

**Indicator: D28**

<b>Objective:</b>	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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<b>Indicator:</b>	<b>Target</b>	<b>Relevant Policy:</b>	<b>Trigger Level:</b>
		PS 8, PS 9, PS 10, PS 11, PS 12	
		<b>Outcome:</b>	
D28 – Number of Planning applications submitted and approved for Wylfa Newydd related development.	Planning applications for Wylfa newydd related development submitted by Horizon nuclear Power to the Isle of Anglesey County council by December 2017.	AMB 1	
		AMB 2	
		AMB 3	
		AMB 4	
			Horizon Nuclear Power fails to submit Planning applications to the isle of Anglesey County Council for related development by 2017.

**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:**

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

**Indicator: D29**

<b>Objective:</b>	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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<b>Indicator:</b>	<b>Target</b>	<b>Relevant Policy:</b>		PS 8, PS9, PS10, PS11, PS12
		<b>Outcome:</b>		<b>Trigger Level:</b>
D29 – Number and type of Wylfa Newydd Project	Individual Wylfa Newydd Project related development	<u>AMB 1</u>		Wylfa Newydd Project related development not started within the timeframe set out in the
		<u>AMB 2</u>		

related development commenced.	commenced in accordance with the individual Planning consents.	AMB 3		individual Planning consents and the Development Consent Order (as applicable).
		AMB 4		
<b>Analysis:</b>				
<p>Following the decision by Hitachi to suspend the plans associated with Wylfa Newydd, no associated development has commenced. In accordance with the planning permission granted for the improvements to the A5025 (27C106E/FR/ECON) work would have to commence within a period of two years from the date of the permission. The relevant associated development therefore has a period of up to 13 July, 2020 to commence in order to ensure that the trigger level within the indicator is not met.</p> <p>As the DCO application is still ongoing and as the application now includes the associated developments, if planning permission is granted and if Horizon Nuclear Power wishes to continue with the plans in the future it will be possible to immediately implement the associated development.</p>				
<b>Action:</b>				
No action currently required. Continue to monitor as part of the next AMR.				

<b>Indicator: D30</b>
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 plans to develop the Wylfa Newydd Power Station have been delayed, and that the North Wales Connections project has been withdrawn, the Energy Island Agenda remains a priority. As part of the Agenda, there is still interest and plans by low-carbon energy companies on the island, including the Morlais and Minesto Tidal Energy developments along with proposed developments for a Solar farm.

Coleg Menai (part of the Coleg Menai Llandrillo Group) is an excellent example of how the Island could benefit from transformational projects - this campus has seen a substantial growth, including the £13.6M Excellence Centre for Engineering was opened in April 2019.

## Economic Vision

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

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

Indicator: D31				
Objective:	SO10	Ensure that a network of employment sites and premises of a size and quality is safeguarded and allocated in sustainable locations that best meet the needs of existing businesses and are able to support the growing sectors of the local economy, attracting investment, and retaining and increasing the number of indigenous jobs.		
Indicator:	Target:	Relevant Policy	CYF 1, CYF 3 A CYF 5	
		Outcome:	Trigger Level:	
D31 - Amount of employment land or floor space (use class B1, B2 and B8) included on sites set out in Policy CYF 1 lost to other uses	No net loss of employment land/floor space to alternative uses (uses other than use class B1, B2 and B8) contrary to Policy CYF 3 or Policy CYF 5	AMB 1		One planning application permitted that does not accord with Policy CYF 3 or Policy CYF 5
		AMB 2		
		AMB 3		
		AMB 4		
Analysis:				
<p>A total of 18 planning applications were permitted on safeguarded employment sites in accordance with Policy CYF1. 16 of these applications were associated with uses in use classes B1, B2, and B8. The two applications that were not associated with these uses were:</p> <ol style="list-style-type: none"> <li>1. A planning application was “for change of use of land for waste management, extend the current waste transfer station together with the erection of a new recycling building and a recycling bays at Gaerwen Industrial Estate (FPL/2019/174). This form of development which falls under the ‘unique’ use class and is acceptable of existing industrial estates in accordance with policy GWA 1 (Provision of waste management and recycling infrastructure)) of the Local Development Plan.</li> <li>2. A planning application (OP/2019/5) for the demolition of the existing buildings together with the erection of 52 affordable dwellings was granted planning permission at Bridge Street, Llangefni, resulted in a loss of 0.5 hectares of land safeguarded for employment</li> </ol>				

use. However, as a result of other planning applications granted in accordance with the Local Development plan, this pocket of safeguarded employment land had become isolated and undevelopable for its allocated use. Consequently, it was considered the development of this land for an alternative purpose was justified and was in general conformity with the Local Development Plan.

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:**

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

**Indicator: D32**

<b>Objective:</b>	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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<b>Indicator:</b>	<b>Target:</b>	<b>Relevant Policy</b>	CYF 1, CYF 3 a CYF 5
		<b>Outcome:</b>	<b>Trigger Level:</b>
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
		<b>AMB 2</b>	
	14.3ha employment land on safeguarded sites taken up per annum in Anglesey	AMB 3	Less than 57 ha employment land taken up on safeguarded employment sites by 2021 in Anglesey
		AMB 4	

**Analysis:**

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

In Gwynedd, 2.1ha of land has received permission for employment use, and 5.5ha of safeguarded employment sites in Anglesey have received permission during the second Annual Monitoring Report period. (AMR2).

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



- Gwynedd, 6.3ha (includes relocating a 0.47ha unit on the Cibyn Estate associated with the Caernarfon bypass development)
- Anglesey 13.4ha.

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



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

**Action:**

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

**Indicator: D33**

<b>Objective:</b>	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 site in Anglesey by 2021	AMB 2		
	Secure planning permission for 112 ha employment land on allocated sites in Anglesey by 2024	AMB 3		
		AMB 4		

	Secure planning permission for 144 ha employment land on allocated sites in Anglesey by 2026			
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**Analysis:**

No planning application was granted permission on an allocated site during the monitoring period. However, one planning application was refused (FPL/2019/128 on the Gaerwen employment allocation (C34) due to lack of information on ecological grounds.

No planning application was submitted on the allocated site within Gwynedd. Preliminary enquiries and discussions have been held regarding the site, which shows that there is interest in progressing with the allocation.

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.

**Action:**

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

**Indicator: D34**

<b>Objective:</b>	S10	Ensure that a network of employment sites and premises of a size and quality is safeguarded and allocated in sustainable locations that best meet the needs of existing businesses and are able to support the growth sectors of the local economy, attracting Investment, and retaining and increasing the number of indigenous jobs.
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<b>Indicator:</b>	<b>Target</b>	<b>Relevant Policy:</b>		<b>Trigger Level:</b>
		<b>Outcome:</b>		
D34 – Prepare and adopt the Supplementary Planning Guidance relating to alternative uses on safeguarded and allocated employment sites within 18 months of the Plan’s adoption	Prepare and adopt the Supplementary Planning Guidance relating to alternative uses on employment sites.	AMB 1		Not adopting a Supplementary Planning Guidance within 18 months of the Plan’s adoption.
		<b>AMB 2</b>		
		AMB 3		
		AMB 4		

**Analysis:**

A draft version of the SPG has been presented to the Joint Local Development Panel. The Guidance was programmed to be presented to the Joint Planning Policy Committee on the 20<sup>th</sup> of March with a recommendation that the Guidance be published for a public consultation period. However, due to the Covid-19 pandemic the meeting of the Committee was cancelled, the process of publishing the Guidance for consultation has therefore been postponed.

The Guidance will be presented to the Joint Planning Policy Committee for approval to release for a publish consultation period once the restrictions relating to the pandemic have been eased.

**Action:**



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

**Indicator: D35**

**Objective:** SO11 Secure opportunities to improve the workforce's skills and education

**Indicator:** **Target:** **Relevant policy:** PS 9, ISA 3

**Outcome:** **Trigger level:**

D35 – Employment status of 16 years +	To achieve an increase in the rate of economic activity by 2026 compared to level in 2017	AMB 1		The rate of economic activity declines for 2 consecutive years
		AMB 2		
		AMB 3		

**Analysis:**

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

	Year ending March 2018	Year ending March 2019	Year ending March 2020
Ynys Môn	78.1	80.7	79.0
Gwynedd	76.7	77.1	77.7
Wales	76.5	76.7	76.6

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

The rate of economic activity in Gwynedd has increased for the past two years. However the rate of economic activity on Anglesey has seen a decline during the last year. This may be due to a number of employers relocating or closing during the last financial year. This figure for the whole of Wales has also seen a decrease in economic activity during the last year.

However, as the trigger level refers to a decline for 2 consecutive years this indicator will continue to be monitored again next year.



**Action:**

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

**Indicator: D36**

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

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:**

In 2019, 67% of all Anglesey commuters were commuting to their workplace within the County. The Council aspires to reduce the commute rate from Anglesey to Gwynedd and wider areas. A reduction in the proportion of commuters from Anglesey to Gwynedd would suggest that there is an increase in the economic opportunities that are available in Anglesey which, in turn, will lead to less commuting outside the island. The table below highlights commuting patterns from Anglesey to Gwynedd over recent years.

Year	Total Anglesey commuters	Number of commuters from Anglesey to Gwynedd	% of commuters from Anglesey to Gwynedd
2016	32,200	7,900	24.5%
2017	31,500	7,000	22.2%
2018	32,200	7,900	24.5%
2019	32,000	7,500	23.4%



*(Source: StatsWales, Welsh Government)*

As can be seen, although the working population rate who commuted from Anglesey to Gwynedd had fallen from 24.5% to 22.2% between 2016 and 2017, this figure increased to 24.5% by 2018. By 2019, the proportion had fallen to 23.4%. This suggests that employment opportunities have increased on the Island and the Plan is therefore effective in achieving this indicator.

**Action:**

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

**Indicator: D37**



<b>Objective:</b>	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.		
<b>Indicator:</b>	<b>Target:</b>	<b>Relevant Policy</b>	CYF 6	
		<b>Outcome:</b>	<b>Trigger Level:</b>	
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		
<b>Analysis:</b>				
<p>Nine 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 a farm shop, furniture upholstery, dog grooming salon, boat engine mechanic workshop, dog breeding, cake decorating, window blinds production &amp; glass art workshop.</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>				
<b>Action:</b>				
No action currently required. Continue to monitor as part of the next AMR.				



### Town Centres and Retail Developments

Retail centres in both authorities remain the focus for retail uses. No major applications have been received for retail use during the second AMR period within the town centres or primary retail area

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

**Indicator: D38**

<b>Objective:</b>	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.	
<b>Indicator:</b>	<b>Target:</b>	<b>Relevant Policy</b>	
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	<b>MAN 1, MAN 2 &amp; MAN 3</b>	
		<b>Outcome:</b>	
		<b>Trigger Level:</b>	
		AMB 1	
AMB 2			
AMB 3			
AMB 4			
<b>Analysis:</b>			
<p>One major retail planning application has been approved during the monitoring period outside the town centre of Bangor, but within the development boundary. A planning application to demolish the existing building (Cash and Carry, Use class B8) and erect a supermarket (Use class A1) was granted planning permission on 20/12/2019. Consequently, the trigger level in the indicator has been reached. However, based on the pre application discussions and evidence presented as part of the application it was concluded that:</p> <ul style="list-style-type: none"> <li>• that there will be no significant impact on the vitality and viability of the town centre;</li> <li>• it was demonstrated that there is a quantitative need for the additional floorspace;</li> <li>• that the proposal will improve the overall qualitative choice within the immediate area and the wider catchment area serving Bangor enhancing its position as a regional shopping centre;</li> <li>• that the conclusion of the sequential assessment were acceptable and there were no apparent preferable sites (i.e. firstly within the town centre or edge of centre).</li> </ul> <p>In this context, it is considered that the application has complied with the requirements of policy MAN 3, MAN 1 and Section 7 of PPW in terms of sequential site selection.</p> <p>No further major planning applications were submitted during the monitoring period.</p>			
<b>Action:</b>			
No action currently required. Continue to monitor as part of the next AMR.			

Indicator: D39				
<b>Objective:</b>	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.		
<b>Indicator:</b>	<b>Target</b>	<b>Relevant Policy:</b>	MAN 1, MAN 2, MAN 3	
		<b>Outcome:</b>	<b>Trigger Level:</b>	
D39 – Undertake a study to explore potential candidate retail sites in Bangor, Llangefni and Pwllheli.	Study to explore potential candidate retail sites in Bangor, Llangefni and Pwllheli undertaken by end of 2017/2018.  Allocate retail sites in Bangor, Llangefni and Pwllheli to address results of the Study in the Plan’s review.	AMB 1		Not undertaking a study to explore potential candidate retail sites in Bangor, Llangefni and Pwllheli undertaken by end of 2017/2018.  Failure to provide retail sites to address results of the Study.
		AMB 2		
		AMB 3		
		AMB 4		
<b>Analysis:</b>				
<p>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. Due to the lack of progress and pressure for A1 development in these specific retail centres it appears that the demand for retail development is not in-keeping with the conclusions of the Retail Study (2013) conducted by Applied Planning. Therefore, it is not considered appropriate to hold a Study to examine potential retail sites in Bangor, Llangefni and Pwllheli. It is anticipated that the Retail Study (2013) will be updated during the process of reviewing the Plan. The findings of the Study are grounds to the retail policies in the review, and enable us to anticipate whether the pressure and the demand for more comparison goods floor space still exists in Bangor, Pwllheli and Llangefni.</p> <p>The policies contained within the Plan facilitates the provision of retail sites in accordance with the demand and site propriety, and therefore a policy mechanism is in place in order to meet the need should it arise. Furthermore, it is considered appropriate to hold a review of the Retail Study during the process of reviewing the Plan in order to discover whether the conclusions are still current, and assess the need for provision for retail floor space.</p>				
<b>Action:</b>				
No action currently required. Continue to monitor as part of the next AMR.				

Indicator: D40											
<b>Objective:</b>	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.									
<b>Indicator:</b>	<b>Target:</b>	<b>Relevant policy:</b>	PS 15, MAN 1, MAN 2, MAN 3								
		<b>Outcome:</b>	<b>Trigger level:</b>								
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	<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		Non-A1 uses permitted in individual primary retail areas contrary to Policy MAN 2
AMB 1											
AMB 2											
AMB 3											
AMB 4											
<b>Analysis:</b>											
<p>Four applications permitted in the Primary Shopping Area for change of use. All applications conform to the policy's criteria:</p> <ul style="list-style-type: none"> <li>• 3 permissions for change of use from A1 use to A3,</li> <li>• 1 permission from A1 use to unique use (formerly sui generis) (tattoo parlour).</li> </ul> <p>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.</p> <p>Consequently, it is considered that plan's town centre policies are implemented efficiently. The Councils will continue to monitor the indicator.</p>											
<b>Action:</b>											
No action currently required. Continue to monitor as part of the next AMR.											

## The Visitor Economy

Tourism is a dynamic sector which changes continuously. It plays a substantial part in the economy of the plan's area. The visitor economy provides jobs, services and facilities that are essential to the well-being and enjoyment of local communities and residents of the plan's area. See the importance of tourism in Table1<sup>3</sup> below:

2018	Gwynedd*	Anglesey
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Total economic impact of tourism	£1.12 billion (+1.6%)	£310.65 million (+2.1%)
Total number of visitors (millions)	7.37	1.70
Number of staying visitors (millions)	3.57	1.00
Number of day visitors (millions)	3.80	0.70
Number of FTE 2 <sup>4</sup> jobs supported by tourism expenditure	15,568	3,975

\*including Snowdonia National Park

### Supplementary Planning Guidance – Tourist Facilities and Accommodation



This draft SPG has been subject to public consultation twice (June 2018 and October 2018). Following the consultations and an increase in applications for self-catering holiday accommodation the SPG is due to be subject to another public consultation relating to overconcentration of self-catering in the area and the effect they can have on local communities.

### 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 and the authority is currently working on a new Plan with engagement sessions having commenced in February 2020. The Isle of Anglesey Destination Management Plan was published in 2016.

<b>Indicator: D41</b>				
<b>Objective:</b>	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.		
<b>Indicator:</b>	<b>Target:</b>	<b>Relevant policy:</b>	PS 14, TWR 1	
		<b>Outcome:</b>	<b>Trigger level:</b>	
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		
<b>Analysis:</b>				
8 planning permissions were granted for tourism attractions during the first AMR period. During the second AMR period a total of 6 permissions have been granted for visitor attractions and				

4 FTE = Full-time Equivalent

facilities offering a variation of tourist facilities, improving the tourist offer and bringing benefits to the local economy. These include:

- Visitor Centre,
- Go karting
- Arts and sculptures,
- Squirrel hide
- Leisure facilities such as mountain biking tracks and climbing walls.

Consequently, it is considered that plan's tourism policies are implemented efficiently. The Councils will continue to monitor the indicator.

**Action:**

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

**Indicator: D42**

<b>Objective:</b>	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.
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<b>Indicator:</b>	<b>Target:</b>	<b>Relevant policy:</b>	PS 14, TWR 3, TWR 5
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		<b>Outcome:</b>	<b>Trigger level:</b>
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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
		<b>AMB 2</b>		
		AMB 3		
		AMB 4		

**Analysis:**

8 planning permissions for new alternative camping units: 5 for temporary alternative camping developments (TWR 5) and 3 for permanent alternative camping developments (TWR 3) were given during the first AMR period. During the second AMR period a total of 5 applications have been approved: 3 for temporary alternative camping developments (TWR 5) and 2 for permanent alternative camping developments (TWR 3).

It is considered that Policies TWR 3 and TWR 5 are implemented efficiently. The Councils will continue to monitor the indicator.

**Action:**

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

## 6.4 Supply and Quality of Housing

### **Supplementary Planning Guidance – Affordable Housing (2019)**

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

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

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

### **Supplementary Planning Guidance: Replacement Dwellings and Conversions in the Countryside (2019)**

This Supplementary Planning Guidance was adopted by the Joint Planning Policy Committee on 6 September, 2019, following a period of public consultation (21 February and 4 April 2019). Nine observations were received during the consultation period. Since adopting the guidance, it has been used as a material planning consideration for relevant planning applications.

The purpose of the SPG is to provide further information and detail to assist the two planning authorities to implement Policy CYF6 ('Re-use and adapt rural buildings or a residential unit for business use or construct new units for business/industry'), Policy TWR2 ('Holiday Accommodation'), Policy TAI 7 ('Converting traditional buildings in open countryside into residential use') and policy TAI 13 ('Replacement dwellings) from the JLDP in order to ensure a consistent method of implementing these policies. The guidance explains the considerations associated with the conversion of rural buildings for alternative use and highlights the main consideration associated with the replacement of houses in the countryside, including principles relating to size and design.

#### **Location of Housing**

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). These two new indicators are noted below, namely indicators D43(A) and D43(B).

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

For Local Development Plans adopted prior to the publication of the Development Plan Manual (Edition 3) it is noted that completed housing units should be assessed against the Plan's average requirement, either per annum [Indicator D43(A)] or cumulatively [Indicator D43(B)]. It is noted that a housing trajectory has been prepared as part of the adopted Joint LDP and therefore for the indicators noted below the information is assessed in accordance with the information in the trajectory together with the average requirement level. The trajectory states that housing provision is not going to be at a constant level every year and the housing completion level reflects the Plan's strategy and its impact upon the manner in which it is envisaged that housing will be provided.

The Development Plan Manual identifies a process of engaging with the Housing Stakeholder Group within the process of assessing the housing trajectory in the Annual Monitoring Report. Due to the restrictions this year in relation to Covid-19 and the impact of this on the work in relation to assessing the housing provision, the views of the Housing Stakeholder Group were not sought in relation to indicators D43(A) and D43(B) in this AMR. It is noted that the views of the Housing Stakeholder Group will be a vital consideration when assessing these indicators in Annual Monitoring Report 3.


**Indicator: D43**

In accordance with the [letter](#) received from the Minister for Housing and Local Government dated 26 March 2020 this indicator has been replaced.

**Indicator: D43(A)**

<b>Objective:</b>	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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<b>Indicator:</b>	<b>Target:</b>	<b>Relevant Policy:</b>	PS16, TAI1- TAI7, PS 18, TAI 5, TAI 8, TAI 15-TAI 19
		<b>Outcome:</b>	<b>Trigger Level:</b>

The annual level of housing completions monitored against the Average Annual Requirement (AAR)	The housing completion levels is measured against the Average Annual Requirement that is noted in the Plan	AMR 1	N/A	Respond to a deviation that is either significantly higher or significantly lower than the average annual requirement rate
		<b>AMR 2</b>		
		AMR 3		
		AMR 4		

**Analysis:**

It is noted that for Plans published prior to the publication of the Development Plan Manual (March 2020), completions 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 should also be monitored separately.

The following information is noted in terms of the units that have been completed annually compared against the Average Annual Requirement and the annual completion information that is noted in the housing trajectory:

### **2019/20**

#### **Comparison with housing trajectory**

	<b>Actual units completed</b>	<b>Information from the Plan's housing trajectory i.e. the number of units expected to be completed</b>	<b>Comparison between actual completions and information in the trajectory</b>
Small windfall sites (less than 5 units)	110	163	-53 (-32.5%)
Large windfall sites (5 units or more – not on allocated sites)	166	118	+59 (+50%)
Allocated housing sites	177	350	-184 (-52.6%)
<b>Completion total</b>	<b>453</b>	<b>631</b>	<b>-178 (-28.2%)</b>

#### **Comparison with Average Annual Requirement**

<b>Actual units completed</b>	<b>Plan's annual average requirement</b>	<b>Comparison between actual completions and Plan's annual average requirement</b>
<b>453</b>	<b>479</b>	<b>-26 (-5.4%)</b>

- In this AMR period, it is noted that 453 units have been completed in the Plan area. The Average Annual Requirement is 479 units (therefore 26 units less or -5.4%) and the trajectory envisaged developing 631 housing units, excluding the slippage allowance, during 2019/20 (therefore 178 units less or -28.2%).
- Compared to the information from the trajectory (excluding the slippage allowance), it is noted that for 2019/20 there were 53 units less (-32.5 %) completed on small windfall

sites; 59 units more (+50 %) on large windfall sites (5 units or more); with 184 less units completed on sites that were allocated in the Plan (-52.6%).

- In comparison with previous years, the following information is noted:
  - 2016/17: 402 units completed: 6.9% greater than the figure in the trajectory, 16% less than the Average Annual Requirement.
  - 2017/18: 462 units completed: 8.5% less than the figure in the trajectory, 3.5% less than the Average Annual Requirement.
  - 2018/19: 548 units completed: 11.2% less than the figure in the trajectory, 14.4% greater than the Average Annual Requirement.
- When undertaking the field work for assessing the situation in terms of the number of units that have been completed during their AMR period, it is noted that due to the situation in relation to the Covid-19 pandemic, it was not possible to visit every relevant site that had planning permission for housing. [It was not possible to visit 68 sites: 24 in Gwynedd and 44 in Anglesey – this correlates to 8% of all the relevant sites]. It is possible therefore that more units have been completed than what is reported here.
- Further discussion relating to the number of units completed annually and on the housing allocations is seen in the analysis to indicators D44, D45 and D46.
- Whilst the number of units provided in recent years has been lower than what is noted in the trajectory, it is not believed that this has been significant up until the AMR 2 period. Given that the shortfall in the units completed in 2019/20 compared with the figure in the trajectory has been more significant, it is important to keep an eye on this situation whilst moving towards the start of the review process in 2021. It will be important in this respect to consider the different components in relation to housing provision i.e. the role of small and large windfall sites as well as allocated sites.
- It is noted that the units completed this year (and in the years since adopting the Plan) is relatively consistent with the Average Annual Requirement.
- When comparing the number of housing units that have been completed against the trajectory, it is believed that it's important to consider the effect of the delay that has been in terms of large infrastructure developments on Anglesey, such as Wylfa, and the possible impact of this on associated housing developments.

**Action:**


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

**Indicator: D43(B)**

**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		
<b>Indicator:</b>	<b>Target:</b>	<b>Relevant Policy</b>		PS16, TAI1- TAI7, PS 18, TAI 5, TAI 8, TAI 15-TAI 19
		<b>Outcome:</b>		<b>Trigger Level:</b>
Total cumulative completions will be 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	N/A	Respond to a deviation that is either significantly higher or significantly lower than the expected cumulative average annual housing requirement
		<b>AMR 2</b>		
		AMR 3		
		AMR 4		
<b>Analysis:</b>				
It is noted that for plans published prior to the publication of the DPM, cumulative completions will be measured against the cumulative average annual housing requirement set out in the Plan.				
The following information is noted in terms of the actual units completed against the anticipated cumulative completion rate as specified in the adopted housing trajectory. As the Plan contains a trajectory that conveys the Plan's strategy, it is considered, in terms of this indicator, that this provides a better comparison with the actual housing provision rate than the cumulative average annual housing requirement.				
<b><u>Information relating to the cumulative completion rate up to 2019/20 – information by the components of housing supply</u></b>				
	<b>Actual units completed</b>	<b>Information from the Plan's housing trajectory i.e. the number of units expected to be completed</b>		<b>Comparison between actual completions and information in the trajectory</b>
Small windfall sites (less than 5 units)	1327	1449		-122 (-8.4%)
Large windfall sites (5 units or more – not on allocated sites)	1537	1278		+259 (+20.2%)
Allocated housing sites	700	1101		-401 (-36.4%)
Total cumulative completed units	3564	3828		-264 (-6.9%)

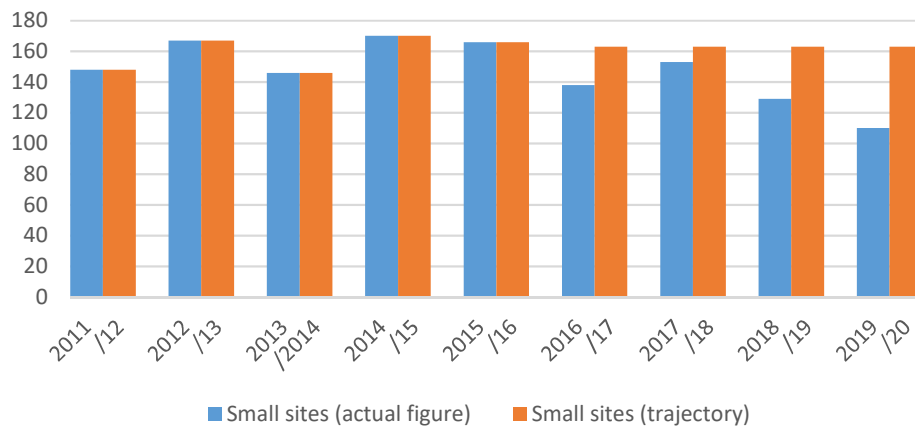
### Housing provision rate compared with the information in the housing trajectory

Year	Completion figure noted in the trajectory	Actual completion figure (annual)	Comparison with the annual completion figure in the trajectory	Total cumulative completions	Comparison with cumulative completions figure in the trajectory	% completions against cumulative completions 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)					
2021-22	5098 (+623)					
2022-23	5663 (+565)					
2023-24	6190 (+527)					
2024-25	6718 (+528)					
2025-26	7184 (+466)					

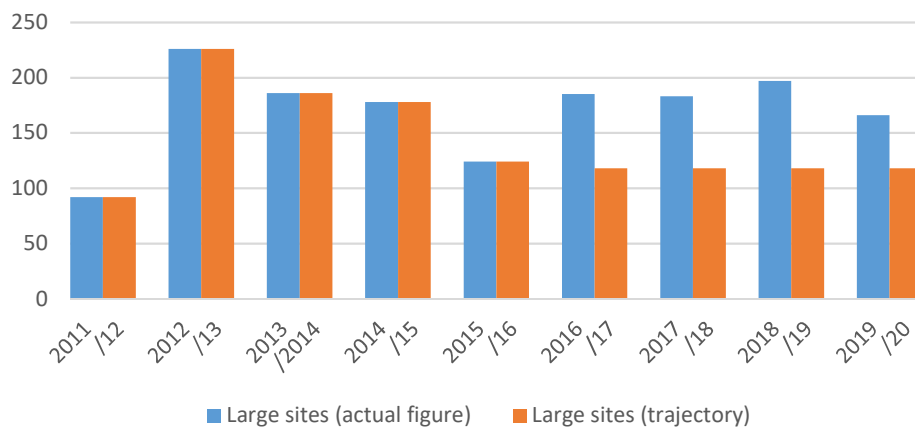
The following graphs compare the housing units that have been provided by means of the different components against the information in the Plan's housing trajectory.



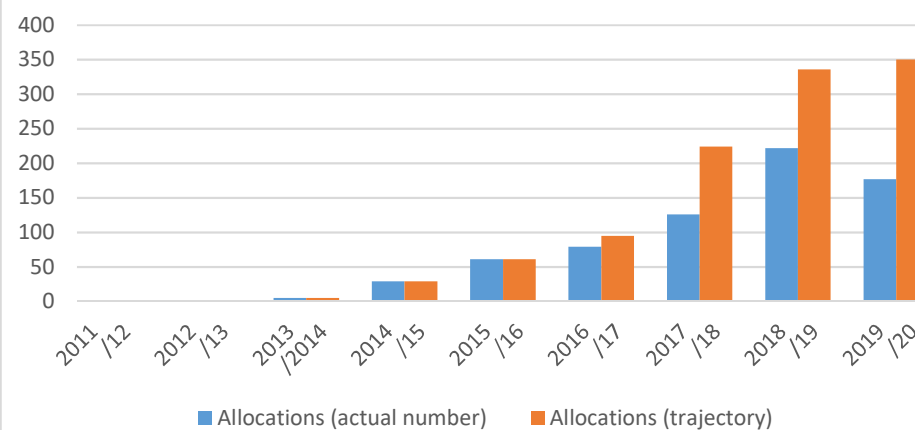
Units completed (actual number and trajectory figures) - Small windfall sites



Units completed (actual number and trajectory figures) - Large windfall sites



Units completed (actual number and trajectory figures) - Housing allocations



For comparison with the information in the trajectory, the table below provides information that assesses the actual housing provision against the average annual requirement and the cumulative average annual housing requirement.

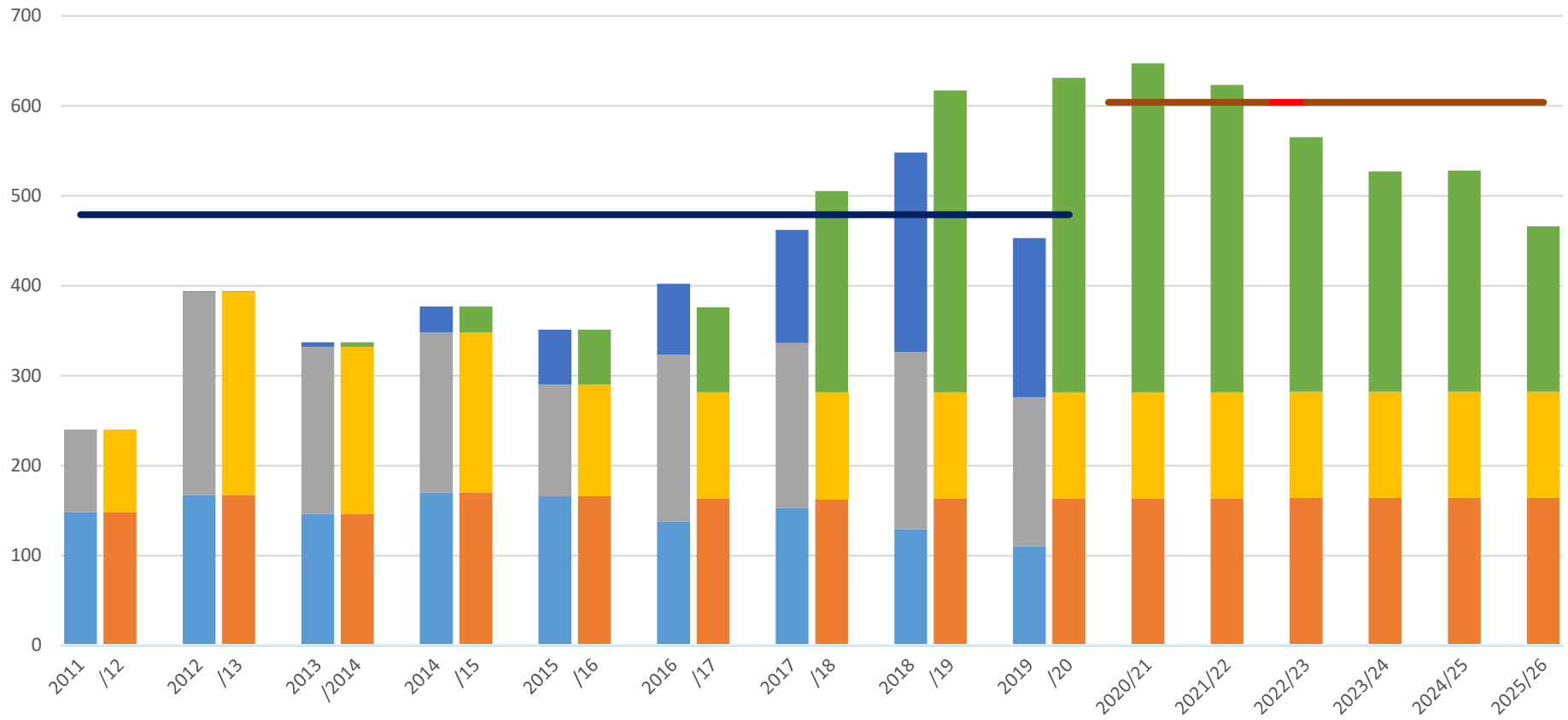
**Housing provision rate compared with the average annual requirement and the cumulative average annual housing requirement**

Year	Average Annual Requirement (479 units per annum)	Actual completion figure (annual)	Comparison with the average annual requirement	Total cumulative completions	Comparison with cumulative average annual housing requirement	% completions against 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					
2021-22	5269					
2022-23	5748					
2023-24	6227					
2024-25	6706					
2025-26	7184					

- Including information from this AMR period, it is noted that 264 less units have been completed in the Plan area compared to the figure noted in the trajectory. 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.
- It is noted that 3564 units have been completed in the Plan area between the base date and 2019/20, whilst the trajectory notes a figure of 3828 units. This is therefore 6.9% lower than the figure in the trajectory.
- It is noted that until this year the cumulative completion figure has been relatively consistent with the information noted in the trajectory. It is noted however that the information for this year does not correspond with the general pattern specified in the trajectory, whereby it would be expected for there to be an increase in the number of houses completed compared to the previous year.
- When analysing this information in more detail, compared to the cumulative information from the trajectory (excluding slippage allowance) it is noted that 122 less units (-8.4%) have been completed on small windfall sites (less than 5 units); 259 units more (+20.2%) on large windfall sites (5 or more units); with 401 less units on sites allocated for housing in the Plan (36.4%).
- The graphs above highlight the fact that units completed on small windfall sites in recent years have been slightly lower than what is anticipated in the trajectory, whilst the number of units completed on large windfall sites (5 units or more) have been significantly higher than the information in the trajectory. It is also apparent that the number of units completed on sites that are allocated specifically for housing in the Plan has been significantly lower than the information noted in the trajectory.
- It is believed that comparison with the trajectory is more useful than a comparison with the cumulative average annual housing requirement. The trajectory correlates more effectively with the Plan's strategy as it is not realistic to expect a consistent annual provision. The trajectory also conveys the actual number of units that were completed during the early years of the plan period and demonstrates an increase in the number of units expected to be completed as the Plan matures. It is noted that the number of units completed per annum is much more consistent with the average annual requirement figure in the period since adopting the Plan compared to the early years of the Plan period.

The table on the next page compares the number of units that have been completed by overall total and the different components of supply against the information in the trajectory and also the average annual requirement. For the remainder of the Plan period, the number of units expected to be completed in accordance with the information in the Plan's trajectory is noted. The graph also notes the average annual requirement that would be needed for the remainder of the Plan period, namely 604 units per year, to meet the Plan's housing requirement figure.

### Housing completion rate - Joint Local Development Plan area



- Safleoedd ar hap bach (gwir)
- Safleoedd ar hap mawr (gwir)
- Dynodiadau (gwir)
- Gofyniad Blynyddol Cyfartalog

- Safleoedd ar hap bach (taflwybr)
- Safleoedd ar hap mawr (taflwybr)
- Dynodiadau (taflwybr)
- Gofyniad Blynyddol Cyfartalog ar gyfer gweddill oes y Cynllun

The following points are noted in relation to this information:

- When undertaking the field work for assessing the situation in terms of the number of units that have been completed during this AMR period, it is noted that due to the situation in relation to the Covid-19 pandemic, it was not possible to visit every relevant site that had planning permission for housing. [It was not possible to visit 68 sites: 24 in Gwynedd and 44 in Anglesey – this correlates to 8% of all the relevant sites]. It is possible therefore that more units have been completed than what is reported here.
- Further discussion relating to the number of units completed annually and on the housing allocations is seen in the analysis to indicators D44, D45 and D46.
- It is important to note that the role of the JLDP is to ensure the conditions to provide suitable developments and to supply housing in the most appropriate manner. Whilst the Plan aims to ensure that the sites identified can achieve suitable development, the Plan cannot enforce these developments to happen in accordance with the information in the trajectory.
- It is noted that circumstances, such as the delay regarding the decision to develop the Wylfa site, affects housing development in locations such as Amlwch. In turn this has an effect upon the use of employment sites to supply the large infrastructure developments in Anglesey, thereby affecting the wider housing market within the Plan area.



Whilst the number of cumulative units that have been completed is lower than what is noted in the trajectory, it is not believed that this is significant enough to ensure a review of the Plan. It is certainly something that must be considered when starting the work of reviewing the Plan in 2021.

**Action:**

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

**Indicator: D44**

<b>Objective:</b>	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	
<b>Indicator:</b>	<b>Target:</b>	<b>Relevant Policy:</b>	PS16, TAI1- TAI7, PS 18, TAI 5, TAI 8, TAI 15-TAI 19
		<b>Outcome:</b>	<b>Trigger Level:</b>

<p>D44 The number of new housing units built in the Plan area</p>	<p>Provide 7,184 new housing units over the Plan period, according to the breakdown set out Topic Paper 20B Housing Trajectory</p> <p>Annual targets for remainder of Plan period :</p> <p>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</p>	AMR 1		<p>The number of new housing units provided in the Plan area falls below the requirement for 2 consecutive years</p>
		<b>AMR 2</b>		
		AMR 3		
		AMR 4		
<p><b>Analysis:</b></p>				

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

Due to the situation with the Covid-19 pandemic, it is noted that it was not possible to visit all relevant sites with planning permissions for housing as part of the field survey (It was not possible to visit 68 sites: 24 in Gwynedd and 44 in Anglesey – namely 8% of all relevant sites).

In terms of 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 2 consecutive years.

When adding the number of completed units during the first four years to the table (i.e. 2016-20) in this indicator to the target figure, it is noted that 1865 units have been completed compared with a target of 2129 units. This is equivalent to 87.6% of the target level (shortcoming of 264 units over a period of 4 years).

Whilst fieldwork on this indicator has shown that work has commenced or 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, it is noted that the completion figure has decreased since last year (95 units less completed – without considering sites that were not visited due to Covid-19). The indicator's target notes that some increase should occur since the AMR1 period.

It is not considered that the information is concerning at this moment in time, but it is certainly a matter that should be monitored closely and considered when beginning work on Reviewing the Plan in 2021. It is not considered that this means that the Plan should be reviewed before then.

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

The Councils, mainly through the work of reviewing the Housing Trajectory, contact developers and landowners of the sites that have been allocated for housing within the Plan and other large sites (5+) where there is extant planning permission. One of the outcomes hoped for through this is to encourage activity on stalled 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.

**Action:**

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

**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

**Indicator:**

**Target:**

**Relevant Policy:**

PS16, TAI1- TAI7, PS 18, TAI 5, TAI 8, TAI 15-TAI 19

**Outcome:**

**Trigger Level:**

D45 Total housing units built on allocated sites in Gwynedd as a % of overall housing provision

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.

Annual completion targets for remainder of Plan period:

	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



**AMR 2**



AMR 3

AMR 4

The overall number of new housing units built on allocated sites within Gwynedd falls below the requirement for 2 consecutive years

**Analysis:**



The number of units completed on the sites allocated specifically for housing has fallen below the targets noted for the period of this AMR, along with each one of the previous years noted in the target information:

	Target	Actual number
2016/ 17	99	70
2017/ 18	144	77
2018/ 19	187	123
2019/ 20	180	106

It is noted that some of the housing allocations were granted planning permission before the date of adopting the Plan, often on the grounds that they were allocations within the previous development plan, and that this is responsible for most of the units noted in the table above i.e. units that have been completed.

This is especially true in Gwynedd as the previous development plan, the Unitary Development Plan, overlapped the period of the JLDP. This can be seen by the fact that 2 of the 3 largest housing allocations, in terms of the number of houses noted in the Plan (in Gwynedd), namely T1 Goetra Uchaf in Bangor and T27 Lôn Cae Phillips in Caernarfon, have been completed this year.

Whilst it can be said that the process of preparing a planning application to the point of completing units on site can be fairly long, it is noted that a number of units completed on allocated sites in Gwynedd has decreased compared to last year. This may be due to the fact that some of the allocations that were carried over from the previous Plan are being completed and that there is a delay in developing on newly allocated sites.

Of the 36 allocations in Gwynedd that were not completed before the monitoring period of this AMR, there were planning permissions on 15 of these sites. 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.

It is noted that a significant proportion (43%) of all units completed in Gwynedd in 2019/20 are located on housing allocations. The fieldwork with regards 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 other sites.

Whilst the number of units provided on allocated sites does not meet the target for two consecutive years as noted in the trigger level, on the basis of background evidence, it is not considered that this raises any concerns. However, future Annual Monitoring Reports will be a way of assessing whether the housing building rate is satisfactory in accordance with this indicator, considering therefore the suitability of some of the housing allocations in the Plan to contribute effectively to the target.

The Councils, mainly through the work of reviewing the Housing Trajectory, contact developers and landowners of the sites that have been allocated for housing within the Plan and other large sites (5+) where there is extant planning permission. One of the outcomes hoped for through this is to encourage activity on stalled 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.

**Action:**

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

**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

**Indicator:**

**Target:**

**Relevant Policy:**

PS16, TAI1- TAI7, PS 18, TAI 5, TAI 8, TAI 15-TAI 19

**Outcome:**

**Trigger Level:**

D46 Total housing units built on allocated sites in Anglesey as a % of overall housing provision

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.

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

AMR 1



AMR 2



AMR 3

AMR 4

The overall number of new housing units built on allocated sites within Anglesey falls below the requirement for 2 consecutive years

**Analysis:**

The number of units completed on the sites allocated specifically for housing has fallen below the targets noted for the period of this AMR, along with each one of the previous years noted in the target information:

	Target	Actual number
2016/ 17	8	4
2017/ 18	109	49
2018/ 19	193	99
2019/ 20	215	60

It is noted that some of the housing allocations were granted planning permission before the date of adopting the Plan, and this has been responsible for a proportion of the units completed, as noted in the table above. It is noted that a large proportion of units that have been completed on allocated sites in Anglesey in 2019/20 are located on one site i.e. 37 units on Tyddyn Mawr site in Holyhead. This is a permission which pre-dates the adoption of the JLDP.

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 (that were being developed) being allocated in the JLDP. Therefore, whilst a delay between adopting the Plan and providing housing units on newly allocated sites is, therefore, unavoidable, it is noted that there are units that have been completed on allocated sites where permission was given after the adoption date of the Plan. It is also noted that planning applications were submitted on some allocations but a determination was not given during the AMR 2 period.

Work relating to this indicator, has shown that work has commenced or that development has continued on many of the allocations, and new planning permissions have been granted on others. Significant permissions have been granted on allocations in Anglesey since adopting the Plan e.g. Ty'n Coed, Llangefni - permission for 144 units; Coleg Menai, Llangefni - permission for 153 units.

Of the 29 allocations in Anglesey, that were not completed before this AMR period, there were planning permissions on 12 of these sites.

It should also be noted, the effect of delaying the determination of developing the Wylfa site has had on developing nearby allocations, such as those in Amlwch. This has also possibly affected the development of other sites that have been allocated within a wider area, considering the supply work that would be expected on employment sites as a result of the development.



Whilst the number of units provided on allocated sites does not meet the target for two consecutive years as noted in the trigger level, on the basis of background evidence, it is not considered that this should raise concerns. However, the Annual Monitoring Reports will, in future, be a means of assessing whether the rate of housing development is acceptable in line with this indicator, considering therefore the suitability of some of the housing allocations in the Plan to contribute effectively to the target.

The Councils, mainly through the work of reviewing the Housing Trajectory, contact developers and landowners of the sites that have been allocated for housing within the Plan and other large sites (5+) where there is extant planning permission. One of the outcomes hoped for through this is to encourage activity on stalled 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.

**Action:**

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

## Affordable Housing

Indicator: D47				
<b>Objective:</b>	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>		
<b>Indicator:</b>	<b>Target:</b>	<b>Relevant Policy:</b>	PS16, TAI1- TAI7, PS 18, TAI 5, TAI 8, TAI 15-TAI 19	
		<b>Outcome:</b>	<b>Trigger Level:</b>	
D47 Total number of additional affordable housing built in the Plan area	Build 1,572 affordable housing in the Plan area by 2026	AMR 1		The overall number of additional affordable housing built within the Plan area is 10% or more below the cumulative requirement set in the Policy Target
	Completion targets for remainder of Plan period (2015 – 2026):	AMR 2		
	Build an additional 345 affordable housing in the Plan area by 2018	AMR 3		
	Build an additional 575 affordable housing in the Plan area by 2020	AMR 4		
Build an additional 805 affordable housing in the Plan area by 2022				
Build an additional 1035 affordable housing in the Plan area by 2024				
Build an additional 1,266 affordable housing in the Plan area by 2026				

**Analysis:**

In the 2015-20 period, it is noted that 522 affordable units were built in the Plan area. This is below the target of 575 noted but not by more than the 10% allowance noted in the trigger level.

This is divided as follows:

2015-16: 82\* units (losing 1 unit from what was noted in AMR 1 following re-assessment)  
2016-17: 68\* units (losing 12 units from what was noted in AMR 1 following re-assessment)  
2017-18: 61 units  
2018-19: 187\* units (losing 6 unit from what was noted in AMR 1 following re-assessment)  
2019-20: 124 units

\*It is noted that work has been undertaken since AMR 1 to verify the information in terms of affordable housing completed and this is the reason for amending the noted figures.

When undertaking the field work for this indicator, it is noted that due to the Covid-19 pandemic, it was not possible to visit 2 sites which had extant planning permission which contained affordable housing.

Whilst the target for the provision between 2015-20 has not been reached, it is not believed that this raises any concerns. The figure provided is not lower than the 10% allowance in the cumulative requirement set in the Policy Target as noted in the trigger level.

Information relevant to this indicator notes that there is extant permission for 540 affordable units in Gwynedd and Anglesey (458 units not started and 82 units under construction). In line with the information noted in the JLDP, it is noted that 516 of these units can be developed during the period of the Plan. There is a significant supply of affordable units in the existing land bank that could contribute to meeting the targets noted in this indicator.

Due to the requirement to justify affordable units on the basis of viability, JLDP policies note thresholds that are often below those noted in the previous development plans relating to the need for affordable provision. It can take time for this policy to lead to a significant increase in the number of affordable units developed in the Plan area. In this respect, it is noted that the number of affordable units built in 2018-19 and 2019-20 are significantly higher than the information for previous years.

It is also noted that the figure in terms of the number of affordable units is likely to be higher for the area that what is noted because it does not include housing units that are affordable due to their size and location. In addition, a financial contribution was accepted in some developments, rather than provision on the site.

**Action:**

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

**Indicator: D48**

<b>Objective:</b>	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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<b>Indicator:</b>	<b>Target:</b>	<b>Relevant Policy:</b>	PS16, TAI1- TAI7, PS 18, TAI 5, TAI 8, TAI 15-TAI 19								
		<b>Outcome:</b>	<b>Trigger Level:</b>								
D48 % affordable housing units permitted per house price area	Average % affordable housing provision in line with indicative target per house price area	<table border="1"> <tr> <td>AMR 1</td> <td></td> </tr> <tr> <td><b>AMR 2</b></td> <td></td> </tr> <tr> <td>AMR 3</td> <td></td> </tr> <tr> <td>AMR 4</td> <td></td> </tr> </table>	AMR 1		<b>AMR 2</b>		AMR 3		AMR 4		Average % affordable housing provision falls below the indicative target per house price area for 2 consecutive years, unless justified by Policy TAI 15
AMR 1											
<b>AMR 2</b>											
AMR 3											
AMR 4											

**Analysis:**

It is noted that the information below refers to sites where it is appropriate to request a proportion of affordable units in accordance with Policy TAI 15 i.e. threshold of 2 or more units and does not consider sites in clusters or open countryside. It also 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 the previous permission. These are all applications where the affordable provision must be considered in line with the content of Policy TAI 15. Therefore, it does not consider applications for reserved matters where the principle of the permission had already been given, nor does it consider certificates of lawfulness for residential use.

It is noted that the trigger level refers to 2 consecutive years. It is required to consider the information for 2019/20 together with the information for AMR 1.

Table summarising the information for all House Price Areas

House Price Area	Period	% affordable housing sought	Actual affordable housing provision (percentage)	Does it meet target level?
Gwynedd High Value Coastal	2018/19	No relevant planning permission.		
	2019/20	No relevant planning permission.		
Rhosneigr	2018/19	30%	0%	X
	2019/20	No relevant planning permission.		

Beaumaris	2018/19	No relevant planning permission.		
	2019/20	30%	100%	✓
Rural North West	2018/19	30%	100%	✓
	2019/20	30%	0%	X
Bridgehead	2018/19	30%	15%	X
	2019/20	30%	9%	X
Trearddur & Rhoscolyn	2018/19	No relevant planning permission.		
	2019/20	30%	0%	X
South West	2018/19	30%	100%	✓
	2019/20	No relevant planning permission.		
North East Rural	2018/19	30%	100%	✓
	2019/20	30%	33%	✓
Larger Coastal Settlements	2018/19	30%	47%	✓
	2019/20	30%	53%	✓
Rural Centres	2018/19	No relevant planning permission.		
	2019/20	No relevant planning permission.		
Mid Rural	2018/19	No relevant planning permission.		
	2019/20	20%	25%	✓
Northern Coast & South Arfon	2018/19	20%	48%	✓
	2019/20	20%	46%	✓
Rural West	2018/19	20%	100%	✓
	2019/20	20%	56%	✓
Llangefni	2018/19	10%	18%	✓
	2019/20	10%	83%*	✓
Llŷn	2018/19	10%	32%	✓
	2019/20	No relevant planning permission.		

Western Coastal & Rural Arfon	2018/19	10%	59%	✓
	2019/20	10%	13%	✓
Holyhead	2018/19	10%	40%	✓
	2019/20	10%	8%*	X**
Amlwch & Hinterland	2018/19	10%	53%*	✓
	2019/20	10%	23%	✓
The Mountains	2018/19	10%	85%	✓
	2019/20	10%	23%	✓
Eastern Gwynedd & National Park	2018/19	No relevant planning permission.		
	2019/20	No relevant planning permission.		
Blaenau Ffestiniog	2018/19	10%	0%	X
	2019/20	No relevant planning permission.		

\*Financial contribution also

\*\* Target not reached in relation to the provision of units but financial contribution means that what has been ensured in this house price area is acceptable.

Notwithstanding three House Price Areas, it is noted that the general percentage of affordable houses provided as part of the relevant residential planning permissions in AMR 2 conform effectively with the indicative target as highlighted in Policy TAI 15 (it is not considered that the Holyhead area is one of the three areas because of the acceptable financial contributions that have been secured).

If considering the trigger level, namely that the general percentage of affordable housing provision falls below the indicative target per house price area for 2 consecutive years, it is noted that this has happened in only one house price area (although it is noted that there is no relevant information available for some of the areas for the two years in question).

Joint House Price Areas: Percentage affordable 30%

Period	Number of permissions	Number of units permitted	Affordable Housing	Percentage affordable units
2018/19	12	120	61	51%
2019/20	13	120	57	48%



Joint House Price Areas: Percentage affordable 20%

Period	Number of permissions	Number of units permitted	Affordable Housing	Percentage affordable units
2018/19	11	56	30	54%
2019/20	10	92	43	47%

Joint House Price Areas: Percentage affordable 10%



Period	Number of permissions	Number of units permitted	Affordable Housing	Percentage affordable units
2018/19	19	260	83	32%
2019/20	15	176	69	39%

When considering house price areas jointly (based on the areas in which the percentage of affordable housing sought is the same), it is noted that the affordable provision corresponds effectively with the policy target (also remembering the fact that financial contributions have been secured in place of on-site affordable provision in some instances).

**Action:**

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

**Indicator: D49**

<b>Objective:</b>	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		
<b>Indicator:</b>	<b>Target:</b>	<b>Relevant policy:</b>	PS16, TAI1- TAI7, PS 18, TAI 5, TAI 8, TAI 15-TAI 19	
		<b>Outcome:</b>	<b>Trigger level:</b>	
D49 The number of planning applications permitted on rural exception sites	An increase in the number of affordable housing sites compared to	AMR 1		No increase in the number of affordable housing exception sites permitted for 2 consecutive years
		AMR 2		
		AMR 3		
		AMR 4		

	average during 2015/ 16 – 2016/ 17			
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**Analysis:**

Planning applications granted permission on rural exception sites during this AMR period

Plan Area: 4 sites (45 units)

Tir ger Tan y Celyn, Llanwnda: 10 units\*

Ponc y Rhedyn, Benllech: 27 units

Marquis Inn, Rhosybol: 7 units\*

Bont, Ffordd Amlwch, Benllech: 1 unit

\*Some 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.

Information for AMR 1 period all in 2018/19)

Plan Area: 6 sites (24 units)

Even though there was a decrease in the number of exception sites that were given planning permission in 2019/20 compared to 2018/19, it is noted that there was an increase in the number of units that were given permission. It is noted that the figure in terms of the number of exception sites and units permitted is higher than previous years: 2015/16 (3 sites: 3 units); 2016/17 (2 sites: 3 units). The target notes that the outcomes should be compared with the base information for these years.

There is no decrease in the number of affordable housing exception sites for 2 consecutive years and as such there is no need for any action with respect to this indicator.

**Action:**

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

**Indicator: D50**

<b>Objective:</b>	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
<b>Indicator:</b>	<b>Target:</b>	<b>Relevant Policy:</b> PS16, TAI1- TAI7, PS 18, TAI 5, TAI 8, TAI 15-TAI 19
		<b>Outcome:</b>

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	<input checked="" type="checkbox"/>	An increase or decrease of 5% of residual value in any house price area in any one year.
		<b>AMR 2</b>	<input type="checkbox"/>	
		AMR 3		
		AMR 4		

**Analysis:**

Work is still being undertaken in relation to this indicator. National figures indicate an increase in both average house prices and build costs within the plan area. The increase in relation to build costs is higher than that for average house prices.

We are liaising with our external viability specialist to ascertain whether there is sufficient information available to ascertain if the new build house price in the 21 house price areas is significantly higher than the average house price. In addition work is being undertaken to ascertain if there is a regional variant to the build costs that is applicable for the Plan area.

This will allow for a viability overview to ascertain if the policy position should be maintained. Last years AMR concluded that whilst the viability had become more challenging since 2016, mainly because costs have risen faster than values the current policy position should be maintained.

**Action:**

[To be completed once the above work has been finalised]

**Indicator: D51**

<b>Objective:</b>	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:  <b>Key outputs:</b> <ul style="list-style-type: none"> <li>• there will be a consistent minimum 5 year supply of land for housing;</li> <li>• housing growth will be distributed across the Plan area in accordance with the spatial distribution;</li> <li>• the supply of affordable housing units will have increased;</li> <li>• the demand for sites for Gypsies and Travellers will have been addressed.</li> </ul>

<b>Indicator:</b>	<b>Target:</b>	<b>Relevant policy:</b>	PS1
		<b>Outcome:</b>	<b>Trigger level:</b>

D51 Prepare and adopt a Supplementary Planning Guidance for Affordable Housing.	Prepare and adopt a Supplementary Planning Guidance for Affordable Housing within 6 months of the date of adopting the Plan	AMR 1		Not adopting a Supplementary Planning Guidance within 6 months of the date of adopting the Plan.
		<b>AMR 2</b>		
		AMR 3		
		AMR 4		

**Analysis:**

The SPG was formally adopted by the Joint Planning Policy Committee on 15 April, 2019, following a period of public consultation (December 2018 – January 2019).

As the Planning Guidance has been adopted in April 2019, it is not within the 6 month target from when the Plan was adopted. There was delay before publishing the SPG in order to allow input into the process from the Councils' Housing and Property Officers.

**Action:**

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

**Indicator: D52**

<b>Objective:</b>	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		
<b>Indicator:</b>	<b>Target:</b>	<b>Relevant policy:</b>	PS16, TAI1- TAI7, PS 18, TAI 5, TAI 8, TAI 15-TAI 19	
		<b>Outcome:</b>	<b>Trigger level:</b>	
D52 Number of local market housing units built in settlements identified in Policy TAI 5	Deliver the maximum level of Local market housing in settlements listed in Policy TAI 5.	AMR 1		Less than 10 local market housing units built in settlements identified in Policy TAI 5 in any one year
		<b>AMR 2</b>		
		AMR 3		
		AMR 4		

**Analysis:**

**2019/20: 1 local market unit completed**

During the period of this AMR, it is noted that planning permission had been granted for two applications for local market housing. It is noted that there is an extant permission for 1 such unit since the AMR 1 period. It is noted that there is a local market housing condition on a further 7 units (on 2 sites) that were given permission in 2019/20, but it is understood that only affordable units (as permitted under Policy TAI 5) will be provided on these sites.

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 JLDP, accepting the policy principle which is completely new in the relevant settlements and then developing such housing. It is noted that the first local market unit that was permitted with respect to Policy TAI 5 has since been built. As the Plan matures, it is hoped that there will be an increase in such units.



Future Annual Monitoring Reports are, therefore, expected to demonstrate that an appropriate supply of local market housing is being provided. Based on the information for the AMR 2 period, it is not considered that any action needs to be taken with respect to this indicator.

**Action:**  

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

**Indicator: D53**

<b>Objective:</b>	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>
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Indicator:	Target:	Relevant policy:	Trigger level:
D53 Planning applications and appeals to modify or remove a S106 agreements or a condition relating to local market housing	Retain S106 agreements and conditions that facilitate delivery of local market housing in accordance with Policy TAI 5	PS16, TAI1- TAI7, PS 18, TAI 5, TAI 8, TAI 15-TAI 19	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 1	
		AMR 2	
		AMR 3	
		AMR 4	

**Analysis:**

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).

In accordance with the 1990 Town & Country Planning Act, it is possible to appeal a planning obligation to the Planning Inspectorate after five years on the basis that there is no relevant planning reasons for the obligation. Prior to 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 a policy within the JLDP that was adopted in 2017, it is highly unlikely that a Local Planning Authority would be willing to amend or remove a 106 condition/agreement relating to restricting a house to a local market house.

**Action:**

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

**Indicator: D54**

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

### Local Housing Market Assessment

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



Due to a shortage of resources, there was delay in the timetable to prepare the LMHA for Gwynedd. A final draft copy was created and after a period of consultation between February and March 2019; it was published by the Council in May 2019.

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

The LMHA also found that:

- Houses of median value and in the lower quartile are unaffordable for households with a median income;
- The private rental sector has grown substantially in Gwynedd over the past decade;
- Private rental levels are unaffordable for many low income households;
- The demand for social housing continues to be high across the area;
- The demand for one-bedroom social housing is not being addressed through the current stock;
- It is anticipated that the number of households will increase, and their size will decrease over the next decade;

- Long-term empty properties and restricted development sites could provide additional supply for the market;
- Based on population projections, 303 new households will be established every year in Gwynedd for the next five years;
- 707 additional social housing units are needed every year for five years to meet the current demand and the anticipated demand;
- 104 additional intermediate houses are needed every year for five years to meet the current demand and the anticipated demand.

Indicator: D55				
<b>Objective:</b>	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><b>Key outputs:</b></p> <ul style="list-style-type: none"> <li>• there will be a consistent minimum 5 year supply of land for housing;</li> <li>• housing growth will be distributed across the Plan area in accordance with the spatial distribution;</li> <li>• the supply of affordable housing units will have increased;</li> <li>• the demand for sites for Gypsies and Travellers will have been addressed.</li> </ul>		
<b>Indicator:</b>	<b>Target:</b>	<b>Relevant policy:</b>	PS1	
		<b>Outcome:</b>	<b>Trigger level:</b>	
D55 Prepare and approve a Local Housing Market Area (LHMA) study for Gwynedd	Prepare and approve a LHMA study for Gwynedd by April 2017	AMR 1		Not preparing and approving a LHMA study for Gwynedd by April 2017.
		<b>AMR 2</b>		
		AMR 3		
		AMR 4		
<b>Analysis:</b>				
<p>The Local Housing Market Assessment was published by Gwynedd Council's Housing Service in May 2019.</p> <p>A copy is available on the Council's web site and is used as one basis for assessing the suitability of the appropriate mix of housing offered with developments to ensure that they are in line with Housing Policy TAI 8 of the Plan.</p>				
<b>Action:</b>				
Target has been met. 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. During 2019/20 the main focus of activity centred around discharging conditions attached to the planning consent. During Quarter 4 preliminary works commenced on site in connection with site and archaeological investigations.

Further work has been undertaken looking at possible options within the Holyhead area and this has included discussing possible provision with the Port of Holyhead. No site have been identified to date.

Indicator: D56			
<b>Objective:</b>	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:  <b>Key outputs:</b> <ul style="list-style-type: none"> <li>• there will be a consistent minimum 5 year supply of land for housing;</li> <li>• housing growth will be distributed across the Plan area in accordance with the spatial distribution;</li> <li>• the supply of affordable housing units will have increased;</li> <li>• the demand for sites for Gypsies and Travellers will have been addressed.</li> </ul>	
<b>Indicator:</b>	<b>Target:</b>	<b>Relevant policy:</b>	PS1
		<b>Outcome:</b>	<b>Trigger level:</b>



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		
		AMR 3		
		AMR 4		

<b>Performance 1st AMR (1st August 2017 to 31st March 2019)</b>	<b>Performance 2nd AMR (1st April 2019 to 31st March 2020)</b>
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Initial work on developing the site undertaken but change in need from unauthorised tolerated site.	Due to change in need from unauthorised tolerated site no further work on developing the site undertaken.
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**Analysis:**

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.

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.

The Council cleared the remains of many old caravans and rubbish off the site during the year which means that the lane is now clear of vehicles.

There is an intention to undertake GTAA work over the coming year for approval next year.



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**

<b>Objective:</b>	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.
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	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><b>Key outputs:</b></p> <ul style="list-style-type: none"> <li>• there will be a consistent minimum 5 year supply of land for housing;</li> <li>• housing growth will be distributed across the Plan area in accordance with the spatial distribution;</li> <li>• the supply of affordable housing units will have increased;</li> <li>• the demand for sites for Gypsies and Travellers will have been addressed.</li> </ul>		
<b>Indicator:</b>	<b>Target:</b>	<b>Relevant policy:</b>	PS1	
		<b>Outcome:</b>	<b>Trigger level:</b>	
D57 The number of additional Gypsy pitches provided on an extension to the existing residential Gypsy site, adjacent to the Llandygai Industrial Estate, Bangor	<p>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</p> <p>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</p>	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
		<u>AMR 2</u>		Failure to provide a cumulative total of 10 additional pitches on an extension to the existing residential Gypsy site adjacent to the Llandygai Industrial Estate, Bangor by the end of 2026
		AMR 3		
		AMR 4		
<b>Analysis:</b>				
<p>The second phase of work on site was completed in November 2019. This meant that an additional 5 pitches had been provided with a total of 12 permanent pitches now available to Gypsies.</p> <p>The Council has been in contact with the Government every step of the way, and they have been visiting the site regularly to review progress and discuss issues with residents and the Council.</p> <p>All pitches were filled in February 2020, but due to turnover and death, there is now 1 vacant pitch, and one about to be evacuated. We follow normal processes to fill these plots, but there are obvious delays due to Covid-19.</p>				



The work of a Gypsy and Traveller Needs Assessment over the coming year is to be approved next year.

**Action:**

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

**Indicator: D58**

<b>Objective:</b>	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:  <b>Key outputs:</b> <ul style="list-style-type: none"> <li>• there will be a consistent minimum 5 year supply of land for housing;</li> <li>• housing growth will be distributed across the Plan area in accordance with the spatial distribution;</li> <li>• the supply of affordable housing units will have increased;</li> <li>• the demand for sites for Gypsies and Travellers will have been addressed.</li> </ul>

<b>Indicator:</b>	<b>Target:</b>	<b>Relevant policy:</b>	PS1	
		<b>Outcome:</b>	<b>Trigger level:</b>	
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		
		AMR 3		
		AMR 4		

**Analysis:**

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

Gwynedd

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

Anglesey - Centre of the Island

During 2019/20 the main focus of activity centred around discharging conditions attached to the planning consent. During Q4 preliminary works commenced on site in connection with site and archaeological investigations.

The above work is due to be completed during Q1 2020/21 which will inform and allow completion of tender documents. We envisage that tenders will be invited during Q2 2020/21.


Anglesey – Holyhead


Further work has been undertaken looking at possible options within the Holyhead area and this has included discussing possible provision with the Port of Holyhead. No site has been identified to date.

**Action:**

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

**Indicator: D59**

<b>Objective:</b>	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:  <b>Key outputs:</b> <ul style="list-style-type: none"> <li>• there will be a consistent minimum 5 year supply of land for housing;</li> <li>• housing growth will be distributed across the Plan area in accordance with the spatial distribution;</li> <li>• the supply of affordable housing units will have increased;</li> <li>• the demand for sites for Gypsies and Travellers will have been addressed.</li> </ul>
<b>Indicator:</b>	<b>Target:</b>	<b>Relevant policy:</b> PS1
		<b>Outcome:</b> <b>Trigger level</b>
		AMR 1 

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 2		The number of encampments and length of stay suggests a need for additional supply of pitches.
		AMR 3		
		AMR 4		

#### Analysis:

In Gwynedd, the officer responsible for gathering information in relation to unauthorised encampments has retired without the relevant information being made available.

The table below provides the limited information available for the period from 1 April 2019 until the end of May 2019 which is all that is currently available.

2 different unauthorised sites were reported on. The number of caravans was 12 on one site however the number on the other site is unknown. The length of stay was for 8 nights on one site however the length of stay on the other site is unknown.

Site	Caravans	Arrival Date	Departure Date	Number of Days
Bryn Cegin Industrial Estate, Bangor	12	25.05.19	Unknown	unknown
Former Ferodo Site, Caernarfon	Unknown	13.05.19	21.05.19	9

In terms of location, the former Ferodo site lies in the open countryside between Caernarfon and Y Felinheli whilst the other is a vacant industrial estate on the outskirts of Bangor. Due to the limited information above regarding these 2 sites it is not possible to confirm whether this was the same group of gypsies in the locality since both dates are in mid May.

On Anglesey, five unauthorised sites were reported on. The number of caravans ranged from two to five and the length of stay ranged from one night to a maximum of 6.

Site	Caravans	Arrival Date	Departure Date	Number of Days
Holyhead Leisure Centre	2	01.03.20	02.03.20	2
Hedsor Street, Holyhead	5	02.07.19	03.07.19	2
Stermat Car Park, Valley	5	01.07.19	02.07.19	2
Adjacent coastguard station, Holyhead	5	29.06.19	01.07.19	3
Bryn Cefni Business Park, Llangefni	3	19.05.19	25.05.19	7

In terms of location, the most were in Holyhead (three sites) with one each in Llangefni and Valley.

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



From reviewing the situation, nothing is causing concern at present.

**Action:**



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

**6.5 Natural and Built Environment**

**Conserving and Enhancing the Natural Environment**

Indicator: D60				
<b>Objective:</b>	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		
<b>Indicator:</b>	<b>Target:</b>	<b>Relevant Policy</b>	PS19, AMG1, AMG2, AMG3, AMG4, AMG5, AMG6, PS20, AT1, AT3, AT4	
		<b>Outcome:</b>	<b>Trigger Level:</b>	
D60 - Number of planning applications permitted on locally important	Biodiversity or geodiversity value of locally important sites maintained	AMB 1		One application permitted contrary to Policy AMG 5 or Policy AMG 6
		AMB 2		
		AMB 3		

biodiversity and geodiversity sites	or enhanced in accordance with Policy AMG 5 and Policy AMG 6	AMB 4		
<b>Analysis:</b>				
<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>				
<b>Action:</b>				
No action currently required. Continue to monitor as part of the next AMR.				

<b>Indicator: D61</b>				
<b>Objective:</b>	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		
<b>Indicator:</b>	<b>Target:</b>	<b>Relevant Policy</b>	PS19, AMG1, AMG2, AMG3, AMG4, AMG5, AMG6, PS20, AT1, AT3, AT4	
		<b>Outcome:</b>	<b>Trigger Level:</b>	
D61 - Number of planning applications permitted on nationally or internationally designated sites or on sites that affect the biodiversity or geodiversity value of the designated sites	No planning applications permitted that are harmful to the biodiversity or geodiversity value of nationally or internationally designated sites	AMB 1		One planning application permitted contrary to Policy PS 19
		AMB 2		
		AMB 3		
		AMB 4		
<b>Analysis:</b>				
<p>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 one (i.e. Full application for the demolition of existing outbuilding and field shelter together with the erection of replacement outbuilding and agricultural shed at Goferydd, Holyhead). However, Natural Resource Wales raised no concerns regarding this proposal, since it concluded that it would not adversely affect any protected site.</p>				

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:**

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

**Indicator: D62**

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

**Analysis:**

One planning permission (FPL/2018/41) for the change of use of land from touring caravans and camping area to site 31 single unit static caravans and 4 twin unit static caravans at St David's Holiday Park, Traeth Coch, was granted on 'appeal' (APP/L6805/A/19/3226770). The Inspector considered that the proposals would reinforce the character of the AONB.

Notwithstanding the one planning application granted on appeal, It was concluded that Policy PS 19 and Policy AMG 1 of the Joint LDP are continuing to be implemented effectively.

**Action:**

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

**Preserving and Enhancing Heritage Assets**

**Indicator: D63**







<b>Objective:</b>	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		
<b>Indicator:</b>	<b>Target:</b>	<b>Relevant Policy</b>	PS19, AMG1, AMG2, AMG3, AMG4, AMG5, AMG6, PS20, AT1, AT3, AT4	
		<b>Outcome:</b>	<b>Trigger Level:</b>	
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		
<b>Analysis:</b>				
<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 was approved within the World Heritage Site, and a total of 94 planning applications (full/outline) within the Plan's Conservation Area. These include the construction of a new hotel, new dwellings, annexes, changes of use, conversions, alterations &amp; extensions, replacement of shop fronts and new retail signage,</p> <p>It is considered that these permissions comply with Policies PS 20 and AT 1 and that these policies are continuing to implemented effectively.</p>				
<b>Action:</b>				
No action currently required. Continue to monitor as part of the next AMR.				

<b>Indicator: D64</b>				
<b>Objective:</b>	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		
<b>Indicator:</b>	<b>Target:</b>	<b>Relevant Policy</b>	PS19, AMG1, AMG2, AMG3, AMG4, AMG5, AMG6, PS20, AT1, AT3, AT4	
		<b>Outcome:</b>	<b>Trigger Level:</b>	
D64 – Prepare and adopt a Supplementary Planning Guidance	Prepare and adopt a Supplementary Planning Guidance in relation to Heritage Assets	AMB 1		Not adopting a Supplementary Planning Guidance within 18 months of the Plan's adoption
		AMB 2		
		AMB 3		



relating to Heritage Assets	within 18 months of the Plan's adoption	AMB 4		
<b>Analysis:</b>				
Initial work relating to preparing the SPG is underway. However, in light of the need to prioritise other SPG, this SPG has not yet been the subject of a public consultation period.				
No progress form 1st AMR.				
<b>Action:</b>				
No action currently required. Continue to monitor as part of the next AMR.				

## Waste Management

<b>Indicator: D65</b>				
<b>Objective:</b>	SO18	Encourage waste management based in the hierarchy of reduce, re-use, recovery and safe disposal.		
<b>Indicator:</b>	<b>Target:</b>	<b>Relevant policy:</b>	GWA 1	
		<b>Outcome:</b>	<b>Trigger level:</b>	
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		
<b>Analysis:</b>				
Based on the North Wales Waste Monitoring Report, April 2017, 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.				
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.				
<b>Action:</b>				
No action currently required. Continue to monitor as part of the next AMR.				

Indicator: D66			
<b>Objective:</b>	SO18	Encourage waste management based in the hierarchy of reduce, re-use, recovery and safe disposal.	
<b>Indicator:</b>	<b>Target:</b>	<b>Relevant policy:</b>	GWA 1
		<b>Outcome:</b>	<b>Trigger level:</b>
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	
No planning applications for waste management facilities on employment sites identified in Policy GWA 1 and Policy CYF 1.			
<b>Analysis:</b>			
Four planning permissions were approved for waste management activities on employment sites during the last AMR period and one permission for a waste management development consisting of a transfer station and recycling plant has been approved this AMR period.			
It is considered that Policies CYF 1 and GWA 1 are implemented efficiently. The Councils will continue to monitor the indicator.			
<b>Action:</b>			
No action currently required. Continue to monitor as part of the next AMR.			

## Minerals

Indicator: D67			
<b>Objective:</b>	SO19	Meet the needs of minerals locally and regionally in a sustainable manner.	
<b>Indicator:</b>	<b>Target</b>	<b>Relevant Policy:</b>	PS 22, MWYN 6
		<b>Outcome:</b>	<b>Trigger Level:</b>
D67 – The extent of primary land-won aggregates permitted in accordance with the Regional Technical Statement for Aggregates expressed as a percentage of the	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	
		AMB 2	
		AMB 3	
		AMB 4	
Less than a 12 year land supply of crushed rock aggregate reserves in the Plan area in any one year			

total capacity required as identified in the Regional Technical Statement (MTAN)				
<b>Analysis:</b>				
<p>At the end of 2016, there was a residual 42.94 million tonnes of permitted crushed rock aggregate reserves, which is far above the threshold level. Source: North Wales Regional Aggregates Working Group Annual Monitoring Report (2016). The information is based on the distribution outlined in the Initial Review of the Regional Technical Statement (RTS) that is undertaken every five years.</p> <p>Each review of the Regional Technical Statement provides a mechanism in order to encourage the national sustainability objectives that every individual Local Authority in the region need to fulfil over a 25 year period for crushed rock (which is sufficient to fulfil the requirements of MTAN1 of achieving a 10 year land bank) during the 15 year period of the Joint LDP. The preferred areas for crushed rock in Policy MWYN 2 of the JLDP exceeds the minimum allocation needed to meet the required provision identified in the Regional Technical Statement.</p>				
<b>Action:</b>				
No action currently required. Continue to monitor as part of the next AMR.				

<b>Indicator: D68</b>				
<b>Objective:</b>	SO19	Meet the needs of minerals locally and regionally in a sustainable manner.		
<b>Indicator:</b>	<b>Target</b>	<b>Relevant Policy:</b>	PS 22, MWYN 6	
		<b>Outcome:</b>	<b>Trigger Level:</b>	
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
		<b>AMB 2</b>		
		AMB 3		
		AMB 4		
<b>Analysis:</b>				

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

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

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

**Action:**

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

**Indicator: D69**

<b>Objective:</b>	SO19	Meet the needs of minerals locally and regionally in a sustainable manner.
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<b>Indicator:</b>	<b>Target</b>	<b>Relevant Policy:</b>		<b>Trigger Level:</b>
		<b>Outcome:</b>		
D69 – Number of Planning applications permitted within a mineral buffer zone	No development permitted within a mineral buffer zone that would lead to the sterilisation of the mineral Resource, unless it is in accordance with Policy MWYN 6	AMB 1		One Planning application permitted contrary to Policy MWYN 6
		<b>AMB 2</b>		
		AMB 3		
		AMB 4		

**Analysis:**

13 planning permissions were granted on sites within a mineral buffer zone. The types of permission varies from being housing developments to developments that are specifically involved with operating the mineral and waste sites.

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:**

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

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#### **CHAPTER 4: CONCLUSIONS AND RECOMMENDATIONS**

- 4.1 As this is only the second AMR it is difficult to identify trends as sufficient time has not yet elapsed since adoption, although it is possible to compare with the information contained in AMR1 this does not give sufficient evidence to enable the identifications of trends. Due to the time lag between planning permissions being granted and the development of the schemes, it is inevitable this AMR includes development that were granted under local planning policies that were in place in the plan area prior to the adoption of the JLDP, but built during this AMR period.

- 4.2 As with the previous AMR, AMR2 will provide evidence on the indicators for comparison in future years to enable the Councils to identify any trends. It will also provide important evidence for the review of the JLDP.
- 4.3 While it has been outlined above that any trends are difficult to determine at this early stage good progress is being made in delivering the targets outlined in the monitoring framework and there is no evidence to suggest and therefore to justify the need for a review at this early stage.
- 4.4 While the implementation of the LDP is still in the early stages there are positive outcomes as outlined below:
- 4.5 The adoption of the Maintaining and Creating Sustainable and Distinctive communities SPG provides further guidance on how to ensure that applications that meet the threshold set out in policy PS1 will help to maintain and create distinctive and sustainable communities. The SPG includes methodologies to prepare both Welsh Language Impact Assessments and Welsh Language Statements. There was 1 Linguistic Impact Assessment and 32 linguistic statements with applications where they triggered the thresholds within Policy PS 1. 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. From the analysis of these no proposal would lead to significant harm to the Welsh language. Some applications were mitigated by including conditions for signage and with one application there was a commitment to work with the Menter Iaith when the business is ready to open.
- 4.6 419 affordable houses have been given permission since the LDP was adopted in 2017 with a 217 of these granted permission during 2019/20. In addition 372 affordable housing units were completed during the 2017-20 period. This shows a significant increase in the number of affordable housing units completed in 2018/19 (187 units) and 2019/20 (124 units) compared to previous years. These figures do not include housing that is affordable due to its location, and size as the case may be in certain areas within the Plan area and therefore the provision of housing that is affordable is likely to be higher than this figure. Of the units given permission and completed since the Plan's adoption the percentage of affordable housing is over 60%. This means that new permissions under the Plan thus far, 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 The distribution of new housing is in line with the spatial strategy set out in the LDP which ensures that housing is distributed based on the settlements level of service provision, function and size (population) and subject to its environmental, social and infrastructure capacity to accommodate development.

Tier	Number of units approved (2017-20)	Target in the JLDP	Percentage of all residential permissions
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Sub-regional Centre and Urban Service Centres	555	53%	53%
Local Service Centres	234	22%	22%
Villages, Clusters and the Countryside	261	25%	25%
Total	1050	-	-

- 4.8 In June 2018, Horizon submitted a Development Consent Order application in order to develop a new nuclear power plant, and a public inquiry was held. Hitachi announced its intention to delay the proposal of developing the new Nuclear Power Station; however, Horizon confirmed that it would continue to allocate resources to ensure that the process of examining the application is completed. The decision has been delayed twice, most recently due to the ongoing Covid-19 Pandemic and now a decision is expected at the end of September 2020
- 4.9 On the whole the indicators contained within the monitoring framework are performing in accordance with expectations, where the policy target is not being achieved there are currently no concerns regarding policy implementation. In many cases where the policy target is not being achieved this is because sufficient time has not elapsed since the adoption of the JLDP to allow the policies to deliver the plan objectives.
- 4.10 The Councils are required to review the plan every 4 years unless there are circumstances which arise from the conclusions of the AMR which indicate the need for an earlier review. This second AMR does not indicate this and therefore does not justify the need for an early review. Therefore the review will take place in 2021.
- 4.11 Changes nationally and locally have been outlined in chapter 2 of the AMR, while these changes will be considered during any future review it is not considered that they impact the Plan in such a way that a review is required at this stage. AMR3 will report on the contents of the National Development Framework and consider whether what is outlined in the NDF results in a change on a scale that would require a full or partial review of the plan. In addition to the publication of the NDF the implications, if any on the JLDP of the Covid-19 pandemic will need to be considered by AMR3.
- 4.12 There is no evidence which suggested that the Plan requires a full or partial review at this stage for the following reasons:
- As a significant amount of time has not elapsed since adoption and this is only the second AMR no trends have been identified. .
  - No policies have been identified as failing to deliver the objectives of the plan



- Some developments reported on are decisions which were made before the adoption of the JLDP.
- 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 mainly relating to subjective considerations of design, visual amenity etc.
- Permission granted for 507 new residential units (including applications to reconsider or extend expiry date of existing permissions) during 2019/20. 217 units (43%) were for affordable housing. The affordable housing percentage increases to 51% 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 (180 affordable units out of 350 new units). The new housing permitted has been in accordance with the spatial strategy.
- 124 affordable housing units have been completed in 2019-2020 and this together with completions in 2018-19 shows a significant increase on previous years.. Whilst the target for the provision between 2015-20 has not been reached, it is not believed that this raises any concerns. The figure provided is not lower than the 10% allowance in the cumulative requirement set in the Policy Target as noted in the trigger level.
- The housing land bank (sites with extant permission) at 2020 in Gwynedd and Anglesey stood at 2,719 units (2,167 not started and 552 under construction) of which 540 were for affordable units (463 units not started and 77 units under construction).
- It is noted that 3561 units have been completed in the Plan area between the base date (2011) and 2019/20, whilst the trajectory notes a figure of 3828 units. This is therefore 7% (267 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

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

## **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 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 second 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 first 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 Unavailable

### 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 5 objectives, neutral effects for 1 objective and mixed impacts for 5 objectives. No objectives were identified a significant negative effect. The findings reflects the results of the previous AMR with the exception of indicator 7 which has been modified to a 'mixed impact'. The table shows that for the majority of the sustainability objectives identified, progress is being made, on balance, against the range of monitoring indicators for the particular objective. The following tables include a detailed analysis of the performance of all the indicators:

SA Objective 1: Biodiversity				
SA Indicator	Target	Baseline /Previous Data	Recent Data	Performance

1) Loss of biodiversity through development measured by loss or impact to international sites (e.g. SSSI) and local sites in JLDP area.	Decrease	2018/2019	See explanation below	✓
2) Net loss of biodiversity in LDP area caused by development	Decrease	-	See explanation below	<b>0</b>
3) % of features (various types) in favourable condition, including both land and marine based	Decrease	2018/2019	See explanation below	<b>0</b>
4) Achievement of BAP objectives and targets	Decrease	-	See explanation below	<b>0</b>
5) Trends and status of NERC 2006, Section 42 species/habitats	Improvement	-	See explanation below	<b>0</b>
6) Number and area of SINCS and LNR within the plan	Maintain/Increase	2018/2019	See explanation below	<b>0</b>
<b>Explanation / Analysis</b>				
<p>1) During the monitoring period, a total of 106 planning applications were approved on designated sites in the Plan Area (10.4% of all applications) as follows:</p> <p style="padding-left: 40px;">Special Protection Areas = 6 Special Areas of Conservation = 9 RAMSAR = 0</p>				

SSSI = 18  
 NNR = 0  
 LNR = 3  
 SINCC/Wildlife Sites = 23

No planning applications were approved contrary to the Policies of the JLDP.

- 2) While this is not currently monitored by the Authority due to limited resources, policies within the LDP ensure that biodiversity is protected.
- 3) No updated data since the previous AMR. The information only available for SACs and SPAs and the results are as follows:
  - SACs - 40% (8 of 20 SACs located or partially located within the LDP area) are 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'.
- 4) No information currently available as this is not monitored by the Authority due to limited resources.
- 5) No information currently available as this is not monitored by the Authority due to limited resources.
- 6) No change since the previous AMR:
  - 392 (7115HA) confirmed Wildlife Sites (SINCCs)
  - 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	<b>0</b>
2) Lifestyle related health measures (e.g. overweight/obese)	Improvement	-	Data not available	<b>0</b>
<b>Explanation / Analysis</b>				

- 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				
<p>There is no updated information by the Department for Business, Energy and Industrial Strategy since the previous AMR.</p> <ul style="list-style-type: none"> <li>• There is a general downward trend from 2005 to 2017 in both Anglesey and Gwynedd for all six carbon emission indicators.</li> <li>• There is a general upward 'spike' in emissions from 2017 to 2018.</li> </ul> <p><b><u>Anglesey</u></b></p> <ul style="list-style-type: none"> <li>• From 2005 to 2018 there were percentage decreases in all six indicators, ranging from 5.0% to 69.7%.</li> <li>• In 2018 there were noticeable increases in all six indicators from 2017, ranging from 1.7% to 10.0%.</li> <li>• This upturn in emissions from 2017 to 2018 shows a 'spike' in the usual trend of gradual decreases in carbon emissions on Anglesey.</li> <li>• The historical downward trend in carbon emissions and the recent upward trend mirrors that of Gwynedd and Wales.</li> </ul> <p><b><u>Gwynedd</u></b></p> <ul style="list-style-type: none"> <li>• From 2005 to 2018 there were percentage decreases in all six indicators, ranging from 0.7% to 38.3%.</li> <li>• In 2018 there were noticeable increases in three of the six indicators from 2017, ranging from 1.7% to 13.2%.</li> </ul>				

- This upturn in emissions from 2017 to 2018 shows a ‘spike’ in the usual trend of gradual decreases in carbon emissions on Gwynedd, although it should be noted that three of the six indicators continued the usual downward trend of reductions in emissions.
- The historical downward trend in carbon emissions and the recent upward trend mirrors that of Anglesey and Wales.

### Wales

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

### SA Objective 4: Welsh Language

SA Indicator	Target	Baseline /Previous Data	Recent Data	Performance
Number/ % Welsh Language speakers	Increase	Year ending 31 December 2018	Year ending 31 March 2019 Anglesey – 44,880 (66%) Gwynedd – 88,600 (74.7%)	+/-

### Explanation / Analysis

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

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

The table below shows the figures of the year which ends on 31 March for 2017 to the year ending 31 December 2019:

Local Authority	Year ending 31 March 2017	Year ending 31 March 2018	Year ending 31 March 2019
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	Number	%	Number	%	Number	%
Anglesey	42,500	63.6	45,500	67.5	44,880	66
Gwynedd	89,600	75.5	91,000	76.4	88,600	74.7

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 2018 and 31 March 2019. However, it should be noted that this period does not cover the entirety of the 2nd AMR period and no definitive conclusions should be made.

It should also be noted that these figures show a much higher level than the results of the 2011 Census, which noted that there were 57% of Welsh speakers in Anglesey and 65% in Gwynedd. However, as these figures are based on samples, they are not as robust as the Census figures, and it is traditionally the case that they are higher than those of the Census.

SA Objective 5: Heritage / Culture				
SA Indicator	Target	Baseline/Previous Data	Recent Data	Performance
Number of historic assets at risk / change in number at risk	Decrease	2018/2019	2019/2020 See explanation below	✓
Explanation / Analysis				
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. One planning application was approved within the World Heritage Site, and a total of 94 planning applications (full/outline) within the Plan's Conservation Area. It is considered that these permissions conform with PS20 and AT1, and it can subsequently be said that the policy is implemented effectively.				

SA Objective 6 Economy and Employment				
SA Indicator	Target	Baseline/Previous Data	Recent Data	Performance
1) Economic activity by sector	Increase	2018, 2019	See explanation below	+/-



2) Employment status of residents 16 years +	Increase	2018, 2019	See explanation below	+/-
3) Number of people commuting into and out of authority areas	Decrease in commuting out of authority	2017, 2018	See explanation below	+/-

#### Explanation / Analysis

1 & 2 ) Statistics show that there has been an increase in economic activity in the Ynys Môn Local Authority area but a slight decrease was seen in Gwynedd between March 2019 and December 2020 as can be seen in the table below.

#### Annual labour market summary (16 to 64) by Welsh local area and economic activity status

	Year ending March 2018	Year ending March 2019	Year ending December 2020
Ynys Môn	78.1	80.7	80.9
Gwynedd	76.7	77.1	75.3
Wales	76.5	76.7	76.4

Source: Stats Wales

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

#### Commuting Patterns by Welsh Local Authority

	Number of people commuting out of the area 2017	Number of people commuting out of the area 2018	Number of people commuting out of the area 2019	Number of people commuting into the area 2017	Number of people commuting into the area 2018	Number of people commuting into the area 2019
Anglesey	9,200	10,200	10,500	3,100	4,200	4,500
Gwynedd	7,100	8,600	8,700	9,200	12,500	12,200
Wales	94,700	95,400	98,500	42,200	47,000	42,700

Source: StatsWales

Whilst Anglesey saw an increase in economic activity between the year ending March 2019 and December 2019, there was a very marginal decrease in employment in Gwynedd. With regards to commuting out of the local authority, both Anglesey and Gwynedd saw a slight increase in numbers. However, it is too early to observe definitive trends.

### SA Objective 7: Housing

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

#### Explanation / Analysis

The table below compares the percentage of affordable housing completions in 2019-20, 2018-19 and 2017-18.

Year	Affordable housing units completed	Total housing units completed	Affordable units as a percentage of total housing completions
<b>2017-18</b>	61	463	13.2%
<b>2018-19</b>	189	548	35.6%
<b>2019-2020*</b>	132	461	28.6%

*\*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 per year as percentage of all new units increased significantly in 2018-19 compared to 2017-18. However, the percentage decreased in 2019-20, though still significantly higher than in 2017-18.

### SA Objective 8: Landscape and Townscape

SA Indicator	Target	Baseline/Previous Data	Recent Data	Performance
1) Proportion of high/very high quality landscapes identified by LANDMAP	Increase	2019-2020	See analysis below	✓
2) Number / proportion of new developments within AONBs	Decrease	2019-2020	See analysis below	✓
3) Number / proportion of new developments within areas classed as outstanding by LANDMAP	Decrease	2019-2020	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
- 3) The number of approved planning applications within areas classed as outstanding by LANDMAP are as follows;

LANDMAP Category	AMR 1	AMR 2
Visual and Sensory	81	26
Cultural	1587	619
Geological	724	291
Historical	1270	532
Landscape Habitats	70	26

The number of approved planning applications within AONB's and areas classed as outstanding by LANDMAP has decreased since the previous AMR which meets the targets set out in the indicator. The above indicators will continued 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	18% Gwynedd 1% Anglesey	✓
3) % municipal wastes reused /recycled	Increase	2018-2019	70% Anglesey 62% Gwynedd	+/-
Explanation / Analysis				
1) % proportion of development on previously developed land is as follows: <ul style="list-style-type: none"> <li>Anglesey: 2017-2018 = 13.8ha (proportion not available);</li> </ul>				

- Anglesey: 2018-2019 = 4.33ha (proportion not available);
- 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)
- Gwynedd: 2017-2018 12.82ha;
- Gwynedd 2018-2019 – information not available due to limited resources/technical issues;
- Gwynedd 2019-2020 - information not available due to limited resources/technical issues;

2) % 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%)

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

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%)

Although Anglesey has seen a minimal increase in the percentage of Municipal waste recycled between 2017/2018 and 2018/2019, the figure is higher than in 2016-2017.

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

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

#### Explanation / Analysis

1) No update in data since previous AMR.

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

2)

- 100% of new residential development within 30 minutes.

3) No update in data since previous AMR.

- 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	2019-2020	See analysis below	+/-
Explanation / Analysis				
<p>1) This information is not currently collected by the Authorities. The JPPU will work with both Authorities to find a way of collecting this information for future AMR's.</p> <p>2) No updated data from the previous AMR was available. The indicator will continued to be monitored in subsequent future AMR's.</p> <p>3) 18 full planning applications were permitted on sites that were wholly/partly within a C1 flood zone. As part of the process of assessing the planning applications information was collected regarding the compliance of the planning applications with the tests contained in Technical Guidance Note 15 (Flooding). Following assessment of the planning applications it was determined that they complied with the requirement of the tests set out in TAN 15. 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 (Floods) and does not comply with tests contained in Technical Advice Note 15 (Floods) within a C2 flood zone..</p>				

DRAFT

**Appendix 2 – Distribution or residential permissions**

**D25 – DISTRIBUTION OF RESIDENTIAL PERMISSIONS  
1 APRIL 2019 – 31 MARCH 2020**

**Sub-regional Centre**

	Settlement	Number of residential permissions 2019 – 2020 (AMR 2 period)	Number of residential permissions since adopting the Plan
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			(AMR 1 and AMR 2 period)
1.	Bangor	68	121

### **Urban Service Centre**

#### Anglesey

	Settlement	Number of residential permissions 2019 – 2020 (AMR 2 period)	Number of residential permissions since adopting the Plan (AMR 1 and AMR 2 period)
2.	Amlwch	25	34
3	Holyhead	55	72
4	Llangefni	59	200

#### Gwynedd

	Settlement	Number of residential permissions 2019 – 2020 (AMR 2 period)	Number of residential permissions since adopting the Plan (AMR 1 and AMR 2 period)
5.	Blaenau Ffestiniog	0	9
6.	Caernarfon	0	56
7.	Porthmadog	2	14
8.	Pwllheli	49	52

### **Local Service Centres**

#### Anglesey

	Settlement	Number of residential permissions 2019 – 2020 (AMR 2 period)	Number of residential permissions since adopting the Plan (AMR 1 and AMR 2 period)
9.	Beaumaris	6	7
10	Benllech	31	31
11	Bodedern	0	4
12.	Cemaes	3	19
13.	Gaerwen	0	0
14.	Llanfair Pwllgwyngyll	1	22
15.	Pentraeth	12	12
16.	Porthaethwy	11	13
17.	Rhosneigr	1	3
18	Valley	0	1

#### Gwynedd

	Settlement	Number of residential permissions 2019 – 2020 (AMR 2 period)	Number of residential permissions since adopting the Plan
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			(AMR 1 and AMR 2 period)
19.	Abermaw	5	7
20.	Abersoch	1	1
21.	Bethesda	1	19
22.	Criccieth	15	27
32.	Llanberis	2	10
24.	Llanrug	10	10
25.	Nefyn	2	9
26.	Penrhyndeudraeth	2	13
27.	Penygroes	2	2
28.	Tywyn	1	18

### **Service Villages**

#### Anglesey

	Settlement	Number of residential permissions 2019 – 2020 (AMR 2 period)	Number of residential permissions since adopting the Plan (AMR 1 and AMR 2 period)
29.	Gwalchmai	11	13
30.	Llannerch-y-medd	5	5
31.	Newborough	0	6

#### Gwynedd

	Settlement	Number of residential permissions 2019 – 2020 (AMR 2 period)	Number of residential permissions since adopting the Plan (AMR 1 and AMR 2 period)
32.	Bethel	1	12
33.	Bontnewydd	29	29
34.	Botwnnog	1	1
35.	Chwilog	1	41
36.	Deiniolen	2	12
37.	Rachub	0	0
38.	Tremadog	0	0
39.	Y Ffôr	0	0

### **Local, Rural and Coastal Villages**

#### **Local Villages**

#### Anglesey

	Settlement	Number of residential permissions 2019 – 2020 (AMR 2 period)	Number of residential permissions since adopting the Plan (AMR 1 and AMR 2 period)
40.	Bethel	1	1
41.	Bodffordd	0	0

42.	Bryngwran	0	0
43.	Brynsiencyn	2	2
44.	Caergeiliog	0	6
45.	Dwyran	0	1
46.	Llanddaniel-fab	0	0
47.	Llandegfan	3	3
48.	Llanfachraeth	9	9
49.	Llanfaethlu	0	0
50.	Llanfechell	0	0
51.	Llanfihangel-yn-Nhywyn	0	0
52.	Llangaffo	0	0
53.	Llangristiolus	1	1
54.	Llanrhuddlad	0	0
55.	Pencarnisiog	0	0
56.	Pen-y-Sarn	0	7
57.	Rhos-y-bol	15	16
58.	Talwrn	6	6
59.	Tregele	0	0

#### Gwynedd

	Settlement	Number of residential permissions 2019 – 2020 (AMR 2 period)	Number of residential permissions since adopting the Plan (AMR 1 and AMR 2 period)
60.	Abererch	0	0
61.	Brynrefail	0	0
62.	Caeathro	0	0
63.	Carmel	0	1
64.	Cwm y Glo	0	0
65.	Dinas (Llanwnda)	12	12
66.	Dinas Dinlle	0	0
67.	Dolydd a Maen Coch	0	0
68.	Efailnewydd	0	0
69.	Garndolbenmaen	0	1
70.	Garreg-Llanfrothen	0	0
71.	Groeslon	0	0
72.	Llandwrog	0	0
73.	Llandygai	0	0
74.	Llangybi	0	0
75.	Llanllyfni	0	0
76.	Llanystumdwy	0	0
77.	Nantlle	0	1
78.	Penisarwaun	0	0
79.	Pentref Uchaf	0	0
80.	Rhiwlas	0	1
81.	Rhosgadfan	0	3
82.	Rhostryfan	0	0
83.	Sarn Mellteyrn	0	0

84.	Talysarn	0	0
85.	Trefor	0	0
86.	Tregarth	0	2
87.	Tudweiliog	0	0
88.	Waunfawr	2	2
89.	Y Fron	0	0

### Coastal/Rural Villages

#### Anglesey

	Settlement	Number of residential permissions 2019 – 2020 (AMR 2 period)	Number of residential permissions since adopting the Plan (AMR 1 and AMR 2 period)
90.	Aberffraw	0	0
91.	Treaddur Bay	0	0
92.	Carreg-lefn	1	2
93.	Llanbedr-goch	0	0
94.	Llanddona	1	1
95.	Llanfaelog	0	1
96.	Llangoed	0	1
97.	Malltraeth	0	0
98.	Moelfre	0	4
99.	Four Mile Bridge	2	2

#### Gwynedd

	Settlement	Number of residential permissions 2019 – 2020 (AMR 2 period)	Number of residential permissions since adopting the Plan (AMR 1 and AMR 2 period)
100.	Aberdaron	0	0
101.	Borth-y-Gest	0	1
102.	Clynnog Fawr	0	0
103.	Corris	0	1
104.	Edern	0	1
105.	Fairbourne	0	0
106.	Llanaelhaearn	0	0
107.	Llanbedrog	0	0
108.	Llangian	0	0
109.	Llithfaen	0	0
110.	Morfa Bychan	0	1
111.	Morfa Nefyn	0	0
112.	Mynytho	0	0
113.	Rhoshirwaun	0	0
114.	Sarn Bach	0	0
115.	Y Felinheli	0	0

### Clusters

Anglesey

	Settlement	Number of residential permissions 2019 – 2020 (AMR 2 period)	Number of residential permissions since adopting the Plan (AMR 1 and AMR 2 period)
116.	Bodorgan	0	0
117.	Bro Iarddur (Treaddur Bay)	0	0
118.	Bryn Du	0	0
119.	Brynminceg (Old Llandegfan)	0	0
120.	Brynrefail	0	0
121.	Brynteg	0	0
122.	Bryn y Môr (Valley)	0	0
123.	Bwlch Gwyn	0	0
124.	Capel Coch	0	0
125.	Capel Mawr	0	0
126.	Carmel	0	0
127.	Cerrig-mân	0	0
128.	Cichle	0	0
129.	Glan-yr-afon (Llangoed)	0	0
130.	Glyn Garth	0	0
131.	Gorsaf Gaerwen	0	0
132.	Haulfre (Llangoed)	0	0
133.	Hebron	0	0
134.	Hendre Hywel (Pentraeth)	0	0
135.	Hermon	0	0
136.	Llan-faes	0	0
137.	Llangadwaladr	0	0
138.	Llansadwrn	0	0
139.	Llanyghenedl	1	1
140.	Llynfaes	0	0
141.	Marian-glas	0	0
142.	Nebo	0	0
143.	Penlon	0	0
144.	Penmon	0	0
145.	Pentre Berw	0	0
146.	Pentre Canol (Caergybi)	0	0
147.	Pen y Marian	0	0
148.	Porth Llechog	0	0
149.	Rhoscefnhir	1	2
150.	Rhos-meirch	0	0
151.	Rhostrehwfa	0	0
152.	Rhyd-wyn	0	0
153.	Star	0	0

154.	Traeth Coch	0	0
155.	Trefor	1	1
156.	Tyn Lôn (Glan yr Afon)	0	0
157.	Tyn-y-gongl	0	0

### Gwynedd

	Settlement	Number of residential permissions 2019 – 2020 (AMR 2 period)	Number of residential permissions since adopting the Plan (AMR 1 and AMR 2 period)
158.	Aberdesach	0	0
159.	Aberllefenni	0	0
160.	Aberpwll	0	0
161.	Bethesda Bach	0	0
162.	Bryncir	0	0
163.	Bryncroes	0	0
164.	Caerhun/Waen Wen	0	0
165.	Capel y Graig	0	0
166.	Corris Uchaf	0	0
167.	Crawia	0	0
168.	Dinorwig	0	0
169.	Gallt y Foel	0	0
170.	Glasiñfryn	0	2
171.	Groeslon Waunfawr	0	0
172.	Llanaber	0	0
173.	Llandderfel	0	0
174.	Llanengan	0	0
175.	Llanfor	0	0
176.	Llanllechid	0	0
177.	Llannor	0	0
178.	Llanwnda	0	0
179.	Llwyn Hudol	0	0
180.	Minffordd	0	0
181.	Minffordd (Bangor)	0	0
182.	Mynydd Llandygai	0	0
183.	Nebo	0	0
184.	Pantglas	0	0
185.	Penmorfa	0	0
186.	Penrhos	0	0
187.	Penrhos (Caeathro)	0	0
188.	Pentir	0	0
189.	Pentrefelin	0	0
190.	Pistyll	0	0
191.	Pontllyfni	0	0
192.	Rhoslan	0	0
193.	Saron (Llanwnda)	0	0
194.	Swan	0	0
195.	Tai'n Lôn	0	0

196.	Talwaenydd	0	0
197.	Talybont	0	0
198.	Tan y Coed	0	0
199.	Treborth	4	4
200.	Ty'n-lôn	0	0
201.	Ty'n y Lôn	0	0
202.	Waun (Penisarwaun)	1	1

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