



Anglesey and Gwynedd
Joint Local Development Plan
2011 - 2026

**6th Annual Monitoring Report
Gwynedd
1 April 2023 - 31 March 2024**



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2011-2026**

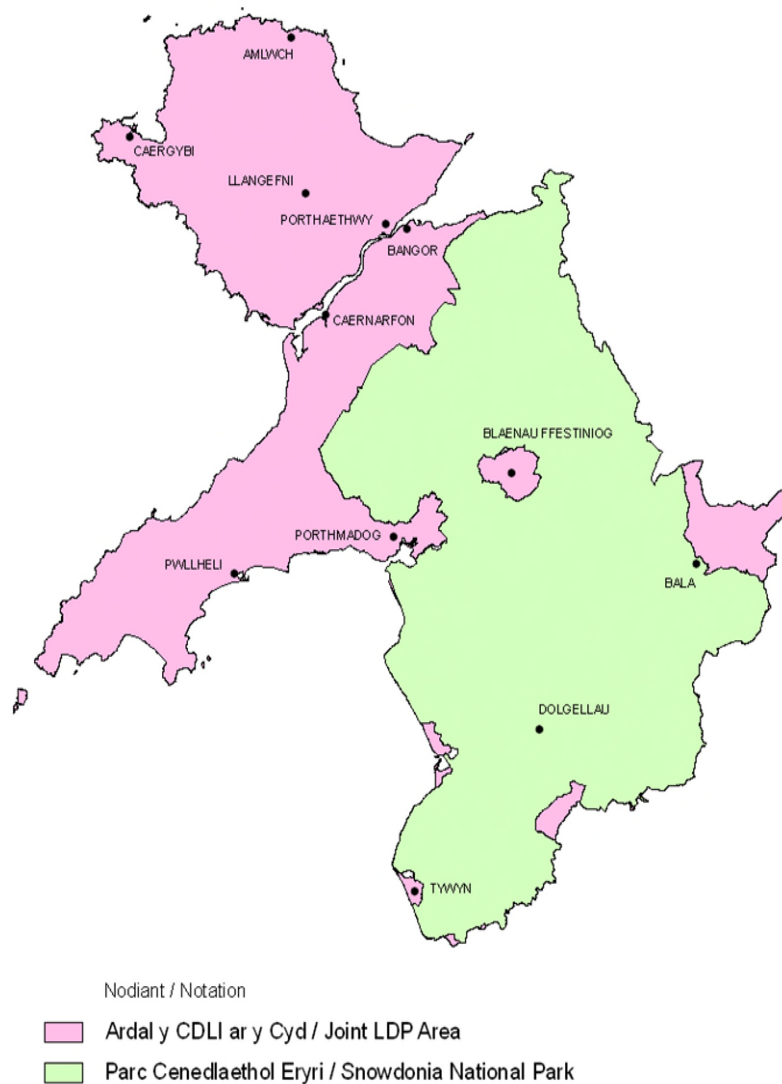
**ANNUAL MONITORING REPORT – Gwynedd
1 April 2023- 31 MARCH 2024
6th Annual Monitoring Report**

Contents

EXECUTIVE SUMMARY	3
Key Findings of the AMR	6
Plan Review	7
Monitoring the Sustainability Assessment (SA)	7
CHAPTER 1: INTRODUCTION	8
What is the AMR?	9
Indicators	9
Thresholds.....	10
Actions	10
Plan Review	12
Structure and content.....	12
CHAPTER 2: ANALYSING CONTEXTUAL CHANGES	14
THE NATIONAL CONTEXT	14
THE REGIONAL CONTEXT	16
THE LOCAL CONTEXT.....	17
CONCLUSION.....	19
CHAPTER 3: AN ANALYSIS OF INDICATORS	20
6.1 Safe, Healthy, Distinctive and Vibrant Communities	22
6.2 Sustainable Living.....	37
6.3 Economy and Regeneration	53
6.4 Housing supply and quality	70
6.5 Natural and Built Environment	107
CHAPTER 4: CONCLUSIONS AND RECOMMENDATIONS.....	116
Appendix 1 – Sustainability Appraisal Monitoring.....	118
Appendix 2 – Distribution of Residential Permissions	135
Appendix 3 – The provision of land for housing	139

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 Eryri National Park.




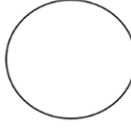


- ii. Monitoring is a continuous part of the process of drawing up a plan. Monitoring is the connection between gathering evidence, the plan's strategy, and the work of drawing up policies, implementing policies, evaluating, and reviewing the Plan. The Monitoring Framework is in Chapter 7 of the Joint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

¹ AMR 6 will be reporting on 59 indicators. The target for 5 indicators were met during AMR1 and for another 5 of the indicators during AMR2 and one during AMR 3. Therefore there isn't a need to continue to monitor these indicators.

to monitor the effectiveness of the Plan and its policies. It also includes a series of targets and defines thresholds that trigger further action, when required. The Monitoring Framework was developed in accordance with Welsh Government Regulations, and it was considered at the Public Inquiry for the Joint LDP.

- iii. As part of the Development Plan's statutory process, Councils must prepare an Annual Monitoring Report (AMR). The Monitoring Framework is the basis of the AMR. The AMR will record the work of assessing the indicators and any important contextual changes that could influence on the implementation of the Joint LDP. Over time, it provides an opportunity for the Councils to assess the impact of the Joint LDP on social, economic, and environmental well-being in the Plan area.
- iv. This is the sixth AMR to be prepared since the Joint LDP was adopted. This AMR looks at the period from 1st April 2023 to 31 March 2024 and focuses specifically on the Gwynedd Local Planning Authority area, see paras 1.13 – 1.16. It is a requirement to submit the Report to the Welsh Government and publish on the Councils' websites by 31 October 2024.
- v. 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.	28
	The policy target is currently not achieved as anticipated, but this is not leading to concerns regarding policy implementation.	21
	Local policy does not provide expected results and there are resulting concerns regarding Policy implementation.	5
	There is no conclusion - available data is scarce.	2
Number of Indicators that have been achieved		11
Number of indicators no longer reported (relevant to the Isle of Anglesey Local planning Authority Area)		3

vi. 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	42
Assessment of decisions on planning applications suggests that policies are not being implemented as intended	Perhaps an Officer and / or Member needs to be trained	0
Assessment suggests that additional further guidance is needed for those identified in the Plan in order i) to explain how policy should be implemented correctly, or ii) to facilitate the development of specific sites.	Publish an additional Supplementary Planning Guidance, that could include the development briefs of specific sites, work closely with the private sector and infrastructure providers, where relevant.	0
Assessment suggests that policy is not as effective as expected.	Further research and investigation required, which includes examining contextual information about the Plan area or topic field.	13
Assessment suggests that policy is not being implemented	Review the policy in accordance with that	0
Assessment suggests that the strategy is not being implemented	Reviewing the Plan	0
Target has been met	No further action required	15

vii. As can be seen above most 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.

viii. 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 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 that indicator.

- ix. When assessing the performance of the Joint LDP, as well as considering the indicators, the AMR must consider any national, regional, and local contextual changes that have taken place in the previous year. The resulting impact of these changes on the Joint LDP must also be considered.

Key Findings of the AMR

1. Permission granted for 208 new residential units (including applications to reconsider or extend expiry date of existing permissions) during 2023/24. See the distribution of these permissions in Appendix 2. 137 units (65.9%) were for affordable housing.
2. 137 homes were completed during the monitoring period.
3. 67 affordable housing units completed in 2023-24 which is 48.9% of the total completions for this year. Note these figures do not include housing that is affordable due to its location, and size in certain areas within the Plan area.
4. It is noted that 2475 units have been completed in the Gwynedd Planning Authority area between the base date (2011) and 2023/24, whilst the trajectory (conveyed for the Gwynedd Planning Authority area) notes a figure of 3238 units. This is therefore 23.6% lower than the figure in the trajectory.
5. 18.3% of the housing units² permitted during the AMR period are within the Sub-regional Centre and Urban Service Centres. 49.0% of units have been permitted within the Local Service Centres with a further 32.7% permitted in Villages, Clusters and Open Countryside.
6. In the AMR period (2023-24), 9.5% of housing units completed in the Gwynedd Planning Authority area are located on sites allocated for housing.
7. Average density of new housing permissions in the Gwynedd Planning Authority area during the AMR period is 24.7 units per hectare.
8. Three affordable housing exception sites permitted in the Gwynedd Planning Authority area during this AMR period (26 units permitted on these sites).
9. No new local market units given planning permission during AMR period. One local market unit was completed during the AMR period.
10. In the last year, over 65% of housing permissions on new sites (not including those applications to reconsider or extend the date on which the current permissions expire) that meet the relevant threshold have included the expected level of affordable housing on the site. Of the 5 sites that were permitted in 2023- 2024 that are 11+ units in size, 4 sites are for 100% affordable housing with one other site providing the expected level of affordable housing.
11. Out of the units granted permission and completed since the Plan's adoption the percentage of affordable housing is 49%.
12. The Council received 24 Appeals during the Monitoring Period. 66.7% of these were dismissed. None of the appeals allowed undermined the policies contained in the Plan. The appeals approved related to issues such as design, local need, and landscape impacts. 2 were for residential use, 3 for householders applications, 1 for holiday accommodation and 2 for caravan sites.

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

13. One of the strategic objectives of the Joint LDP is to facilitate diversity in the rural economy, that objective has been successful during the AMR period, with permissions having been given for a range of employment uses including existing publishing workshop, home dog breeding business, pick your own enterprise.
14. Indicator D21 sets targets for achieving the potential renewable energy resources identified in the Plan. It was expected that 50% of this of 1,113.35 GWh for electricity and 23.65 GWh for heat would have been achieved by 2021. However up to 2024 only 92.6 GWh in addition to the figures in tables 7 and 8 in the joint LDP has been provided. Therefore, the target of 50% the renewable energy potential for heat and electricity being delivered by 2021 has not been achieved. The permitted schemes have a potential for energy generated of 3,281.4GWh. This would achieve the target within the Plan however some of the proposals have had permission for some time. It is clear therefore that the failure to achieve the target within the Plan is in relation to the implementation of schemes rather than a failure of the Plan's Renewable Energy Policies.
15. 3 applications were refused partly due to linguistic issues and 13 applications were granted permission with a planning condition for linguistic mitigation measures.

Plan Review

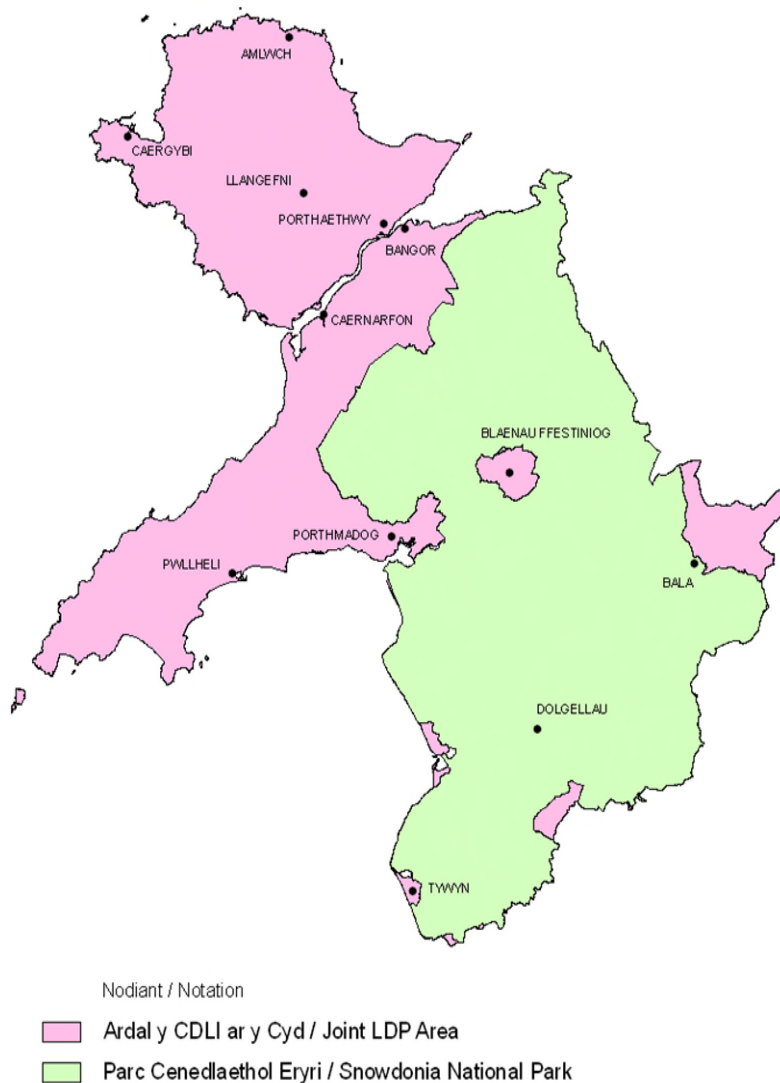
- x. In accordance with national guidelines, LDPs must be reviewed every four years and a Revised Plan prepared. The current Plan was adopted on 31 July 2017 and therefore a Review Report was prepared. The conclusion of the Review Report was to undertake a Full Revision of the Joint Local Development Plan which is tantamount to the preparation of a new Plan. This was followed by a decision by Cyngor Gwynedd's Cabinet and Isle of Anglesey County Council's Executive to end the joint working arrangement between the two Councils and to prepare separate Development Plans. The joint working arrangement ended on 31 March 2023 and new policy teams were established for both Councils. The conclusions of all the AMRs will form part of the evidence base that will contribute to the preparation of new Local Development Plans for both Councils. Although there is a decision to prepare a separate LDP for both Councils, this AMR follows the same format as the previous ones however AMR 6 concentrates specifically on Gwynedd Local Planning Authority Area. The information presented in this Report in will be useful as evidence for the preparation of the Gwynedd Local Development Plan.

Monitoring the Sustainability Assessment (SA)

- xi. 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 sixth AMR to be prepared since the Joint LDP was adopted. This AMR looks at the period from 1st April 2023 to 31 March 2024. This AMR (AMB6) is required to be submitted to the Welsh Government by October 31, 2024

What is the AMR?

1.4 The AMR provides an opportunity to record assessments of important matters that could influence the ability to deliver the Joint LDP and the outcomes of that work, as well as the credibility of the Joint LDP in terms of sustainability. The outcomes of this monitoring process will feed into the continuous analysis of the Joint LDP. The Councils will be required to hold a formal review of the Joint LDP at least every four years from the time the Plan was first adopted, which in relation to the Joint LDP is 31 July 2021. The findings of the AMRs will be part of the evidence base which will contribute to the preparation of a new Plan. A review of the plan has taken place and a Review Report prepared further information is available in paragraph 1.12 below.

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	Monitoring Framework Reference
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 houses 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

*Not reported on, as they specifically relate to the Isle of Anglesey County Council's Local Planning Authority Area.

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

Thresholds

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




Actions

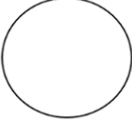
- 1.10 The Monitoring Framework notes a range of achievable actions that could address any shortcomings or unexpected outcomes. However, it does not necessarily follow that a failure to achieve a specific target will be interpreted as a policy failure that would automatically mean that this policy (or the entire Plan) becomes the subject of a review.
- 1.11 Table 2 below notes the potential actions that could derive from the monitoring, and these are noted in the Monitoring Framework in Chapter 7 of the Joint LDP. There are several possible options to help deal with indicators that give the impression of a failure to deliver in line with the expectation. 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.

	<p>There is no conclusion - available data is scarce.</p>
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Plan Review

- 1.12 In line with national guidelines, Plans must be reviewed every four years and a Revised Plan prepared. The current plan was adopted on 31 July 2017 and therefore in accordance with national guidance a Review Report was prepared. The conclusion of the Review Report was to undertake a full Joint Local Development Plan Review which constitutes the preparation of a new Plan. This was followed by the decision of Gwynedd Council's Cabinet and Anglesey County Council's Executive Committee to wind down the collaboration arrangement between the two Councils and prepare separate Development Plans. The collaboration arrangement ended on 31 March 2023 and new policy teams were established for both Councils. The conclusions of all previous AMBs will form part of the evidence base that will contribute to the preparation of new Local Development Plans for both Councils.

Contents of AMB 6

- 1.13 As the joint working arrangement between the Isle of Anglesey County Council and Cynor Gwynedd on Planning Policy matters has come to an end on 31 March 2023, and as the local planning authorities are now actively preparing a Local Development Plan for their individual Local Planning Authority area, this Annual Monitoring Report (AMB 6) focus specifically on the Gwynedd Local Planning Authority Area.
- 1.14 Due to a lack of access to data relevant to Anglesey it is not possible to report in accordance with the requirements of some of the indicators. Further it is noted that it would not be appropriate to report on matters relating to another Local Planning Authority given that it is Gwynedd Council's responsibility to approve this Annual Monitoring Report.
- 1.15 Furthermore, it is not considered advantageous to report on matters relating to Anglesey as it may give a false impression of the success or failure of the indicators and it is not considered that it is appropriate to respond to concerns arising from those matters when looking to the future and preparing a Local Development Plan for the Gwynedd Local Planning Authority area.

Structure and content

- 1.16 Outlined below is the structure of the rest of the AMR.

Table 5: Structure of the AMR

Chapter		General Contents
2	Analysing significant contextual change	A summary and review of wider contextual issues within what the LDP operates in, e.g. legislation/strategies/external policies.
3	Analysis of Indicators	Details of the findings of the monitoring of the Joint LDP Indicators (in the order of the layout of the LDP)
4	Conclusion and recommendations	Identify required changes to the Plan during statutory review or triggered earlier, if appropriate.
5	Appendices	<ol style="list-style-type: none"> 1. Monitoring of the Sustainability Appraisal 2. Distribution of residential permissions 3. Provision of land for housing

1.17 The structure of the AMB should remain the same from year to year to make it easy to be able to compare one with another. However, given that the monitoring process relies on a wide range of statistical and factual information accessed by Councils and external sources, any changes to these sources may or may not make some indicators not as reliable. Accordingly, a subsequent AMB may have to note any considerations of this nature.

CHAPTER 2: ANALYSING 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 changes 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 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

Planning Policy Wales

2.2 Version 12 of Planning Policy Wales was published in February 2024. Section 4.2 of Planning Policy Wales (PPW) 2024 now makes it explicit that, where robust local evidence has identified impacts on the community arising from the prevalence of second homes and short-term lets, planning authorities may consider co-ordinated local planning approaches. This may include specifically identifying sites in development plans for new homes which are limited in use to sole or main residences or local market housing and/or the introduction of area specific Article 4 directions which may require a planning application for a change of use of a sole or main residence to a second home or short-term let. For the specific area to which such an Article 4 direction applies, restrictions by condition or obligation should be placed on all new homes limiting their use to sole or main residences

2.3 In response to the need to keep up momentum on fulfilling COP15 obligations and Deep Dive aspirations, chapter 6 of PPW has also been amended. The main changes to policy can be summarised as follows:

- **Green Infrastructure:** stronger emphasis on taking a proactive approach to green infrastructure covering cross boundary considerations, identifying key outputs of green infrastructure assessments, the submission of proportionate green infrastructure statements with planning applications and signposting Building with Nature standards.
- **Net Benefit for Biodiversity and the Step-wise Approach:** further clarity is provided on securing net benefit for biodiversity through the application of the step-wise approach, including the acknowledgement of off-site compensation measures as a last resort, and, the need to consider enhancement and long-term management at each step.
- **Protection for Sites of Special Scientific Interest:** strengthened approach to the protection of SSSIs, with increased clarity on the position for site management and exemptions for minor development necessary to maintain a 'living landscape'.
- **Trees and Woodlands:** closer alignment with the stepwise approach, along with promoting new planting as part of development based on securing the right tree in the right place.

Statutory registration and licensing scheme for visitor accommodation in Wales

- 2.4 Plans to introduce a statutory registration and licensing scheme for all visitor accommodation in Wales have been announced by the Welsh Government in January 2024, with legislation expected to be introduced to the Senedd before the end of the year.
- 2.5 The registration and licensing scheme is intended to deliver a register of visitor accommodation types and to enable providers to demonstrate compliance with safety and quality requirements.
- 2.6 The first phase will be a statutory registration scheme for all accommodation providers, which will, for the first time, provide a register on the broad range of visitor accommodation available across the country and will include details on who is operating in the sector, where they are operating, and how they are operating.
- 2.7 Once a registration scheme is fully established, the intention is to follow with a licensing scheme for all visitor accommodation.

Heat strategy for Wales

- 2.8 In August 2023 Welsh Government released its 'Draft Heat Strategy for Wales' for consultation. The aim is to develop a decarbonised heat system that delivers on its net zero ambitions. The consultation focussed on obtaining views on the 6 following objectives:
- Our enabling framework - supporting a just transition.
 - Our energy networks - shaping the future of heat supply.
 - Our homes - affordable warmth for all.
 - Our business - supporting our local economy to flourish.
 - Our industry - fostering innovation and investment.
 - Our public services - leading by example.
- 2.9 The consultation period ran until November 2023.

Draft Noise and Soundscape Plan for Wales 2023-2028

- 2.10 The Welsh Government ran a public consultation from June 2023 to October 2023 on its draft Noise and Soundscape Plan for Wales 2023-2028. The Environmental Noise (Wales) Regulations 2006 require the Welsh Ministers to review and, if necessary, revise, its environmental noise action plans every five years. In addition, the Environment (Air Quality and Soundscapes) (Wales) Bill will require the Welsh Ministers to prepare and publish a national strategy on soundscapes and to review and, if appropriate, modify it every five years. The new Noise and Soundscape Plan is intended to discharge both these requirements for the period from 2023 to 2028.
- 2.11 Once adopted, this will serve as the national strategy on soundscapes until its next review and update, which is expected to occur in 2028.

Draft Strategic Equality Plan 2024 to 2028

- 2.12 The Welsh Government held a public consultation between November 2023 and February 2023 on its Strategic Equality Plan 2024 to 2028, specifically on:
- long-term equality aim;
 - national equality objectives;
 - principles of approach to deliver aim and national equality objectives.
- 2.13 The Welsh Government wants this plan to work and make a real difference to people's lives. This plan aims to reduce inequalities in these 7 areas of life:
- education – enjoying lifelong learning;
 - work – opportunities in employment, apprenticeships, and volunteering;
 - living standards – taking part in community life and reducing poverty;
 - health – getting support and services to improve health;
 - participation – getting involved and having a say;
 - justice and personal safety - finding help and making Wales a safer place;
 - the environment – protecting the environment in ways that are fair for everyone and don't cause more inequalities.

THE REGIONAL CONTEXT

The Gwynedd and Anglesey Well-Being Plan 2023-28

- 2.14 Public services across Gwynedd and Anglesey have come together with the aim of working together to mitigate the effects of poverty; invest in the future of young people; to take action for the environment, among other issues.
- 2.15 The Gwynedd and Anglesey Public Services Board Well-being Plan 2023-28 was launched in August 2023 and partners on the board will now press ahead with the plans to realise this ambition.
- 2.16 The Gwynedd and Anglesey Public Services Board includes the two County Councils, North Wales Fire and Rescue Service, Betsi Cadwaladr University Health Board, Natural Resources Wales, Bangor University, Eryri National Park, and a number of other organisations.
- 2.17 The plan follows a broad consultation exercise on the draft well-being plan held earlier in the year. The Public Services Board has agreed on three well-being objectives which reflect the messages and feedback received, namely:
- Will work together to mitigate the effect of poverty on the well-being of our communities.
 - Will work together to improve the well-being and achievement of our children and young people to realise their full potential.
 - Will work together to support our services and communities to move towards Zero Net Carbon.

THE LOCAL CONTEXT

Article 4 Direction

- 2.18 As part of measures to seek to manage the impact of second homes and short-term holiday lets on communities, the Welsh Government has introduced changes to planning legislation.
- 2.19 The amendments to planning legislation means that a Local Planning Authority can introduce what is known as an Article 4 Direction to manage the use of housing as second homes and holiday lets.
- 2.20 After undertaking the necessary steps, the Article 4 Direction enables Local Planning Authorities to require property owners to obtain planning permission before changing the use of their properties into second homes or short-term holiday lets.
- 2.21 A report on the matter was considered by the Council's Cabinet on 13 June 2023 where it was decided to serve an Article 4 Direction 'Notice' for the Gwynedd Local Planning Authority area.
- 2.22 Consequently, the Council carried out a public engagement period from 2 August to 13 September 2023. After analysing all the responses, a report will be presented to Cyngor Gwynedd Cabinet for members to consider the representations received and to make a final decision whether to confirm the Article 4 Direction or not.
- 2.23 Should the Cyngor Gwynedd Cabinet decide to confirm the Article 4 Direction, the Article 4 Direction will take effect from 1 September 2024.

Gwynedd Language Strategy 2023 - 2033

- 2.24 The strategy has been created as a follow-up to the work of the Welsh Language Promotion Plan for Gwynedd 2018-23 (the Council's previous language strategy) to reflect the Council's commitment to promote the language across the county and to meet the statutory requirements set within the Welsh Language Standards.
- 2.25 The strategy sets a vision to increase the use of Welsh across the whole county, and the schemes or projects that are proposed focus on fields where the Council has the power and influence to act

Cyngor Gwynedd Digital Plan, 2023-28

- 2.26 The Cyngor Gwynedd Digital Plan, 2023-28 was approved in November 2023.
- 2.27 The Digital Plan identifies a programme of projects for transforming the services provided to the people of Gwynedd by the Council. The aim is for the provision to be more economic, efficient, and effective. These projects are divided into five development fields, which are:
- Customer contact;
 - Information and data;

- Administration and business systems;
- Workforce, and;
- Resilience.

2.28 Consideration will need to be given to these five fields while preparing the Local Plan to ensure that the aims of the Digital Plan are met.

Strategic Equality Plan 2024-28 (Gwynedd)

2.29 A consultation period on the above draft strategy was held between 14/04/23 and 8/08/23 and a final version was adopted in March 2024.

2.23 This Plan includes five Equality Objectives, namely the specific work Cyngor Gwynedd will do to improve fairness within its organisation. These objectives touch on all fields within the Council as we include matters such as staff training on how to ensure fairness for the people who use our services. The main aim of this Plan is to improve the Council's services, to ensure that they are suitable for everyone using them. The five objectives outlined in the plan will also be relevant and need to be considered when preparing the Local Development Plan.

Gwynedd Council Plan 2023-28: Review 2024/25

2.31 The purpose of this Plan is to set out Gwynedd Council's vision and priorities for the period between April 2023 and the end of March 2028. The Plan comprises a series of projects for the next five years under seven priority areas, namely:

1. Tomorrow's Gwynedd
2. A Prosperous Gwynedd.
3. A homely Gwynedd
4. A caring Gwynedd
5. A Welsh Gwynedd
6. A green Gwynedd
7. An efficient Gwynedd

2.32 At a meeting of the Full Council on March 7, 2024, it was agreed to make modifications to the one 'priority area' of the Plan, namely 'Tomorrow's Gwynedd'.

Gwynedd Local Development Plan Delivery Agreement

2.33 A public consultation in relation to the Draft Delivery Agreement along with the Impact Assessment on Equality, Welsh Language and Economic Disadvantage was undertaken between 26 October 2023 and 7 December 2023. Subsequently, the final Delivery Agreement and the Impact Assessment on Equality, Welsh Language and Economic Disadvantage were approved by Cyngor Gwynedd on 7 March 2024. The Welsh Government's agreement to the Delivery Agreement has also been received.

2.34 The Delivery Agreement is split into two parts, namely:

1. Timeline of Key Steps for the preparation of the new LDP; and



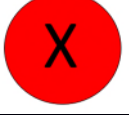
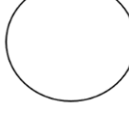
2. A Community Involvement Plan that sets out how and when stakeholders and the community can contribute to the Plan preparation process.

CONCLUSION

- 2.35 As noted above, new legislation and plans, and national, regional, and local policies and strategies emerged during this monitoring period. These will need to be considered when preparing the Gwynedd Local Development Plan.
- 2.36 All 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 provide conclusions and appropriate steps (where required) to address any policy implementation matters noted through the monitoring process.
- 3.2 As a visual aid when monitoring the effectiveness of policies and to provide an overview of performance, key indicators and outcomes are shown as follows:

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

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

Indicator Number	Description	Date target met (AMR period)
D4	Prepare and adopt a Supplementary Planning Guidance to promote the Maintenance and creation of distinctive and sustainable communities	AMR 2
D9	Preparation of Supplementary Planning Guidance relating to provision of open spaces in new housing developments	AMR 1

D10	Preparation of Supplementary Planning Guidance relating to planning obligations	AMR 2
D14	Delivery of Llangefni Link Road (Phase 4)	AMR 1
D15	Delivery of improvements to the A5025	AMR 1
D16	Prepare and adopt a Supplementary Planning Guidance to promote the Maintenance and creation of distinctive and sustainable communities	AMR 2
D30	Prepare and adopt a revised Supplementary Planning Guidance relating to the Wylfa Newydd Project	AMR 1
D34	Prepare and adopt a Supplementary Planning Guidance relating to alternative uses on employment sites	AMR 3
D51	Prepare and adopt a Supplementary Planning Guidance for Affordable Housing	AMR 2
D54	Prepare and adopt a Supplementary Planning Guidance for Local Market Housing	AMR 1
D55	Prepare and approve a Local Housing Market Area (LHMA) study for Gwynedd	AMR 2

3.4 Due to the fact that this (and subsequent) Annual Monitoring Report only reports on matters relating to Cyngor Gwynedd, it is not considered appropriate to report on the indicators that specifically relate to the Isle of Anglesey Local Planning Authority area. Accordingly, the following Indicators are not reported in AMB 6 and will not be reported on in subsequent AMR's:

Indicator Number	Description
D28	Number of Planning applications submitted and approved for Wylfa Newydd related development.
D46	Total housing units built on allocated sites in Anglesey as a % of overall housing provision.
D56	Number of Traveller pitches for residential accommodation provided at Penhesgyn, Anglesey.

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

6.1 Safe, Healthy, Distinctive and Vibrant Communities

Welsh Language and Culture

Census 2021 figures for the number of Welsh speakers have been published for the whole of Wales, Welsh Local Authorities and for each Lower Super Output Area (LSOA).

In Wales the number able to speak Welsh was 17.8% which is a decrease of 1.2% since 2011 in fact 18 out of the 22 Welsh Local Authorities had a decrease with the largest decrease in Carmarthenshire (-4.0%), the largest increase was seen in Cardiff (+1.1%).

In Gwynedd on the Census day in 2021 there were 73,560 people (aged 3+) were able to speak Welsh which equates to 64.4%. In 2011 the equivalent percentage was 65.4% with the number of Welsh speakers aged 3+ in 2011 being 77,000. Therefore, the proportion has fallen by 1% with the number of Welsh speakers reduced by 3,440.

The nature of housing applications this year on new sites that have been granted permission since the Plan was adopted shows a significant percentage of affordable homes at 65.8% (increasing to 76.5% when considering applications that reached the threshold for affordable housing). In fact, for the 5 sites with 11+ housing units that were granted permission during 2023 to 2024 4 of these provide 100% affordable sites with another providing the expected level of affordable housing.

This means that new permissions under the Plan to date, given that evidence needs to be presented 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 thereby helps to maintain the language within the Plan area.

Indicator: D1			
Objective:	SO1	Safeguard and strengthen the Welsh language and culture and promote its use as an essential part of community life.	
Indicator:	Target:	Relevant policy:	PS1
		Outcome:	Trigger level:
D1 % Welsh speakers in 2021 in Anglesey and Gwynedd	New developments contribute to maintaining or strengthening the Welsh language in Anglesey and Gwynedd <i>(Note: Direct impact of new development on the use of the Welsh language in individual communities and</i>	AMB 1	—
		AMB 2	—
		AMB 3	—
		AMB 4	—
		AMB 5	—
		AMB 6	—

	<p><i>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 is sufficient land for employment opportunities to be provided within the Plan.

An Annual Report of the population who say they speak Welsh by the ONS is published quarterly, the basis of this is data from a survey. However, as a result of figures in the 2021 Census and the difference between these and figures in the Annual Report the Welsh Government intends to commission work to establish why there is a difference between the figures. Due to this and the availability of language skills figures from the 2021 Census this year this AMR, like last year, is focusing on Census figures rather than figures from the annual Survey.

AMR 5 highlighted the changes within the different neighbourhoods of the Lower Super Output Area (LSOA) identifying that there are a number of factors affecting the changes between 2011 and 2021 in the percentage and number of Welsh speakers in them.

Some areas have seen an increase in the percentage of speakers with fairly large residential developments, others have seen an increase in the number but a decrease in the percentage.

Some areas have seen an increase in the percentage although there is a decrease in the number of Welsh speakers, this is on account of a higher decline in the number of non-Welsh speakers. For some neighbourhoods this may be based on a loss of units from housing stock to use as second homes / holiday accommodation.

In many of the neighbourhoods that have seen the greatest reduction in the percentage of Welsh speakers there has been very little new housing growth through the Joint Local Development Plan.

A large element of the changes affecting the Plan area comes out of changes to the existing housing stock.

One issue that has become more prominent in recent years is the impact of second homes / holiday accommodation on the housing stock. This creates a problem for the local community which is priced out of the open housing market.

The Welsh Government responded to this problem by reforming the use classes for housing. Previously the use of a dwellinghouse for the purpose of a second home or short-term holiday accommodation was defined as a C3 (dwellinghouse) use and as such it was not necessary to receive planning permission for these uses. Now, by amendment to the Town and Country Planning (Use Classes) Order 1987 (as amended) there have been specific use classifications introduced for:

- C3: Main home
- C5: Second home
- C6: Short-term holiday let

Further there has been an amendment to the Town and Country Planning (General Permitted Development) Order 1995 (as amended) which allows the unrestricted change between these use classes, that is it is not necessary to receive planning permission to be able to change between the use classes concerned.

To be able to manage these unrestricted change of use, Local Planning Authorities are able to introduce an Article 4 Direction. The Article 4 Direction would revoke the specific permitted development rights and based on being able to prove that exceptional circumstances exist. That meant that by introducing an Article 4 Direction the need to receive planning permission can be enforced to change use from being a main residential space (use class C3) to a second home use (use class C5) or holiday accommodation (Use class C6). (See Chapter 2 above for detail on these National changes).

A report on the matter was considered by the Council's Cabinet on 13 June 2023 where it was decided to serve an Article 4 Direction 'Notice' for the Gwynedd Local Planning Authority area (namely the area of Gwynedd located outside Eryri National Park).

Consequently, the Council carried out a public engagement period from 2 August to 13 September 2023. After analysing all the responses, a report will be presented to Cyngor

Gwynedd Cabinet for members to consider the representations received and to make a final decision whether to confirm the Article 4 Direction or not.

Should the Cyngor Gwynedd Cabinet decide to confirm the Article 4 Direction, the Article 4 Direction will take effect from 1 September 2024.

To ensure that applications for new residential units use C3 addresses needs within local communities and are protected for the main residential use as intended when the planning application was submitted and assessed, Gwynedd Council is now imposing a condition suspending the permitted development right of change of use for C3 residential units, to ensure that it cannot be used for the purpose of C5 or C6 use without obtaining planning permission.

In the year from 1 April 2023 to 31 March 2024 there have been 208 new housing units (i.e. sites that did not have permission on the day of adoption of the Plan) that have been granted planning permission. This is by permission for an individual house on 30 sites with the rest on 16 sites from a site with 2 units up to a site of 41 units. Out of the applications that met the threshold for affordable housing contribution i.e. 2 or more units or within a Cluster or outbuilding conversion being 179 housing units, 137 affordable units were granted consent either by condition or legal agreement, which means an affordable percentage of 76.5%.

In the period since the adoption of the Plan there have been two Joint Land Availability for Housing Studies which have been published the 2018 and 2019 study together with the 2020, 2021, 2022, 2023 and 2024 survey which feeds into the new Indicators for assessing the growth against the Plan's Housing Trajectory. These state that 3,007 housing units have been completed with 2,174 of these being with planning permission before the Joint LDP was adopted.

The table below sets out the situation for applications that have been granted and completed planning permission since the adoption of the Plan:

Period	Number of Units which gained planning permission and were completed during the Plan period	Number which are Affordable Housing	Percentage of Affordable Housing
AMR 1	56	35	62.5%
AMR 2	90	45	50%
AMR 3	125	55	44%
AMR 4	205	87	42.4%
AMR 5	231	117	50.6%
AMR 6*	126	68	54%

TOTAL	833	407	48.9%
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* Note AMR 6 is Gwynedd figures only

The percentage of affordable homes in the table above has increased over the past year. These levels should be considered against the fact that the affordable housing viability assessment identifies levels of 30%, 20% or 10% in the different housing price areas. So given this the level of affordable housing as a percentage of all units that have been consented and completed in the life of the Plan is higher than this. With the percentage of affordable homes out of all newly consented housing units increasing to over 50% again this year then it is hoped that the percentage of completed affordable homes will increase in the coming years as well.

In the past year, over 75% (76.5%) of housing consents on new sites which reached the relevant threshold have been for affordable housing. In addition of the units consented and completed since the adoption of the Plan the percentage of affordable homes is also just below 50% (48.9%) (but still above the 10%, 20% and 30% thresholds for the different areas). This means that new consents under the Plan to date, by preparing a high percentage of affordable homes means that local needs are addressed and thereby helps to maintain the language within the Plan area.

The factors referred to above highlight how the Plan seeks to ensure that new developments address the needs of the local community. As can be seen from the above analysis of the Census results many of the local changes are due to movements within the existing housing stock that are outside of the Plan's control. With the National changes to use classes for houses and a permission to introduce an Article 4 Direction the Council can in future have more control of the number of second homes / holiday accommodation arising out of the existing housing stock. Where the Article 4 Direction has been introduced then this will need to be reflected in the formulation of housing policies into the New Local Development Plan as well as updating the evidence supporting the Local Market Housing Policy to extend the area where it is applicable.




Action:

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

Indicator: D2

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

mitigation measures are required	avoided or suitably mitigated in accordance with Policy PS 1	AMB 4	
		AMB 5	
		AMB 6	

Analysis:

As highlighted in the response to Indicator D1, in the year 2023/24 planning permission has been given for 208 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	30	30
2 to 5 units	9	24
6 to 10 units	2	19
11+ units	5	135

Of the 5 sites of size 11+ units 3 of these are allocated sites in the Plan, 1 is a brownfield site within the development boundary and 1 is an exception site. 4 sites provide 100% affordable units with another providing the expected level of affordable units.

There were 1 Linguistic Assessments and 17 Linguistic Statements with applications that were determined where they met the thresholds within PS Policy 1 (see Indicator D3 for details of the type of applications these were submitted with). In addition, in accordance with Annex 5 of the CCA, consideration has also been given to the Welsh language for applications that fall below the threshold of those requiring a formal Statement or Assessment.

3 applications were refused in part due to following language issues:

- 1 residential application for 4 units as no compelling evidence has been received confirming that the development met the needs of the local community which would protect and/or promote the Welsh language;
- 1 application to create a house in multiple occupation as adequate information had not been submitted as part of the application to show how the intention is to conserve, promote and strengthen the Welsh language;
- 1 application for a holiday unit as sufficient information had not been submitted with the planning application to enable the Local Planning Authority to assess all necessary material planning considerations, which included information about the consideration given to the Welsh language in formulating the intention.

13 applications were granted permission with a planning condition for language mitigation measures namely:

- 5 residential applications with a condition a Welsh name must be provided for the dwelling hereby permitted (Any new name should be derived from historical, geographical or local links to the area where possible.) (these for a total of 6 residential units);
- 2 applications for residential estates with proviso Welsh names must be provided for the houses and streets/estates hereby permitted (Any new name/s should be derived from

- historical, geographical, or local links to the area where possible) (these for a total of 53 residential units);
- 1 quarry extension application with proviso Signage details for Welsh name on site (or Welsh/equivalent translation) must be submitted within 6 months of the date of planning permission (any new name should be derived from historical, geographical, or local links to the area where possible);
- 5 applications with a condition that any signs advertising and promoting the development within and outside the premises must be in Welsh or bilingual with priority to Welsh (2 applications for a total of 5 commercial units, 1 signage application on a bank, 1 application for erection of a B1 use office, and 1 application for fruit picking initiative).

Action:

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

Indicator: D3

Objective:	SO1	Safeguard and strengthen the Welsh language and culture and promote its use as an essential part of community life.	
Indicator:	Target:	Relevant policy:	PS1
		Outcome:	Trigger level:
D3 Number of planning applications accompanied by a Welsh Language Statement or a Welsh Language Impact Assessment	All relevant planning applications to be accompanied by a Welsh Language Statement or a Welsh Language Impact Assessment, which address factors relevant to the use of the Welsh language in the community as set out in the Supplementary Planning Guidance.	AMB 1	
		AMB 2	
		AMB 3	
		AMB 3	
		AMB 5	
		AMB 6	
			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.

Analysis:

During the monitoring period, 17 Welsh Language Statements and 1 Welsh Language Impact Assessments in total were submitted in Anglesey and Gwynedd. In addition, in accordance with Annex 5 of the CCA, consideration has been given to Welsh for applications below the threshold requiring a formal Statement or Assessment. 7 Linguistic Statements were received with residential applications, and 6 statements with commercial applications, 2 with quarry applications, one for holiday accommodation and one with a tourism site application. 1 Language Assessment was accepted with a residential application.

In the cases where Welsh Language Statements/Assessments were submitted which did not follow the main structure of the response template contained in the SPG "Maintaining and Creating Distinctive and Sustainable Communities" adopted in July 2019 further information

was requested from the applicant to ensure that they complied with the requirements of the adopted CCA.

There was an improvement in the quality of some of the statements submitted, which followed the new methodology in the adopted LDP.

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

Action:

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

Indicator: D4

Target has been met during AMR2, no need to continue to monitor.

Indicator: D5

Objective:	SO2	Ensure that appropriate physical or community infrastructure is in place e.g. water supply, health facilities, schools, community facilities, or that it can be provided (e.g. by means of developer contributions) to cope with every kind of development.
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Indicator:	Target:	Relevant policy:		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
		AMB 2		
		AMB 3		
		AMB 4		
		AMB 5		
		AMB 6		

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.

11 planning applications were submitted where there was new or enhanced infrastructure through developer contributions. These included:

- 2 to increase school capacity

- 9 for open space provision and/or financial 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.

Action:

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

Indicator: D6

Objective:	SO2	Ensure that appropriate physical or community infrastructure is in place e.g. water supply, health facilities, schools, community facilities, or that it can be provided (e.g. by means of developer contributions) to cope with every kind of development.
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Indicator:	Target:	Relevant policy	ISA1, ISA2, ISA4, ISA5	
		Outcome:	Trigger level:	
D6 Number of planning applications for change of use of community facilities	Viable community facilities retained in accordance with Policy ISA 2	AMB 1		One viable community facility lost contrary to Policy ISA 2 in any one year
		AMB 2		
		AMB 3		
		AMB 4		
		AMB 5		
		AMB 6		

Analysis:

Policy ISA 2 aims to protect existing community facilities and encourage the development of new facilities where appropriate. A total of 6 planning applications were submitted where a former community facility would be lost as part of the development (4 former chapel, 1 former pub and 1 former library). However, none of these applications were contrary to Policy ISA 2 as there was evidence that the facilities in question were not viable and/or had not been in use for a sufficient period of time and/or there is a similar facility within the community.

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

Action:







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

Infrastructure and Developer Contributions

Open Spaces

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

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

Indicator: D7				
Objective:	SO2	Ensure that appropriate physical or community infrastructure is in place e.g. water supply, health facilities, schools, community facilities, or that it can be provided (e.g. by means of developer contributions) to cope with every kind of development.		
Indicator:	Target:	Relevant policy	ISA 4	
		Outcome:	Trigger level:	
D7 – Number of Planning applications for alternative uses on areas of open space	Amount of open space (ha) in individual settlements retained in accordance with Policy ISA 4.	AMR 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.
		AMR 2		
		AMR 3		
		AMR 4		
		AMR 5		
		AMR 6		
Analysis:				
<p>9 applications have been approved on sites which are wholly or partly within protected open spaces identified in the plan (on the proposals map). All applications comply with the policy criteria:</p> <ul style="list-style-type: none"> • 3 applications on parts of school playing fields which do not undermine the use of the land as playing fields. The applications were for a new nursery and language unit, a two-storey extension and to relocate fences. • 2 applications for tree maintenance works. • 1 application for improvements to an existing park including the creation of new footpaths and the siting of new furniture. • 1 application for the temporary placing of lamppost banners. • 1 application for improvement works at a Welsh Water pumping station. • 1 application for works on a flood prevention project. <p>It is considered that Policy ISA 4 is implemented efficiently. The Councils will continue to monitor the indicator.</p>				
Action:				

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

Indicator: D8

Objective:	SO2	Ensure that appropriate physical or community infrastructure is in place e.g. water supply, health facilities, schools, community facilities, or that it can be provided (e.g. by means of developer contributions) to cope with every kind of development.
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Indicator:	Target:	Relevant policy:		ISA 5
		Outcome:		Trigger level:
D8 – Open space (ha) secured in association with residential development of 10 or more units	Provision of new open space if application of the Fields in Trust (FiT) benchmark standards identifies a deficiency of open space in accordance with Policy ISA 5	AMR 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
		AMR 2		
		AMR 3		
		AMR 4		
		AMR 5		
		<u>AMR 6</u>		

Analysis:

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

- The creation of 3,140m² of new open space provision created on site.
- A total financial contribution of £34,636.44

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

Action:

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







Indicator: D9

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

Indicator: D10

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

Sustainable Transport, Development and Accessibility

Indicator: D11				
Objective:	SO3	Improve and maintain safe, efficient, high quality, modern and integrated transport networks to employment, services, and education/ training facilities particularly by foot, bicycle and public transport, thus reducing where possible the number of journeys in private cars.		
	SO4	<p>Maximise the opportunities of Holyhead as a major international gateway and the A55, E22 Trans European network route and the A5025, A487, A470 as key transportation corridors:</p> <p>Key outputs:</p> <ul style="list-style-type: none"> The Plan's strategy and policies will have contributed to creating more communities with over 70% of Welsh speakers; No community infrastructure will have been lost unless evidence has shown it was not critical to the community; Development will be located in order to provide opportunities for people to undertake the full journey to work or part of it on foot, by bicycle or on buses and trains New roads or essential improvements to roads on the present road network will have been provided. 		
Indicator:	Target:	Relevant policy:	TRA 1, TRA 2, TRA 3, TRA 4	
		Outcome:	Trigger level:	
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	AMR 1		Not adopting a Supplementary Planning Guidance within 12 months of the Plan's adoption
		AMR 2		
		AMR 3		
		AMR 4		
		AMR 5		
		AMR 6		
Analysis:				
<p>The policy target is currently not achieved as anticipated, but this does not lead to concerns regarding policy implementation.</p> <p>The timescale for adopting a revised Supplementary Planning Guidance (SPG) on Parking Standards 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>				

However, the local planning authorities have a 'saved' SPG from the Unitary Development Plan and can also refer to national guidance when determining new applications.

As the new LDP policy on Parking Standards is in line with national guidance, it is not felt that the slippage in the delivery of a new SPG has been detrimental to the decision-making process.

Action:

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

Indicator: D12

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

Indicator:	Target:	Relevant policy:	TRA 1, TRA 2, TRA 3, TRA 4
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		Outcome:	Trigger level:
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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	AMR 1		One planning application submitted in any one year not accompanied by a Travel Assessment as required by Policy TRA 1
		AMR 2		
		AMR 3		
		AMR 4		
		AMR 5		
		AMR 6		

Analysis:

There was a total of 6 applications supported by Transport Assessment: 4 applications for large housing developments, 1 application for a large extension to a business unit and an application for a new supermarket. No applications were received without a Travel Assessment when required.




The policy is clear and requests an assessment based upon the thresholds set out in 'Table 6: Scale of development requiring transport assessment'. Officers request an assessment at the point of pre-application enquiry or planning application stage if it is not included as part of the submission.




Action:

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

Indicator: D13

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

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

transportation improvements	improvements identified in Policy TRA 1	AMR 4	
		AMR 5	
		AMR 6	
Analysis:			
<p>The only scheme that applies to the Gwynedd Local Planning Area is the A487 Caernarfon to Bontnewydd bypass which was completed and opened to the public in early 2022.</p> <p>The indicator is no longer relevant and there is no need to continue to monitor.</p>			
Action:			
No need to continue to monitor, this will be reflected in 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.

6.2 Sustainable Living

Sustainable Development and Climate Change

Indicator: D16






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


Indicator: D17



Objective:	S05	Ensuring that development in the Plan area supports the principles of sustainable development and creates sustainable communities whilst respecting the varied role and character of the centres, villages and Countryside
	S06	<p>Minimize, adapt and mitigate the impacts of climate change. This will be achieved by:</p> <ul style="list-style-type: none"> ensuring that highly vulnerable development is directed away from areas of flood risk wherever possible; reduce the need for energy and other resources in developments; promote renewable and low carbon energy production within the area; make use of suitable previously developed land and unoccupied buildings or ones that are not used to their full capacity, where available; manage, protect and enhance the quality and quantity of the water environment and reduce water consumption.





Indicator:	Target:	Relevant Policy	PS 5, PS6, PCYFF 1 & PCYFF 2, ADN 1, ADN 2, ADN3
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		Outcome:	Trigger Level:
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D17 - Number of planning applications permitted by TAN 15 category in C1 floodplain areas	No planning applications permitted within C1 floodplain areas not meeting all the tests set out in TAN15	AMB 1		One planning application permitted in any one year within C1 floodplain not meeting all TAN15 tests
		AMB 2		
		AMB 3		
		AMB 4		
		AMB 5		

		AMB 6		
Analysis:				
<p>21 full planning applications were permitted on sites that were wholly/partly within a C1 flood zone; 7 of these were householder applications. As part of the process of assessing the planning applications information was collected regarding the compliance of the planning applications with the tests contained in Technical Guidance Note 15 (Flooding); it was determined that they complied with the requirement of the tests set out in TAN 15.</p> <p>It is concluded that the applications approved complied with policies PS 5, PS6, 1 PCYFF & PCYFF 2 of the Joint LDP. Therefore, it is considered that the policies are continuing to being implemented effectively.</p>				
Action:				
Continue to monitor as part of the next AMR. Full consideration will be given to this during preparation of the Gwynedd Local Development Plan.				

Indicator: D18				
Objective:	S05	Ensuring that development in the Plan area supports the principles of sustainable development and creates sustainable communities whilst respecting the varied role and character of the centres, villages and Countryside		
	S06	Minimize, adapt and mitigate the impacts of climate change. This will be achieved by: <ul style="list-style-type: none"> ensuring that highly vulnerable development is directed away from areas of flood risk wherever possible; reduce the need for energy and other resources in developments; promote renewable and low carbon energy production within the area; make use of suitable previously developed land and unoccupied buildings or ones that are not used to their full capacity, where available; manage, protect and enhance the quality and quantity of the water environment and reduce water consumption. 		
Indicator:	Target:	Relevant Policy	PS 5, PS6, PCYFF 1 & PCYFF 2, ADN 1, ADN 2, ADN3	
		Outcome:	Trigger Level:	
D18 - Number of planning applications	No planning applications for highly	AMB 1		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		
		AMB 5		
		AMB 6		

Analysis:

32 full planning applications were permitted on sites that were wholly/partly within a C2 flood zone; 14 of these were householder applications. No planning applications were approved for a type of development that would be considered as a 'highly vulnerable development' in accordance with Figure 2 of Technical Advice Note 15 (Development and Flood Risk). Further all application located (partly/fully) within the C2 flood zone complied with the tests as contained within TAN 15.

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

Action:

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

Indicator: D19

Objective:	S05	Ensuring that development in the Plan area supports the principles of sustainable development and creates sustainable communities whilst respecting the varied role and character of the centres, villages and Countryside
	S06	Minimize, adapt and mitigate the impacts of climate change. This will be achieved by: <ul style="list-style-type: none"> ensuring that highly vulnerable development is directed away from areas of flood risk wherever possible; reduce the need for energy and other resources in developments; promote renewable and low carbon energy production within the area; make use of suitable previously developed land and unoccupied buildings or ones that are not used to their full capacity, where available; manage, protect and enhance the quality and quantity of the water environment and reduce water consumption.
Indicator:	Target:	Relevant Policy
		PS 5, PS6, PCYFF 1 & PCYFF 2, ADN 1, ADN 2, ADN3

		Outcome:		Trigger Level:
D19 - Number of planning applications for new development on previously developed land (brownfield redevelopment and conversions of existing buildings) expressed as a % of all development per annum	Maintain or increase proportion of new development permitted on previously developed land (brownfield redevelopment and conversions of existing buildings) compared to average % recorded during 2015/2016 – 2016/2017	AMB 1		Decrease in proportion of development permitted on previously developed land (brownfield redevelopment and conversions of existing buildings) for 2 consecutive years.
		AMB 2		
		AMB 3		
		AMB 4		
		AMB 5		
		AMB 6		

Analysis:

Due to rural nature of the area, opportunities for development of previously developed land are 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 because of the nature of proposals, e.g. renewable energy schemes, housing outside development boundaries, rural diversification schemes and tourist related development. The proportion of development on previously developed land in Gwynedd is as follows:

% of previously developed land:







- **Gwynedd 2015-2016** = 14.54ha (44%)
Gwynedd 2016-2017 = No data available, method of entering the data was under review during this period
Gwynedd 2017-2018 = 12.82ha (64%)
Gwynedd 2018-2019 = No data available due to staff resources/technical issues.
Gwynedd 2019-2020 = No data available due to new system implemented during the past year.
Gwynedd 2020-2021 = No data available due to technical issues.
Gwynedd 2021-2022 = No data available due to technical issues.
Gwynedd 2022–2023 = No data available due to technical issues.
Gwynedd 2023-2024 = No data available due to technical issues.

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:

Explore the possibility of collecting the data for future reporting.

Indicator: D20

Objective:	S05	Ensuring that development in the Plan area supports the principles of sustainable development and creates sustainable communities whilst respecting the varied role and character of the centres, villages and Countryside		
	S06	Minimize, adapt and mitigate the impacts of climate change. This will be achieved by: <ul style="list-style-type: none"> ensuring that highly vulnerable development is directed away from areas of flood risk wherever possible; reduce the need for energy and other resources in developments; promote renewable and low carbon energy production within the area; make use of suitable previously developed land and unoccupied buildings or ones that are not used to their full capacity, where available; manage, protect and enhance the quality and quantity of the water environment and reduce water consumption. 		
Indicator:	Target:	Relevant Policy	PS 5, PS6, PCYFF 1 & PCYFF 2, ADN 1, ADN 2, ADN3	
		Outcome:	Trigger Level:	
D20 - Number of planning applications Permitted outside development boundaries	No Planning applications permitted outside development boundaries that do not meet the requirements of Policy PCYFF 1 and other relevant policies	AMB 1		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		
		AMB 5		
		AMB 6		
		Analysis:		
<p>A total of 307 planning applications were approved outside development boundaries during the 6th AMR period which represents 45% of all development.</p> <p>A breakdown of the types of planning applications approved outside development boundaries are as follows:</p> <ul style="list-style-type: none"> Agriculture and Forestry – 14% Employment – 11% Community – 2% Householder – 46% Leisure – 1% 				

- Infrastructure & Transport– 5%
- Retail – 0%
- Housing – 5%
- Tourism – 11%
- Minerals and Waste – 1%
- Energy – 4%

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

Action:

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







Renewable Energy Technology

Indicator: D21

Objective:

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

Indicator:	Target:	Relevant policy:	PS 7
		Outcome:	Trigger level:

D21 Number of planning applications for standalone renewable energy development granted, per technology, area (Anglesey and Gwynedd Local Planning Authority area) and recorded energy output (GWh)	50% of the renewable energy potential (1,113.35 GWh) delivered by 2021 to address electricity demand	AMR 1		The amount of energy output from renewable energy sources is 10% or more below the requirements set in the Policy Target
		AMR 2		
		AMR 3		
	100% of the renewable energy potential (2,226.7 GWh) delivered by 2026 to address electricity demand	AMR 4		
		AMR 5		
	50% of the renewable energy potential (23.65 GWh) delivered by 2021 to address heat demand	AMR 6		
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.

The evidence base does not distinguish between opportunities for renewable energy within the Gwynedd Local Planning Area and Anglesey. As such it is not possible to assess this indicator for Gwynedd Local Planning Area individually and therefore considers the situation against the latest figures for the whole of the Plan area.

In this monitoring period no new renewable energy commercial scale development was granted planning permission.

Tables 7 and 8 within the JLDP identifies an installed capacity of 159.6 (MWe) and 12.4 (MWt) within the Plan area in 2016. In the latest 'Energy Generation in Wales' (2022 figures) published by the Welsh Government the total installed heat and electricity capacity for Anglesey and Gwynedd was 242MW which gave an estimated generation of 443GWh. This is an increase of 70MW from that identified in tables 7 and 8 of the JLDP.

The low level of applications granted planning permission reflects the decline in the number of commercial applications submitted over recent years rather than applications being refused by the Local Planning Authorities. It should also be noted that all major energy developments for

10MW or more are classed as Developments of National Significance and are decided by the Welsh Ministers.

Indicator D21 sets targets for achieving the potential renewable energy resources identified in the Plan. It was expected that 50% of this of 1,113.35 GWh for electricity and 23.65 GWh for heat would have been achieved by 2021. However up to 2024 only 92.6 GWh in addition to the figures within Tables 7 and 8 of the JLDP has been provided. Therefore, the target of 50% the renewable energy potential for heat and electricity being delivered by 2021 has not been achieved.

No proposals have come forward on the potential opportunity areas for solar farms, however, a number of submissions for solar farms have been submitted to the Planning Inspectorate as a scheme that is potentially a Development of National Significance, this being Alaw Môn Solar Farm (Enso Energy) (160MW) (application submitted to PEDW awaiting registration and for examination to begin) and Anglesey Solar Farm (Lightsource BP) (350MW) is also in the pre-submission stage to the Planning Inspectorate).

If these applications were granted permission in their current form, then they would prepare 446.8GWh.

The following developments have received permission:

- Parc Solar Traffwll (35MW) (Low Carbon) - received permission from the Minister of Climate Change on 17 March 2023. They are now in the phase of submitting applications to release conditions so that the construction phase of the solar farm can begin.
- Tryslgwyn Wind Farm (5.6MW) (Ventient Energy Ltd) has been granted permission to extend operational period to 29 June 2031.
- Llyn Alaw Wind Farm (20.4MW) (Ventient Energy Ltd) for an extension of operational period to 22 October 2032.
- A 299MW biomass plant at Holyhead a certificate of lawful use was granted confirming that the development has been commenced.
- Porth Wen Solar Farm (49.99MW) (EDF) is in the construction phase and is due to become operational by the end of the year.
- Morlais (240MW) (Menter Môn) multiple arrays of tidal energy devices remain in the construction phase.
- Glyn Rhonwy Pumped Hydro (100MW) no details received regarding implementation date.

The permitted schemes, as highlighted above, have a potential for energy generated of 3,281.4GWh. This would achieve the target within the Plan however some of the proposals have had permission for some time e.g. the Holyhead Biomass and Glyn Rhonwy Hydro schemes with the Morlais tidal scheme, due to the technology used, likely to take a number of years to be implemented. It is clear therefore that the failure to achieve the target within the Plan is in relation to the implementation of schemes rather than a failure of the Plan's Renewable Energy Policies.

The Planning Service contributes towards the delivery of a Local Area Energy Plan (LAEP) for Gwynedd Council. Consultation workshops with stakeholders have finished and consultants are drafting a final version of the plan with discussions on regional actions ongoing. This in line with paragraph 5.9.5 of Planning Policy Wales will help identify challenging but achievable targets for renewable energy in the new Local Development Plan.

Action:	
Continue to monitor as part of the next AMR. The Renewable Energy policies will need to be reviewed and the potential from such technology identified in the LAEP should be undertaken during the preparation of the new Local Development Plans.	

Indicator: D22			
Objective:	SO5	Ensuring that development in the Plan area supports the principles of sustainable development and creates sustainable communities whilst respecting the varied role and character of the centres, villages and Countryside	
	SO6	<p>Minimize, adapt and mitigate the impacts of climate change. This will be achieved by:</p> <ul style="list-style-type: none"> ensuring that highly vulnerable development is directed away from areas of flood risk wherever possible; reduce the need for energy and other resources in developments; promote renewable and low carbon energy production within the area; make use of suitable previously developed land and unoccupied buildings or ones that are not used to their full capacity, where available; manage, protect and enhance the quality and quantity of the water environment and reduce water consumption. 	
Indicator:	Target:	Relevant policy:	PS7
		Outcome:	Trigger level:
D22 Prepare and adopt a Supplementary Planning Guidance relating to standalone renewable energy technology	Prepare and adopt a Supplementary Planning Guidance within 18 months of the Plan's adoption	AMR 1	—
		AMR 2	—
		AMR 3	—
		AMR 4	—
		AMR 5	—
		AMR 6	—
Analysis:		Not adopting a Supplementary Planning Guidance within 18 months of the Plan's adoption	

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.

There has been a substantial fall in the number of applications for independent renewable energy plans within the Plan area, which potentially reflects the move toward preparing developments in the sea and a reduction in the available grants for such developments on land. It should also be noted that all major energy developments for 10MW or more are classed as Developments of National Significance and are decided by the Welsh Ministers.

The publication of Future Wales: The National Plan 2040 together with revised targets within Planning Policy Wales means significant contextual changes in relation to renewable energy technology. A review of the Renewable Energy policies within the Plan will be undertaken in light of these contextual changes as well as the work of preparing a Local Area Energy Plan (LAEP) will enable an evaluation over the need and content for a future standalone renewable energy technology SPG.

Action:

Following the preparation and adoption of the Gwynedd Local Development Plan consideration will need to be given to the need for a separate Renewable Energy SPG.

Indicator: D23

Objective:

SO5 & SO6

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

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

Indicator:

Target:

Relevant policy:

PS 5, PS6, PCYFF 1 & PCYFF 2, ADN 1, ADN 2, ADN3

Outcome:

Trigger level:

D23 - Average density of permitted

Minimum average net density of 30

AMR 1



Failure to achieve an overall minimum average

housing developments in the Plan area	housing units per hectare achieved overall in the Plan area	AMR 2		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 3		
		AMR 4		
		AMR 5		
		AMR 6		

Analysis:

New permissions - All permissions (Gwynedd planning Authority area only) ³

Gwynedd Planning Authority Area = 208 units / 8.43 ha = 24.7 units per hectare

New permissions: 5 or more new units (Gwynedd Planning Authority area only)

Gwynedd Planning Authority Area = 154 units / 5.95 ha = 25.9 units per hectare

Based on all approved eligible developments, the average density is lower than the target of 30 units per hectare. The trigger level refers to failure to deliver an overall density of 30 units per hectare for two consecutive years. Whilst information from the AMR 5 period is also relevant to Anglesey (and not to Gwynedd only as with the above figures), it is noted that the figure last year was also under the target level. However, when looking at the Gwynedd information individually for the AMR 5 period, a development density figure is noted which is higher than the target level (36.3 units per hectare). Therefore, it is not believed that the figure for this AMR period causes concern, but it is possible to look at this aspect further whilst preparing the new Plan.

The average density of all relevant single units that have been approved in Gwynedd during this AMR period (namely 30 units on 1.759 hectares) is 17.1 units per hectare. The ability to demand a higher density on individual plots is more challenging based on aspects such as the density of adjacent developments and the character of a settlement along with the shape of the site in some cases.

It cannot be noted, however, that developments on individual plots is the reason for the average density to be under the threshold level for the period of this AMR as the average density on major residential sites (namely those for 5 or more units) are also below the figure

³The information for this indicator is relevant for new permissions and permissions to reconsider or extend the expiry date of a previous permission. These are all applications where the requirements of the Joint Local Development Plan would need to be considered. Therefore, it does not consider applications for reserved matters where the principle of the permission had already been granted, nor does it consider certificates of lawfulness for residential use. Neither does it consider any permissions for demolishing and rebuilding houses, i.e. where there is no increase in the number of units. Please note as well, that this information does not include retrospective permissions or permissions that amend the conditions of extant permissions (and therefore extend the permission for a further 5 years) where a permission has not specifically re-considered the content of the Joint LDP.

of 30 units per hectare. When considering the average density of all the sites that have been approved in the AMR 6 period, excluding the individual plots, the figure is 26.7 units per hectare (178 units on 6.672 hectares).

Of the 7 sites that obtained permission for 5 or more units in this period, it is noted that the density on 4 of these sites is more than 30 units per hectare. On the three other sites, it was noted that specific reasons had been presented in favour of providing a lower density:

Land near Y Wern, Y Felinheli (C23/0772/20/LL) - There is a statement that the size of the net area that can be developed is 0.9ha which provides a density level of approximately 25.6 units per hectare. In addition, restrictions due to the shape of the site and the space required to provide the relevant facilities, including drainage pools, has reduced the density in this case.

Land near North Terrace, Criccieth (C21/1136/35/LL) - Approximately 0.26ha of the surface area of site T41 is lost for development due to the restrictions. This brings the section of the area that can be developed down to around 0.84 hectares instead of around 1.1 hectares and therefore, the proposal in question would provide a density of around 27 units per hectare. It was considered, from understanding the restrictions on this site, that it is possible to accept a lower density of housing per hectare.

Former Ysgol Coed Mawr, Bangor (C22/0525/11/LL) - The applicant has confirmed that the density in this case is 27.5 living units per hectare and valid reasons for the lower density were submitted based on: - (i) site restrictions (retaining mature trees and safeguarding the main public sewer that runs across the eastern section of the site) and (ii) provision of public (including a play area for children) and private (gardens of the prospective occupiers) amenity plots.

It is noted that Policy PCYFF 2 refers to a minimum density of 30 housing units per hectare unless there are local circumstances or restrictions on the site that determine a lower density. It is believed that specific circumstances exist, on individual plots as well as some larger sites, which has meant development at a density that is lower than this figure.

Action:

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

Indicator: D24

Objective:	SO7	Ensure that all new development meets high standards in terms of quality of design, energy efficiency, safety, security (persons and property) and accessibility, relates well to existing development, enhances public realm and develops locally distinctive quality places.
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Indicator:	Target:	Relevant policy:	PCYFF 2, PCYFF 3, PCYFF 4
		Outcome:	Trigger level:

D24 – Prepare and adopt a Supplementary Planning Guidance on design matters	Prepare and adopt a Supplementary Planning Guidance on design matters within 12 months of adoption	AMR 1		Not adopting a Supplementary Planning Guidance within 12 months of adoption
		AMR 2		
		AMR 3		
		AMR 4		
		AMR 5		
		AMR 6		

Analysis:

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

The timescale for adopting a revised Supplementary Planning Guidance (SPG) on Design has been set for Quarter 4 in 2017/18. This target has not been achieved due to changes in the LDP schedule of works and resource priorities.

However, the local planning authority has a 'saved' SPG from the Unitary Development Plan 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.

Action:




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

Indicator: D25

Objective:	SO8	SO8: Ensure that settlements are sustainable, accessible and meet all the needs of their communities in accordance with their role in the settlement hierarchy:
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Indicator:	Target:	Relevant policy:	PCYFF 2, PCYFF 3, PCYFF 4 & PS17
		Outcome:	Trigger level:

D25 - Number of new housing permitted per category in the Settlement Hierarchy set out in Policy PS 17,	From the date of adoption, number of housing units permitted per category of settlement,	AMR 1		From the date of adoption, the number of housing units permitted over 2 consecutive years, expressed as a % of all residential development,
		AMR 2		
		AMR 3		

expressed as a % of all developments developed per annum	expressed as a % of all residential developments, in accordance with the requirements of Policy PS 17, which is as follows: Sub-regional Centre and Urban Service Centres = 53% Local Service Centres = 22% Villages, Clusters and the Countryside = 25%	AMR 4		in the: <ul style="list-style-type: none"> Sub Regional Centres and Urban Service Centres and the Local Service Centres falls below the % requirement; Villages, Clusters and countryside is higher than the % requirement
		AMR 5		
		AMR 6		

Analysis:

Information for 2023/24 - Gwynedd Planning Authority Area only

Tier	Number of units approved	Percentage of all residential permissions	Target Distribution
Sub-regional Centre and Urban Service Centres	38	18.3%	53%
Local Service Centres	102	49.0%	22%
Villages, Clusters and the Countryside	68	32.7%	25%
Total	208	-	-

*It is noted that exception sites are considered based on the settlement that they adjoin, 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 AMR 5 and AMR 6 collectively (1 April 2022 -31 March 2024), the following information is noted (Gwynedd Planning Authority Area only):

⁴The information for this indicator is relevant for new permissions and permissions to reconsider or extend the expiry date of a previous permission. These are all applications where the requirements of the Joint Local Development Plan would need to be considered. Therefore, it does not consider applications for reserved matters where the principle of the permission had already been granted, nor does it consider certificates of lawfulness for residential use. Neither does it consider any permissions for demolishing and rebuilding houses, i.e. where there is no increase in the number of units. Please note as well, that this information does not include retrospective permissions or permissions that amend the conditions of the extant permissions (and therefore extend the permission for a further 5 years) where a permission has not re-considered specifically the content of the Joint LDP.

Tier	Number of units approved	Percentage of all residential permissions	Target Distribution
Sub-regional Centre and Urban Service Centres	123	34.3%	53%
Local Service Centres	136	37.9%	22%
Villages, Clusters and the Countryside	100	27.9%	25%
Total	359	-	-

AMR 6 period only - It is obvious that the distribution does not correspond effectively with the target level. It is noted that the percentage of units that have been permitted in the Sub-regional Centres and Urban Service Centres are considerably lower than the target level with the figure for the Local Service Centres higher than what is specified in the target information. Note that the percentage of residential units permitted in the Villages, Clusters and Countryside tier is slightly higher than the target figure. Indeed, substantially more units have been approved in the Villages, Clusters and Countryside tiers than in the Sub-regional Centre and Urban Service Centres. It is important however not to consider the information for a single year only, and there is a need to consider broader periods to get a full picture of the situation in terms of this indicator.

Two consecutive years (AMR 5 and AMR 6 periods jointly) - When considering the trigger level and the situation for two consecutive years, the information is more favourable compared to the target level than for the AMR 6 period alone. However, it is noted there continues to be a marked difference between the percentage figure and what is noted in the target levels, particularly in terms of the 'Sub-regional Centre and Urban Service Centres' and 'Local Service Centres' tiers.

When looking at the broader picture over the Plan period (despite noting the joint information with Anglesey), it is not believed that there is concern when considering the wording of the trigger level for this indicator. The situation can change from year to year, subject to different aspects such as developer aspirations and potential opportunities that arise. However, this certainly needs to be considered carefully when preparing the new Plan and the way that the housing growth will be distributed. Factors such as the fact that Bangor has already reached its growth figure in the JLDP, flooding and topography matters in the urban centres of Pwllheli and Porthmadog and a lack of information for the urban centres of Ynys Môn could all have affected the above figures.

Also, as noted in previous Annual Monitoring Reports, a potential factor for the percentages of residential permissions at the Sub-regional Service and Urban Service Centres falling under the target level is the delay in terms of the allocated sites in these locations receiving planning

consent. Of the 12 sites allocated within settlements in this tier in Gwynedd, in April 2024, there was no extant planning consent for 6 (50%) of these sites. It is noted that this situation is evident two years before the end of the Plan.

See appendix 2 for maps showing the distribution of planning permissions for residential units in 2023/24 and also the cumulative number of permissions since adopting the Plan.

Action:

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

6.3 Economy and Regeneration

National Significant Infrastructure projects and Related Developments

Wylfa Newydd

Horizon submitted a Development Consent Order for the development of a new nuclear power station on 1 June 2018. The application was the subject of an examination by a Panel of Planning Inspectors appointed by the Secretary of State for the Ministry of Housing, Communities and Local Government. The Public Examination came to an end (closed) on 23 April 2019. At the end of the examination, the Panel had three months to submit a report to the Secretary of State for Business, Energy, and Industrial Strategy, outlining its conclusions and its recommendations with regard to whether permission should be granted, with the final decision to be made by the Secretary of State on or before 23 October 2019 (6 months after close of examination).

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

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

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

Indicator: D26			
Objective:	SO9	Support and capitalise on the development of the Wylfa Newydd Project and associated development to maximise socio-economic opportunities for local business and sustainable employment opportunities for local people, including facilitating a suitable network of Wylfa Newydd project related associated development sites while ensuring that adverse effects of the Wylfa Newydd project on the local communities are appropriately avoided, or mitigated and where appropriate legacy benefits are provided.	
Indicator:	Target	Relevant Policy:	PS 8, PS 9, PS 10, PS 11, PS 12
		Outcome:	Trigger Level:

D26 – Stage in the application for Development Consent Order (DCO) in relation to Wylfa Newydd)	Application for Wylfa Newydd DCO submitted for approval by December 2017.	AMB 1		Horizon Nuclear Power fails to submit an application for DCO by December 2017. Horizon Nuclear Power fails to obtain approval of DCO application by December 2018.
		AMB 2		
	AMB 3			
	AMB 4			
	AMB 5			
	AMB 6			
Application for Wylfa Newydd DCO approved by May 2018.				

Analysis:

The Development Consent Order application was submitted on 1 June 2018. The Public Inquiry is programmed to end on 23 April 2019. The findings and conclusions of the Inquiry, along with the recommendations of the independent Inspectors was presented to the Secretary of State. The final decision from the Secretary of State was expected by 23 October 2019. However, upon the request of the Secretary of State to receive further information in relation to the environmental impact of the development, this period was further extended to 31 March 2020. Following a request from Horizon Nuclear power that the Secretary of State defers the decision, on 27 January 2021 it was confirmed that Horizon Nuclear Power had withdrawn the Development Consent Order application.

Action:

No action currently required. Continue to monitor as part of the next AMR. Any developments related to Wylfa Newydd will need to be considered and addressed when preparing the Gwynedd Local Development Plan.

Indicator: D27

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

	from DECC by December 2019.	AMB 3	
		AMB 4	
		AMB 5	
		AMB 6	

Analysis:

The Development Consent Order application was submitted on 1 June 2018. The Public Inquiry is programmed to end on 23 April 2019. The findings and conclusions of the Inquiry, along with the recommendations of the independent Inspectors was presented to the Secretary of State. The final decision from the Secretary of State was expected by 23 October 2019. However, upon the request of the Secretary of State to receive further information in relation to the environmental impact of the development, this period was further extended to 31 March 2020. Following a request from Horizon Nuclear power that the Secretary of State defers the decision, on 27 January 2021 it was confirmed that Horizon Nuclear Power had withdrawn the Development Consent Order application.

Action:






No action currently required. Continue to monitor as part of the next AMR. Any developments related to Wylfa Newydd will need to be considered and addressed when preparing the Gwynedd Local Development Plan.

Indicator: D28

No need to report on the indicator as it specifically applies to the Isle of Anglesey Local Planning Authority Area.

Indicator: D29

Objective:	SO9	Support and capitalise on the development of the Wylfa Newydd Project and associated development to maximise socio-economic opportunities for local business and sustainable employment opportunities for local people, including facilitating a suitable network of Wylfa Newydd project related associated development sites while ensuring that adverse effects of the Wylfa Newydd project on the local communities are appropriately avoided, or mitigated and where appropriate legacy benefits are provided.		
Indicator:	Target	Relevant Policy:	PS 8, PS9, PS10, PS11, PS12	
		Outcome:	Trigger Level:	
D29 – Number and type of Wylfa	Individual Wylfa Newydd Project	AMB 1		Wylfa Newydd Project related development not

Newydd Project related development commenced.	related development commenced in accordance with the individual Planning consents.	AMB 2		started within the timeframe set out in the individual Planning consents and the Development Consent Order (as applicable).
		AMB 3		
		AMB 4		
		AMB 5		
		AMB 6		

Analysis:

Following the decision by Horizon Nuclear Power to withdraw the Development Consent Order, no associated development has commenced. Planning permission has been granted for improvements to the A5025 (27C106E/FR/ECON) in 2018 followed by a further application extend the commencement period for the works (VAR/2020/24) up until July 2023.

Action:

No action currently required. Continue to monitor as part of the next AMR. Any developments related to Wylfa Newydd will need to be considered and addressed when preparing the Gwynedd Local Development Plan.

Indicator: D30

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

Providing Opportunities for a Flourishing Economy

Economic Vision

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

At the end of 2017 a partnership of the six North Wales Councils, business partners, colleges and universities formally launched the North Wales Growth Deal. The Growth deal notes a vision for the region, with the aim of creating 5,300 jobs and attracting a private sector investment worth £1 billion in the region over the coming 15 years. The final agreement for the North Wales Growth Deal was signed on December 17, 2020. The deal is backed with £120 million each from the Welsh and UK

Governments. It is hoped that the Growth Deal will transform the region's economy by supporting green and sustainable growth.

Indicator: D31				
Objective:	SO10	Ensure that a network of employment sites and premises of a size and quality is safeguarded and allocated in sustainable locations that best meet the needs of existing businesses and are able to support the growing sectors of the local economy, attracting investment, and retaining and increasing the number of indigenous jobs.		
Indicator:	Target:	Relevant Policy		CYF 1, CYF 3 A CYF 5
		Outcome:		Trigger Level:
D31 - Amount of employment land or floor space (use class B1, B2 and B8) included on sites set out in Policy CYF 1 lost to other uses	No net loss of employment land/floor space to alternative uses (uses other than use class B1, B2 and B8) contrary to Policy CYF 3 or Policy CYF 5	AMB 1		One planning application permitted that does not accord with Policy CYF 3 or Policy CYF 5
		AMB 2		
		AMB 3		
		AMB 4		
		AMB 4		
		AMB 5		
		AMB 6		
Analysis:				
<p>A total of 13 planning applications were permitted on safeguarded employment sites in accordance with Policy CYF 1. 11 of these applications were associated with uses in use classes B1, B2, and B8 or other existing uses located on the employment sites. The one application that were not associated with these uses was:</p> <ul style="list-style-type: none"> • C23/0488/14/LL: Change the use of the site from workshop and storage to sale of commercial vehicles (15 Max) - Unit 2 Lôn Cae Darbi, Cibyn Industrial Estate, Caernarfon. The officer considered it was acceptable and conforms with the principles of policies CYF1 and CYF 5 of the LDP. 				

- C22/0650/15/LL: Erection of a new events hub building to include office space, meeting spaces, a shop, cafe and warehouse storage - Land at Glyn Rhonwy Estate, Llanberis. The officer was of the opinion that due to the importance of the plan for securing business development on a strategically significant site which has been vacant for many years, that there was exceptional justification to grant the proposed development on a designated employment site in accordance with policy CYF 3 of the LDP.

It is emphasised that these uses are unique uses (sui generis). Strategic Policy 13 allows for certain types of suitable unique uses (sui generis) on protected employment sites within the 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:

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

Indicator: D32

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

		AMB 5		
		<u>AMB 6</u>		

Analysis:

The monitoring trigger relates to the size of the safeguarded employment land that has been taken up by the end of 2021.

In Gwynedd, 2.86ha of land has received permission for employment use, and 2.64ha of safeguarded employment sites in Anglesey have received permission during the fifth Annual Monitoring Report period (AMB5).

Including planning permissions granted during AMB1, AMB2, AMB3, AMB4 & AMB5 the cumulative total of land that received permission for employment use in Gwynedd is 16.37ha (includes relocating a 0.47ha unit on the Cibyn Estate associated with the Caernarfon bypass development).

It is noted that the permission rate on safeguarded employment sites during this short period is lower than expected. It is considered that the Plan is a facilitator in terms of providing employment sites and that fewer applications for developments on the employment sites are likely to be based on economic matters that are beyond the Plan's control.

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

Action:

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

Indicator: D33

Objective:	SO10	Ensure that a network of employment sites and premises of a size and quality is safeguarded and allocated in sustainable locations that best meet the needs of existing businesses and are able to support the growing sectors of the local economy, attracting investment, and retaining and increasing the number of indigenous jobs.		
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	X	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	X	
	Secure planning permission for 112 ha employment land on allocated sites in Anglesey by 2024	AMB 3	X	
	Secure planning permission for 112 ha employment land on allocated sites in Anglesey by 2024	AMB 4	X	
	Secure planning permission for 144 ha employment land on allocated sites in Anglesey by 2026	AMB 5	X	
	Secure planning permission for 144 ha employment land on allocated sites in Anglesey by 2026	AMB 6	X	
Analysis:				
<p>No planning application was submitted on an allocated site within Gwynedd during AMB 6.</p> <p>The target notes the need for the sites to be brought forward by 2019 and consequently the trigger level has already been reached. However, the economic climate is significantly different to when the Plan was adopted, and it is considered that this has had a considerable impact on the take up of employment land.</p> <p>*NOTE: This analysis relates to the Gwynedd Local Planning Authority area only.</p>				
Action:				
Continue to monitor as part of the next AMR. Full consideration will be given to this during preparation of the Gwynedd Local Development Plan. It is intended to prepare an Employment Land Review will be prepared as part of the evidence base to support the new Plan.				

Indicator: D34







Target achieved during AMR3, no need to continue to monitor.

Indicator: D35

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

Indicator: D35 – Employment status of 16 years + **Target:** To achieve an increase in the rate of economic activity by 2026 compared to level in 2017 **Relevant policy:** PS 9, ISA 3

Outcome: **Trigger level:** The rate of economic activity declines for 2 consecutive years

D35 – Employment status of 16 years +	To achieve an increase in the rate of economic activity by 2026 compared to level in 2017	AMR 1		The rate of economic activity declines for 2 consecutive years
		AMR 2		
		AMR 3		
		AMR 4		
		AMR 5		
		AMR 6		

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

	Year ending Mar 2020	Year ending Mar 2021	Year ending Mar 2022	Year ending Mar 2023	Year ending Dec 2023
Ynys Môn	79.0%	78.8%	74.1%	79.6%	Not Monitoring
Gwynedd	77.7%	77.9%	75.9%	77.7%	77.4 (-0.03%)
Wales	76.6%	76.6%	75.6%	78.3%	78.7 (+0.04%)

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

The rate of economic activity rate in Gwynedd has decreased slightly since the previous AMR but has not declined for a period of two years therefore the trigger level has not been reached.

Action:

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

Indicator: D36

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

Indicator:	Target:	Relevant policy:	PS 9, ISA 3
		Outcome:	Trigger level:
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	—
		AMB 2	✓
		AMB 3	X
		AMB 4	✓
		AMB 5	✓
		AMB 6	✓
			Failure to reduce number of people commuting out of Anglesey to Gwynedd by 2021

Analysis:

The table below highlights commuting patterns from Anglesey to Gwynedd over recent years.

Year	Total Anglesey commuters	Number of commuters from Anglesey to Gwynedd	% of commuters from Anglesey to Gwynedd
2016	32,200	7,900	24.5%
2017	31,500	7,000	22.2%
2018	32,200	7,900	24.5%
2019	32,000	7,500	23.4%
2020	30,900	7,400	24%
2021	30,000	5,700	19%
2022	31,600	4,300	13.6%
2023	32,500	4,800	14.8%

(Source: StatsWales, Welsh Government)







As can be seen, the working population rate who commuted from Anglesey to Gwynedd has fluctuated in recent years, but a noticeable decline can be seen from 2021 to 2023.

The 2024 figures are not currently available; therefore, it is not possible to update this table from the 2023 position.

Action:









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

Indicator: D37			
Objective:	SO12	Diversify the Plan area's rural economy, building on opportunities, offering local employment opportunities with good quality jobs that are suitable for the local community and respects environmental interests.	
Indicator:	Target:	Relevant Policy	CYF 6
		Outcome:	Trigger Level:
D37 - Number of planning applications permitted for new businesses in Service/ Local/ Rural/ Coastal Villages or in the countryside	New small-scale businesses permitted on suitable sites or in suitable buildings within or near villages or in the countryside in accordance with Policy CYF 6	AMB 1	
		AMB 2	
		AMB 3	
		AMB 4	
		AMB 5	
		AMB 6	
Analysis:			
<p>Five planning applications were approved 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 extension to an existing publishing workshop, home dog breeding business, pick your own enterprise.</p> <p>It appears that Policy CYF 6 is continued to be used effectively to approve new small-scale business applications and, therefore, contribute towards ensuring economic prosperity and employment opportunities in rural areas.</p>			
Action:			
Continue to monitor as part of the next AMR. Full consideration will be given to this during preparation of the Gwynedd Local Development Plan.			

Town Centres and Retail Developments

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

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

Indicator: D38				
Objective:	SO13	Promote vital and vibrant town centres in Amlwch, Bangor, Blaenau Ffestiniog, Holyhead, Caernarfon, Llangefni, Porthmadog and Pwllheli, that have either maintained or rediscovered their purpose as centres for work and services, and that are vibrant and attractive places for residents and visitors.		
Indicator:	Target:	Relevant Policy	MAN 1, MAN 2 & MAN 3	
		Outcome:	Trigger Level:	
D38 - Amount of major retail, office and leisure development permitted (sq. m) within and outside established town centre boundaries	Annual amount of major retail floor space (sq. m.) permitted within established town centre boundaries compared to annual amount permitted outside established town centre boundaries on edge of centre sites and out of centre sites	AMB 1		Annual amount of major retail floor space (sq. m.) permitted on sites located outside established town centres exceeds annual amount permitted within established town centres
		AMB 2		
		AMB 3		
		AMB 4		
		AMB 5		
		AMB 6		
Analysis:				
<p>It is noted that the indicator trigger level has already been reached because of allowing a major retail application (C19/0398/11/LL) outside Bangor city centre during Annual Monitoring period 2 (1 April 2019 – 31 March 2020).</p> <p>During Annual Monitoring period 6 (1 April 2023 – 31 March 2024), one major retail planning application was approved outside Pwllheli town centre but falls within the development boundary. Planning permission has been granted to an application to build a new Aldi grocery store (use class A1), car park, entrance, servicing, and landscaping. It has generally been considered that there will be no significant impact on the viability and vitality of the town centre from the new Aldi store and that there will be no significant conflict with policies PS15, MAN 1 and MAN3 of the LDP and with Planning Policy Wales in terms of sequential site selection.</p> <p>No other major retail planning applications were submitted during this monitoring period.</p>				
Action:				
Continue to monitor as part of the next AMR. Full consideration will be given to this during preparation of the Gwynedd Local Development Plan.				

Indicator: D39				
Objective:	SO13	Promote vital and vibrant town centres in Amlwch, Bangor, Blaenau Ffestiniog, Holyhead, Caernarfon, Llangefni, Porthmadog and Pwllheli, that have either maintained or rediscovered their purpose as centres for work and Services, and that are vibrant and attractive places for residents and visitors.		
Indicator:	Target	Relevant Policy:		MAN 1, MAN 2, MAN 3
		Outcome:		Trigger Level:
D39 – Undertake a study to explore potential candidate retail sites in Bangor, Llangefni and Pwllheli.	Study to explore potential candidate retail sites in Bangor, Llangefni and Pwllheli 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.
		AMB 2		
		AMB 3		
		AMB 4		Failure to provide retail sites to address results of the Study.
		AMB 5		
		AMB 6		
Analysis:				
<p>Since adopting the Joint LDP, it appears that the number of planning applications for retail uses (A1) in Bangor and Pwllheli are relatively low, and in reality, what is being submitted are applications to change the use of A1 use class units to alternative uses, such as A3 or C3 use. Brexit and the Covid pandemic have had a noticeable impact on the highstreets, with flagship stores vacating town centres rather than a demand for additional retail area. Due to the lack of progress and pressure for A1 development in these specific retail centres it appears that the demand for retail development is not in-keeping with the conclusions of the Retail Study (2013) conducted by Applied Planning. Therefore, it is not considered appropriate to hold a Study to examine potential retail sites in Bangor 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 and Pwllheli.</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 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 to discover whether the conclusions are still current and assess the need for provision for retail floor space.</p> <p>Due to the lack of demand for retail space since the Plan was adopted, it is considered</p>				

appropriate that future need and demand for retail space is properly considered as part of the Plan review.

*NOTE: This analysis relates to the Gwynedd Local Planning Authority Area only.

Action:







Continue to monitor as part of the next AMR. This will be considered during the plan preparation of the Gwynedd Local Development Plan.

Indicator: D40

Objective:	SO13	Promote vital and vibrant town centres in Amlwch, Bangor, Blaenau Ffestiniog, Holyhead, Caernarfon, Llangefni, Porthmadog and Pwllheli, that have either maintained or rediscovered their purpose as centres for work and services, and that are vibrant and attractive places for residents.
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Indicator:	Target:	Relevant policy:	PS 15, MAN 1, MAN 2, MAN 3
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		Outcome:	Trigger level:
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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	AMR 1		Non-A1 uses permitted in individual primary retail areas contrary to Policy MAN 2
		AMR 2		
		AMR 3		
		AMR 4		
		AMR 5		
		AMR 6		

Analysis:

13 applications permitted in the Primary Shopping Area. All applications conform to the policy's criteria:

- 1 permission for change of use from B1 use to A2,
- 1 permission for change of use from A1 to D1,
- 1 permission for change of use from A1 to A3,
- 2 permissions for residential development on first floor,
- Application for decommissioning a bank,
- 5 permissions for changes to signage,
- 1 application for changes to shop facia.

It is considered that the plan's retail Policy is implemented efficiently as no permission has been granted for a use that is not a town centre use (as defined in PPW). The Councils will continue to monitor the indicator.

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

Action:

Continue to monitor as part of the next AMR. This will be considered during the plan preparation of the Gwynedd Local Development Plan.

The Visitor Economy

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

The importance of tourism Gwynedd can be seen in the statistics below:

Tourism Summary for Gwynedd* 2022 (STEAM)

Total economic impact of tourism (£Bn)	1.52
% change in 2021	+23.2%

Total visitor days (Millions)	24.18
% change in 2021	+30.2%
Staying visitor days (Millions)	20.41
% change in 2021	+31.5%

Total visitor numbers (Millions)	7.88
% change in 2021	+32.8%
Number of staying visitors (Millions)	4.11%
% change in 2021	+42.5%
Number of day visitors (Millions)	3.77
% change in 2021	+23.6%

Number of FTE⁵ jobs supported by tourism spend	17,737
	+21.1%

*includes Eryri National Park

Indicator: D41			
Objective:	SO14	Manage the area as an alternative sustainable destination for tourists by providing facilities of a high standard that meet modern day needs and offer benefits throughout the year.	
Indicator:	Target:	Relevant policy:	PS 14, TWR 1
		Outcome:	Trigger level:

⁵ FTE = Full Time Employment

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	AMR 1		No planning applications for new or improved visitor attractions or facilities permitted for 2 consecutive years
		AMR 2		
		AMR 3		
		AMR 4		
		AMR 5		
		<u>AMR 6</u>		
Analysis:				
No new applications for tourist attractions or facilities during this AMR period. However, as the indicator is no applications for two consecutive years the trigger level has not been met yet.				
Action:				
Continue to monitor as part of the next AMR. This will be considered during the plan preparation of the Gwynedd Local Development Plan.				

Indicator: D42				
Objective:	SO14	Manage the area as an alternative sustainable destination for tourists by providing facilities of a high standard that meet modern day needs and offer benefits throughout the year.		
Indicator:	Target:	Relevant policy:	PS 14, TWR 3, TWR 5	
		Outcome:	Trigger level:	
D42 – Number of applications for new permanent and temporary alternative camping units permitted	New permanent or temporary alternative camping units permitted in accordance with Policy TWR 3 or Policy TWR 5	AMR 1		No planning applications for new permanent or temporary alternative camping units permitted for 2 consecutive years
		AMR 2		
		AMR 3		
		AMR 4		
		AMR 5		
		<u>AMR 6</u>		
Analysis:				
4 planning permissions for new alternative camping units: 1 for temporary alternative camping developments (TWR 5) and 3 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:

Continue to monitor as part of the next AMR. This will be considered during the plan preparation of the Gwynedd Local Development Plan.

6.4 Housing supply and quality

Location of Housing (Part 1)

The Development Plan Manual (Edition 3), March 2020, specifies the need to introduce two new indicators that are based on the Housing Trajectory within the Plan. This replaces the need to undertake a Joint Housing Land Availability Study and to monitor on the basis of the land supply that is noted from this study (Previously Indicator D43 as noted in the Joint LDP). These two new indicators are noted below, namely indicators D43(A) and D43(B).

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

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

In accordance with the requirements of the Development Plan Manual (Edition 3, section 8.16), an assessment of the housing provision against the housing trajectory noted in the Plan is made, amending the trajectory in order to compare it with the trajectory that is part of the Plan.

It is noted that the trajectory in the Plan conveys information for the Plan area as a whole, which includes Anglesey. Bearing in mind that the Joint Planning Policy Service was brought to an end in April 2023, there is now a need to consider information for the Gwynedd Planning Authority area individually. As a result of this, the original trajectory submitted in the JLDP has been conveyed in this AMR based on the Gwynedd Planning Authority area only. The information gathered is therefore considered and assessed against the trajectory for Gwynedd Planning Authority alone.

The original trajectory information conveyed only for the Gwynedd Planning Authority area is noted in the table below:

Year	2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21	2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	TOTAL
Small sites	74	79	65	75	83	79	79	79	79	79	79	80	80	80	80	1170
Large sites	47	92	107	136	70	79	79	79	79	79	79	79	79	79	80	1243
Allocations	0	0	4	27	58	88	127	165	159	147	147	119	103	90	65	1299
Plan Annual Requirement	247.5	247.5	247.5	247.5	247.5	247.5	247.5	247.5	247.5	247.5	247.5	247.5	247.5	247.5	247.5	3712.5
Total completions	121	171	176	238	211	246	285	323	317	305	305	278	262	249	225	3712
Cumulative completions	121	292	468	706	917	1163	1448	1771	2088	2393	2698	2976	3238	3487	3712	

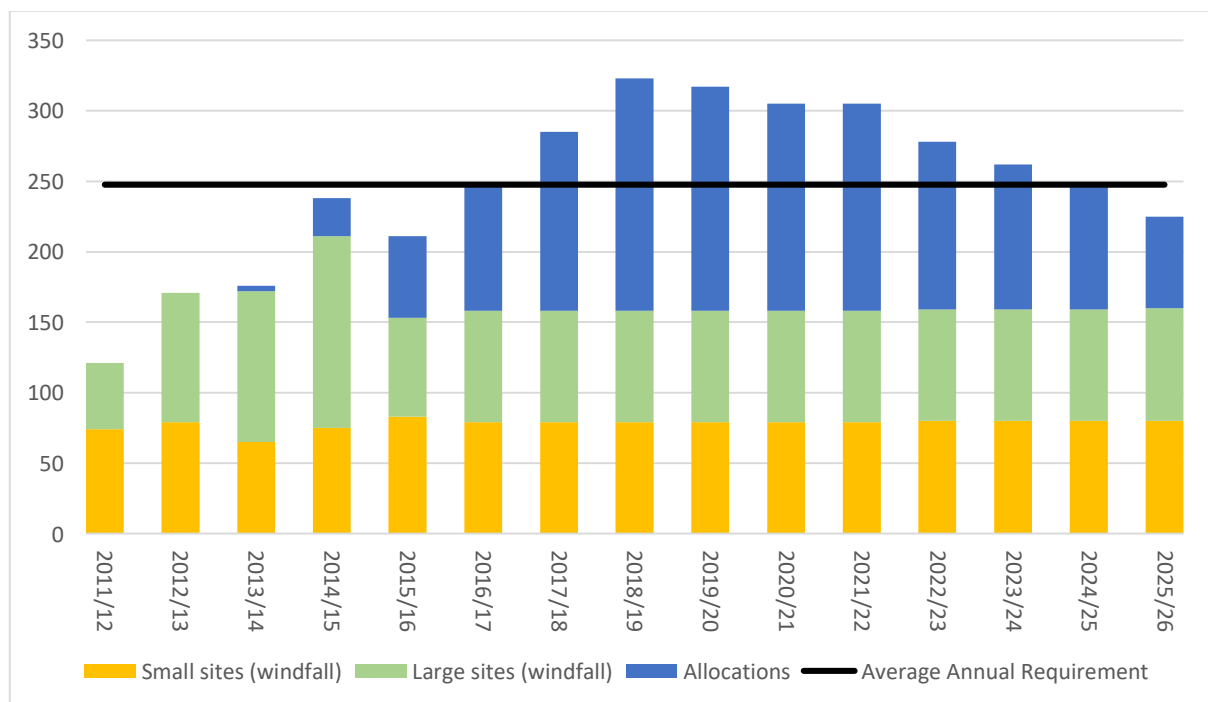
The Annual Monitoring Report must include a section that includes the original trajectory graph and a Calculating the Anticipated Annual Construction Rate table (or the Average Annual Requirement in the case of the Joint LDP) and the AMR must include an update on both elements. This will make it possible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

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

Bearing in mind that only 2 years are left in the JLDP period, and as a result of aspects associated with the work of establishing information for the Gwynedd Planning Authority area only, and the fact that the period of inviting candidate sites for the new Gwynedd Local Development Plan runs concurrently with the period of preparing this AMR, which could have caused confusion, no consultation was held with landowners/developers in relation to establishing the intention regarding the Plan's housing allocations and large land bank sites (5 or more units). No consultation was held with the Housing Stakeholders Group either when considering the proposed trajectory for the remaining JLDP period.

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

Trajectory Graph as noted in the adopted LDP - information has been conveyed for the Gwynedd Planning Authority area only





windfall sites during the year															
Number of housing units expected to be completed on small windfall sites during the year														0	0
Number of housing units completed during the year	121	171	176	238	211	276	208	281	245	135	169	107	137		
Anticipated number of housing units that will be completed during the year														220	260
Average Annual Requirement	247	247	247	247	247	247	247	247	247	247	247	247	247	247	247

Indicator D43

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

Indicator: D43(A)				
Objective	SO15 & SO16	<p>SO15: To ensure that a sufficient and appropriate range of housing sites are available in sustainable locations in accordance with the settlement hierarchy to support economic growth.</p> <p>SO16: To provide a mixture of good quality and affordable housing units, of a range of types and tenures to meet the housing requirements of all sections of the population</p>		
Indicator:	Target:	Relevant policy:	PS16, TAI1- TAI7, PS 18, TAI 5, TAI 8, TAI 15-TAI 19	
		Outcome:	Trigger Level:	
The annual levels of housing completions monitored against the Average Annual Requirement	The housing completion levels are measured against the Average Annual Requirement that is noted in the Plan	AMR 1		Response to deviation that is either significantly higher or significantly lower than the average annual requirement rate
		AMR 2	—	
		AMR 3	—	
		AMR 4	—	

		AMR 5	
		<u>AMR 6</u>	

Analysis:

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

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

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

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 in the Joint LDP (noted based on the Gwynedd Planning Authority area only). Alongside this, it is noted that it is important to consider information in relation to the amended trajectory for the years remaining in the lifespan of the Plan.

2023/24

Comparison with the housing trajectory (Gwynedd Planning Authority Area only)

	Actual units completed	Information from the Plan's housing trajectory i.e. the number of units expected to be completed	Comparison between actual completions and information in the trajectory
Small windfall sites (less than 5 units)	55	80	-25 (-31.3%)
Large windfall sites (5 units or more – not on allocated sites)	69	79	-10 (-12.7%)
Allocated housing sites	13	103	-90 (-87.4%)
Total completion	137	262	-125 (-47.7%)

Comparison with the Average Annual Requirement (Gwynedd Planning Authority Area only)

Actual units completed	Plan's Average Annual Requirement	Comparison between actual completions and average annual requirement
137	247	-110 (-44.5%)

- In this AMR period, it is noted that 137 units have been completed in the Gwynedd Planning Authority area. The Average Annual Requirement is 247 units for Gwynedd only (therefore 110 units less or -44.5%) and the trajectory envisaged developing 262 housing units, excluding the slippage allowance, during 2023/24 (therefore 125 units less or -47.7%).
- Compared to the information from the trajectory (excluding the slippage allowance), it is noted that for 2023/24 there were 25 less units (-31.3%) completed on small windfall sites; 10 units less (-12.7%) on major windfall sites (5 units or more); with 90 fewer units completed on sites that were allocated in the Plan (-87.4%).
- In comparison with previous years, the following information is noted for the whole Plan area as a whole as well as the Gwynedd Planning Authority area individually:

	JLDP area			Gwynedd Planning Authority area		
	Number of units completed	Comparison with trajectory figure	Comparison with Average Annual Requirement	Number of units completed	Comparison with trajectory figure	Comparison with Average Annual Requirement
2016/17	402	+6.9%	-16.0%	276	+12.2%	+11.7%
2017/18	462	-8.5%	-3.5%	208	-27.0%	-15.8%
2018/19	548	-11.2%	+14.4%	281	-13.0%	+13.8%
2019/20	453	-28.2%	-5.4%	245	-22.7%	-0.8%
2020/21	360	-44.4%	-24.8%	135	-55.7%	-45.3%
2021/22	347	-44.3%	-27.6%	169	-44.6%	-31.6%
2022/23	298	-47.3%	-37.7%	107	-61.5%	-56.7%

- Further discussion relating to the number of units completed annually and, on the housing, allocations is seen in the analysis to indicators D44 and D45.
- It is noted that the information for the Gwynedd Planning Authority area for the AMR 6 period corresponds with the trends that have been apparent in this area, as well as the Plan area, namely a marked reduction in the number of residential units completed annually since 2020/21 compared with previous years. It is noted, as in the previous three years, that the completion level in Gwynedd is substantially lower than the Annual Average

Requirement as well as the figure noted in the trajectory in the JLDP (which has been conveyed for the Gwynedd Planning Authority area) for the relevant year. It is noted however that some increase has been seen in the number of houses completed in the Gwynedd Planning Authority area in 2023/24 compared with the previous year.

- It can be noted, in accordance with the trigger level, that what has been developed is significantly lower than the average annual requirement rate (for the Gwynedd Planning Authority area only), although it is noted that this deficit is less than what was noted for the AMR 5 period. This clear deficit compared with the annual requirement rate continues with the trend seen since the AMR 3 period (in the Gwynedd Planning area as well as the Plan area as a whole). It is believed that there is certainly a need to consider the aspects highlighted in this indicator when preparing the new Plan. It is also noted that the amended trajectory suggests an increase in housing supply over the last two years of the Plan's lifespan compared to levels for the previous four years (although the figure for 2024/25 continues to be lower than the annual average requirement). It should be noted that this is presumptive information and what will happen in reality will depend on a number of factors.
- In this respect, it is important to consider the various components of housing provision, i.e. the role of small and large windfall sites and allocations, when assessing the provision in its entirety. It is clear that the number of houses that have been developed on allocated sites is significantly lower than what was anticipated in the trajectory (see also the response to indicator D45). Whilst the updated trajectory suggests a small increase in the number of units to be provided on housing allocations, it is believed that the situation needs to be monitored in its entirety when preparing a new Plan. It will be important to consider this information as well as other contextual matters, such as the economic situation and content of the Future Wales document jointly with the information relating to indicator D43(B) when considering the impact of annual developments on the housing figure as a whole.

Action:

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

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

Indicator:	Target:	Relevant policy:	PS16, TAI1- TAI7, PS 18, TAI 5, TAI 8, TAI 15-TAI 19
		Outcome:	Trigger level:
Total cumulative completions monitored against the cumulative average annual housing requirement	Cumulative completions will be measured against the cumulative average annual housing requirement set out in the Plan	AMR 1	
		AMR 2	—
		AMR 3	—
		AMR 4	—
		AMR 5	—
		AMR 6	—
			Respond to a deviation that is either significantly higher or significantly lower than the cumulative average annual housing requirement

Analysis:

It is noted that for plans published prior to the publication of the Development Plan Manual, cumulative completions will be measured against the cumulative average annual housing requirement set out in the Plan.

The following information is noted in terms of the actual units completed compared against the cumulative completion rate as specified in the housing trajectory of the JLDP (noted on the basis of the Gwynedd Planning Authority area only).

Information in terms of the cumulative completion rate up to 2023/24 - information per housing provision component (for the Gwynedd Planning Authority Area only)

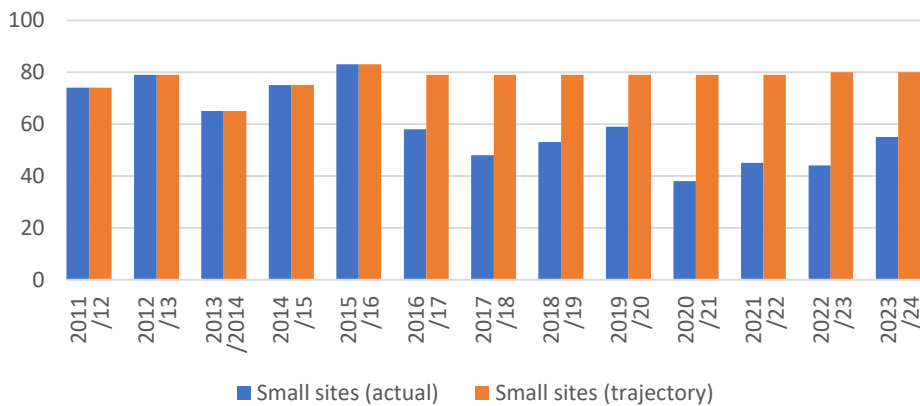
	Actual units completed	Information from the Plan's housing trajectory i.e. the number of units expected to be completed	Comparison between actual completions and information in the trajectory
Small sites (less than 5 units)	776	1010	-234 (-23.2%)
Major sites (5 units or more – not on allocated sites)	1077	1084	-7 (-0.6%)
Allocated housing sites	622	1144	-522 (-45.6%)
Total cumulative completed units	2475	3238	-763 (-23.6%)

Annual housing provision rate compared to information in the housing trajectory (for the Gwynedd Planning Authority Area only)

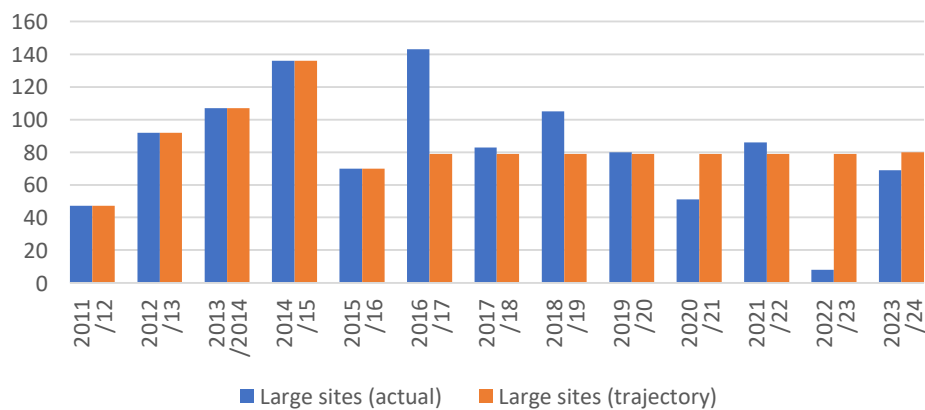
Year	Cumulative completion figure noted in the trajectory	Actual completion figure (annual)	Comparison with the annual completion figure in the trajectory	Total cumulative completion	Comparison with the cumulative completion figure in the trajectory	% completion against the cumulative completion figure
2011-12	121	121	0	121	0	0%
2012-13	292 (+171)	171	0	292	0	0%
2013-14	468 (+176)	176	0	468	0	0%
2014-15	706 (+238)	238	0	706	0	0%
2015-16	917 (+211)	211	0	917	0	0%
2016-17	1163 (+246)	276	+30	1193	+30	+2.6%
2017-18	1448 (+285)	208	-77	1401	-47	-3.2%
2018-19	1771 (+323)	281	-42	1682	-89	-5.0%
2019-20	2088 (+317)	245	-72	1927	-161	-7.7%
2020-21	2393 (+305)	135	-170	2062	-331	-13.8%
2021-22	2698 (+305)	169	-136	2231	-467	-17.3%
2022-23	2976 (+278)	107	-171	2338	-638	-21.4%
2023-24	3238 (+262)	137	-125	2475	-763	-23.6%
2024-25	3487 (+249)					
2025-26	3712 (+225)					

The graphs below compare the housing provided per different components against the information in the Plan's housing trajectory (based on the information for the Gwynedd Planning Authority only).

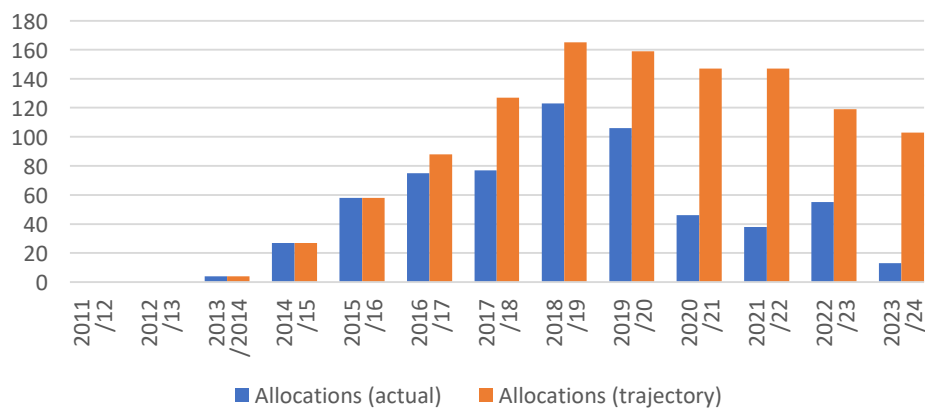
Units completed (actual numbers and trajectory figures) - Small windfall sites



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



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



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

Housing provision rate compared to the average annual requirement and the cumulative average annual housing requirement (for the Gwynedd Planning Authority Area only)

Year	Cumulative average annual requirement (247 units per year)	Actual completion figure (annual)	Comparison against the average annual requirement	Total cumulative completion	Comparison against the average cumulative annual housing requirement	% completions against the cumulative average annual housing requirement
2011-12	247	121	-126	121	-126	-51.0%
2012-13	495	171	-76	292	-203	-41.0%
2013-14	742	176	-71	468	-274	-36.9%
2014-15	990	238	-9	706	-284	-28.7%
2015-16	1237	211	-36	917	-320	-25.9%
2016-17	1485	276	+29	1193	-292	-19.7%
2017-18	1732	208	-39	1401	-331	-19.1%
2018-19	1980	281	+34	1682	-298	-15.1%
2019-20	2227	245	-2	1927	-300	-13.5%
2020-21	2475	135	-112	2062	-413	-16.7%
2021-22	2722	169	-78	2231	-491	-18.0%
2022-23	2970	107	-140	2338	-632	-21.3%
2023-24	3217	137	-110	2475	-742	-23.1%
2024-25	3465					
2025-26	3712					

- Including information from this AMR period, it is noted that 763 fewer units have been completed in the Gwynedd Planning Authority area compared to the figure noted in the trajectory for the Gwynedd area and when comparing to the average annual requirement,

it is noted that the actual figure is 742 units is lower than the expected figure by 2023/24. 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 2475 units have been completed in the Gwynedd Planning Authority area between the base date in 2011 up to 2023/24. This is 23.6% lower than the figure noted in the trajectory and 23.1% lower than the figure of the cumulative average annual requirement.
- Whilst the shortfall between the percentage of actual completed units compared to the cumulative completion figure in the trajectory has increased since the AMR 5 period (from -21.4% to -23.6%), a significant increase has been seen in this shortfall over recent years (e.g. from -13.8% in the AMR 3 period to -23.6% in AMR 6). In terms of the comparison with the cumulative annual housing requirement in the Gwynedd Planning Authority area, it is again noted that there has been a small increase in the shortfall between the AMR 5 and AMR 6 periods (from -21.3% to -23.1%). This shortfall is slightly less significant over a broader period, compared with the comparison with the trajectory's figures, e.g. from -16.7% in the AMR 3 period to -23.6% for the AMR 6 period.
- It is noted that the cumulative completion rate has been fairly consistent with the information noted in the trajectory until the AMR 2 period, but it is noted that the gap has extended consistently since then (in terms of the shortfall). It is noted that the shortfall between the actual number of units completed cumulatively (in the form of the actual figure as well as the percentage figure) and the information in the trajectory has increased annually since adopting the JLDP.
- Despite the significant shortfall in the number of units completed compared to the cumulative average annual housing requirement, it is noted that the cumulative number of units completed annually is far more consistent with the cumulative average annual requirement in the period since the Plan's adoption compared to the early years of the Plan (in percentage terms). However, it is noted that the shortfall in the form of a percentage between the actual number of units completed and the cumulative annual housing requirement figure has increased in each of the last four years and the shortfall (in terms of percentage figure) is now getting closer to what it was in the period before adopting the JLDP.
- When analysing this information in more detail in terms of comparing with the cumulative information from the trajectory for the Gwynedd Planning Authority area (excluding slippage allowance) it is noted that 234 fewer units (-23.2%) have been completed on small windfall sites (fewer than 5 units) compared to the information noted in the trajectory; 7 fewer units (-0.6%) were completed on large windfall sites (5 units or more); with 522 fewer units completed on sites that were allocated in the Plan (-45.6%).
- The graphs above highlight that completed units on small windfall sites as well as on large sites (5 units or more) in the Plan period have been lower than what was anticipated in the trajectory. However, it is noted that the units completed on large windfall sites are only slightly lower than the information in the trajectory, whilst the shortfall in terms of the small windfall sites is much more significant. It is noted that for some years the actual number of units completed on large windfall sites has been above the equivalent figure in the trajectory. It is apparent that units completed on sites allocated specifically for housing

in the Plan has been substantially lower than what was projected in the trajectory (see further comments regarding this aspect in the observations on indicator D45).

The following points associated with this information are noted below:

- If there is a shortfall in terms of cumulative housing completion levels against the Average Annual Requirement for two consecutive years, Development Plan Manual 3 notes that the LPA must consider the extent of any shortfall and note its conclusion/monitoring actions in terms of the implications for the supply of the required housing level or delivery of the strategy. The trigger level in terms of this indicator notes that a response must be provided to a deviation that is either significantly higher or significantly lower than the cumulative average annual housing requirement.
- Further discussion relating to the number of cumulative units completed and on the housing allocations is seen in the analysis to indicators D44 and D45.
- When looking at the updated trajectory, it is anticipated that the number of housing units completed annually will increase for the remaining two years of the Plan period. For the last year of the Plan period, it is anticipated that the annual completion figures will be more consistent with the Average Annual Requirement. It should be noted that this is a projection and as can be seen with the actual figures over the previous years, the situation can change and the number of units that are actually completed is dependent upon circumstances relating to individual sites and also broader aspects and requirements, e.g. the economic situation. Whilst consideration is given to all relevant aspects when projecting the future housing growth levels, the truth is that this is subject to the aspirations of landowners and developers in terms of developing the relevant sites. The Plan is a facilitator to housing provision - it cannot enforce this. However, as there are only two years left in the Plan period, the amended trajectory conveys those units where there is an actual chance that they will be completed in this time, e.g. where units are currently being developed.
- However, it is very apparent from the information up to the period of this AMR that there has been a shortcoming in the housing provision on sites allocated in the JLDP compared to what was expected. As highlighted in relation to indicator D45, when preparing a new Plan consideration must be given to the suitability of some housing allocations in the Plan to make an effective contribution to the housing figure.
- It is noted that the role of the Joint LDP is to provide the conditions to deliver relevant developments and to supply housing in the most suitable manner. Bearing in mind that the work of preparing the new Plan has commenced, it is not believed that there is a need to act on this indicator at present. The amended trajectory suggests an annual increase in the units that will be completed in the last two years of the Plan period.
- The considerations in relation to this indicator is crucial in the preparation of a new Plan. Whilst the Plan aims to ensure that the sites identified can deliver the relevant developments, the Plan cannot compel these developments to happen in accordance with the information in the trajectory. Therefore, when preparing a new Plan, it will be crucial to consider the housing growth level in its entirety and to identify the best and most suitable sites to meet this growth in an effective manner that meets the strategy of the Plan.

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

Indicator: D44				
Objective:	SO15 & SO16	SO15: To ensure that a sufficient and appropriate range of housing sites are available in sustainable locations in accordance with the settlement hierarchy to support economic growth. SO16: To provide a mixture of good quality and affordable housing units, of a range of types and tenures to meet the housing requirements of all sections of the population		
Indicator:	Target:	Relevant policy:	PS16, TAI1- TAI7, PS 18, TAI 5, TAI 8, TAI 15-TAI 19	
		Outcome:	Trigger level:	
D44 The number of new housing units built in the Plan area	Provide 7,184 new housing units over the Plan period, according to the breakdown set out in Topic Paper 20B Housing Trajectory Annual targets for remainder of Plan period: 2016/17 = 376 2017/18 = 505 2018/19 = 617 2019/20 = 631 2020/21 = 647 2021/22 = 623 2022/23 = 565 2023/24 = 527 2024/25 = 528 2025/26 = 466	AMR 1	—	The number of new housing units provided in the Plan area falls below the requirement for 2 consecutive years
		AMR 2	—	
		AMR 3	—	
		AMR 4	—	
		AMR 5	—	
		<u>AMR 6</u>	—	
Analysis:				

The table below notes a comparison of the number of units built in the Plan area against the target:

Year	Target	Actual number	Difference (%)
Plan Area in its entirety			
2016/17	376	402	+6.9%
2017/18	505	462	-8.5%
2018/19	617	548	-11.2%
2019/20	631	453	-28.2%
2020/21	647	360	-44.4%
2021/22	623	347	-44.3%
2022/23	565	298	-47.3%
Gwynedd Planning Authority Area only			
2023/24	527 (with Ynys Môn)	137	-

Bearing in mind that the Joint Planning Policy Service for Gwynedd and Ynys Môn came to an end on 31 March 2023, and that only information from the Gwynedd Planning Authority area is available for the AMR 6 period, the table below conveys information for the Gwynedd Planning Authority area by using the information from the trajectory for this area only.

Gwynedd Planning Authority Area only

Year	Target	Actual number	Difference (%)
2016/17	246	276	+12.2%
2017/18	285	208	-27.0%
2018/19	323	281	-13.0%
2019/20	317	245	-22.7%
2020/21	305	135	-55.7%
2021/22	305	169	-44.6%
2022/23	278	107	-61.5%
2023/24	262	137	-47.7%

In terms of the target and trigger level, it is apparent that the number of new housing units provided in the Gwynedd Planning authority area has fallen below the requirement for two consecutive years. Indeed, the number of completed units has not met the annual target level, in Gwynedd or in the Plan area as a whole, since 2016/17.

In terms of the Gwynedd Planning Authority area only, when adding the information from the AMB 6 period to the information in the previous years as noted in the above table (i.e. 2016-24 period), it is noted that 1558 units have been completed, compared with a target of 2321 units. This is equivalent to 67.1% of the target level (shortfall of 763 units over a period of 8 years,

namely 95 units per year).

While some increase has been seen in the number of residential units completed in the Gwynedd Planning Authority area since the AMR 5 period (+30 units), it is clear that the number of units completed during this year, and certainly during the preceding 4 years, is substantially lower than the target figure. However, it is noted that the shortcoming between the target figure and the actual number of units built has seen a marked reduction between the AMR 5 period (-171 units) and AMR 6 (-125 units).

Compared with the highest annual completion figures since adopting the Plan, i.e. 2018/19, 144 fewer units have been completed in Gwynedd in the AMR 6 period. An increase in construction costs and shortage of construction materials could have had an impact in this respect. Another potential factor is the development programmes of housing associations. Whilst Housing Associations are responsible for a substantial proportion of completed units in Gwynedd in the AMR 6 period, it is noted that there are developments from such providers, which include a significant number of housing units, that were under construction but not completed during this AMR period. The side-effects of the Covid-19 pandemic may continue to have some impact when comparing the current housing completion levels with the numbers that were evident pre-pandemic.

It should be noted however that a significant proportion of the completed units in the AMR 6 period were affordable units (48.9%).

Whilst the fieldwork in terms of this indicator shows that the work is ongoing on some of the Plan's housing allocations and that new planning permissions have been granted on allocations T41 in Criccieth and T48 in Penrhyndeudraeth in this AMR period, it is noted that the completion figures on allocated sites is significantly lower than the target level in the trajectory. This is therefore a consideration in terms of the trigger level. Note that no planning permission exists (April 2024) for a significant number of sites that are allocated for housing i.e. 15 of the 38 allocations in the Gwynedd Planning Authority area, which is 39.5%. It is noted that this is only two years before the end of the Plan period.

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

The work of monitoring the Plan, including future Annual Monitoring Reports, will be a means of assessing whether the rate of housing development is acceptable in line with this indicator, considering therefore the suitability of some of the housing allocations in the Plan to contribute effectively to the target. However, it is noted that the role of the Local Development Plan is to provide the conditions to achieve appropriate developments and to supply housing in the most suitable way. The Plan cannot enforce the development of these sites. When preparing a new Plan, it is believed that the housing growth rate as well as the allocations to be included within it should be re-examined.

The update to the housing trajectory [See indicators 43(A) and D43(B)] suggests an increase in the annual development rate in the last two years of the Plan's lifespan.

Action:

No need to act at present. Continue to monitor as part of the next AMR. This will be considered as part of the preparation of the new Plan, specifically in terms of the evidence gathering in relation to housing.

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
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AMR 1



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

AMR 2



AMR 3



<table border="1"> <tr><td>2016/17</td><td>99</td></tr> <tr><td>2017/18</td><td>144</td></tr> <tr><td>2018/19</td><td>187</td></tr> <tr><td>2019/20</td><td>180</td></tr> <tr><td>2020/21</td><td>166</td></tr> <tr><td>2021/22</td><td>166</td></tr> <tr><td>2022/23</td><td>135</td></tr> <tr><td>2023/24</td><td>117</td></tr> <tr><td>2024/25</td><td>102</td></tr> <tr><td>2025/26</td><td>74</td></tr> </table>	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 4	—	
	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 5	—																						
<u>AMR 6</u>	—																						
Analysis:																							

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

	Target	Actual number
2016/ 17	99	70
2017/ 18	144	77
2018/ 19	187	123
2019/ 20	180	106
2020/ 21	166	49
2021/22	166	38
2022/23	135	55
2023/24	117	13

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

Such examples (in relation to sites completed in the previous AMR periods) include sites such as site T1 Goetra Uchaf in Bangor and T27 Lôn Cae Phillips in Caernarfon, which are some of the largest housing allocations in the Joint LDP in Gwynedd.

In the AMR 6 period it is noted that most units (namely 10) which have been completed on housing allocations have been completed on site T29 in Pwllheli, which is a site that was previously allocated in the Gwynedd Unitary Development Plan. While the remaining completed units are located on new allocations, it is noted that the proportion of completed units on housing allocations are significantly lower than the target.

Completion levels on new allocations (introduced in the Joint LDP) are not sufficient to meet the target level noted in the indicator. It would by now be expected for the housing allocations to provide a significant proportion of housing units annually.

It is noted that the number of houses completed on housing allocations in Gwynedd is substantially lower than in any other year since adopting the JLDP. The figure for the AMR 6 period is only 11% of the target figure.

It is noted however, in April 2024, that 77 units were being developed on 5 different sites allocated in the JLDP within the Gwynedd Planning Authority area. Permission was also granted during 2023/24 for 54 units on 3 sites allocated for housing (within the Gwynedd Planning Authority). Therefore, there is a chance that an increase will be seen in the provision on housing allocations in the coming years.

Of the 27 allocations in Gwynedd that were not completed before the end of this AMR period, planning permission exists on 12 of these sites (i.e. extant permission on 31 March 2024). This therefore means that there are 15 allocated sites in Gwynedd without planning permission as

of 31 March 2024. There is a link here with the housing trajectory in terms of when it is considered that allocations without planning permission will be developed.

9.6% of all completed units in Gwynedd in 2023/24 are located on housing allocations. It is noted that this is lower than the rate in the previous AMR periods: AMR 5 (51.4%); AMR 4 (22.5%); AMR 3 (36%) and AMR 2 (43%). The housing trajectory in the Plan notes that 46.5% of units completed in 2023/24 in the Plan area are expected to be on housing allocations. As noted in relation to indicator D44, an increase in construction costs, as well as the development programmes of housing associations, could have had an impact in this respect.

As the number of units developed on the housing allocations is consistently lower than the targets for this indicator, and that the gap between the actual figure and the target figures are significant over recent years, it is believed that it is appropriate to re-consider the sites that are suitable to be allocated when preparing the new Plan. Consideration must be given to the suitability of all the housing allocations in the Plan to contribute effectively to the target. In this respect, future Annual Monitoring Reports will be a means of assessing whether the rate of housing development is acceptable in line with this indicator.

The update to the housing trajectory [See indicators 43(A) and 43(B)] suggests an increase in the annual development rate in the last two years of the Plan's lifespan.

Action:

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

Indicator: D46

No need to report on the indicator as it specifically applies to the Isle of Anglesey Local Planning Authority Area.

Affordable housing

Indicator: D47

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

D47 Total number of additional affordable housing built in the Plan area	Build 1,572 affordable houses in the Plan area by 2026	AMB 1	—	The overall number of additional affordable housing units built within the Plan area is 10% or more below the cumulative requirement set in the Policy Target
	Construction targets for remainder of Plan period (2015 – 2026):			
	Build 345 additional affordable housing units in the Plan area by 2018	AMB 2	—	
	Build 575 additional affordable housing units in the Plan area by 2020	AMB 3	—	
	Build 575 additional affordable housing units in the Plan area by 2020	AMB 4	—	
	Build 805 additional affordable housing units in the Plan area by 2022	AMB 5	—	
	Build 805 additional affordable housing units in the Plan area by 2022	AMB 6	—	
Build 1035 additional affordable housing units in the Plan area by 2024				
Build 1266 additional affordable housing units in the Plan area by 2026				
Analysis:				

In the 2015-23 period, it is noted that 863 affordable units were built in the Plan area. However, the information from the AMR 6 period is only relevant to Gwynedd. In 2023-24, 67 affordable units were built in the Gwynedd Planning Authority area. This means a provision of 930 affordable units excluding 2023/24 information from Ynys Môn.

It is difficult to make a direct assessment against the target noted in the indicator, bearing in mind the lack of information from Ynys Môn for the previous year. However, whilst the provision noted above is lower than the target of constructing 1035 additional affordable dwellings in the Plan area by 2024, this deficit is only slightly more than the 10% allowance noted in the trigger level (excluding Ynys Môn information for this year).

This is divided as follows:

Year	Gwynedd Planning Authority Area Total	Plan Area Total in its entirety
2015-16	44 units	82 units
2016-17	54 units	68 units
2017-18	31 units	61 units
2018-19	118 units	187 units
2019-20	102 units	124 units
2020-21	36 units	104 units
2021-22	74 units	115 units
2022-23	58 units	122 units
2023-24	67 units	-
Total	584 units	863 units (not including 2023-24)

Whilst the target has not been reached in terms of the provision between 2015-24, it is not believed that this is cause for concern. It is noted that what has been provided is only slightly lower than the 10% slippage allowance of the cumulative target as noted in the trigger level, and it must be borne in mind that this does not include the information for Anglesey for 2023/24.

For the Gwynedd Planning Authority Area only, it is noted that 584 affordable units have been completed in the period noted in the above information (2015-24). When attempting to analyse the target figure up to 2024 for Gwynedd only, it is believed that this provision corresponds very effectively with what is expected. This is the case if the target figure for 2024 is divided in half (target of 518 units); if it is divided based on the proportion of the total housing provision between Gwynedd and Ynys Môn (target of 535 units); or if dividing the target figure based on the expected proportion of new houses for Gwynedd in the trajectory information up to 2024 (target of 541 units).

Due to the requirement to justify affordable units based on viability, Joint LDP policies note thresholds that are often below those noted in the previous development plans relating to the requirement for affordable provision. It can take time for this policy to lead to a significant increase in the number of affordable units developed in the Plan area. In this respect it is noted

that the number of affordable units built each year since 2018-19, particularly in terms of the Plan area as a whole, is significantly higher than the data for previous years. It is noted that the number of affordable units completed in the Gwynedd Planning Authority area in the AMR 6 period is comparable with the information for the Plan area as a whole in the early years of the information shown.

The figure in terms of the number of affordable housing provided is likely to be higher for the area than what is noted, since it does not include housing units that are affordable due to their size and location (but not formally bound as affordable units through a condition or legal obligation). In addition, a financial contribution has been received in relation to some developments rather than affordable provision on the site.

Fieldwork in relation to this indicator (April 2024) notes that there is extant permission for 364 affordable units in the Gwynedd Planning Authority area (194 units not started and 170 units under construction). Therefore, there are numerous affordable units already within the existing land bank which could contribute towards effectively meeting the targets noted in this indicator.

Action: [Redacted]



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

Indicator: D48

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

D48 % affordable housing units permitted per house price area	% affordable housing provision in line with indicative target per house price area	AMR 1	—	Overall % affordable housing provision falls below the indicative target per house price area for 2 consecutive years,
		AMR 2	—	
		AMR 3	✓	
		AMR 4	✓	

		AMR 5		unless justified by Policy TAI 15
		<u>AMR 6</u>		

Analysis:

It is noted that the information below refers to sites where it is relevant to ask that a percentage of units be affordable in accordance with Policy TAI 15 i.e. a threshold of 2 or more units, excluding sites in clusters or in the countryside. It does not consider permission on exception sites where the proposal must be for 100% affordable housing.

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

It is noted that the trigger level refers to 2 consecutive years. Whilst there is a need to consider the information for 2023/24 alongside the information for the AMR 5 period, it is noted that the Anglesey information is not now presented in the information below. The information in terms of this indicator therefore only refers to the relevant information for the house price areas located in Gwynedd.

Table summarising the information for all House Price Areas

House Price Area	Period	Percentage of affordable housing sought	Actual affordable housing provision (percentage)	Does it meet the target level?
Gwynedd High Value Coastal	2022/23	No relevant planning permission.		
	2023/24	No relevant planning permission.		
Larger Coastal Settlements	2022/23	30%	70% (*) (***)	✓
	2023/24	30%	67%**	✓
Rural Centres	2022/23	No relevant planning permission.		
	2023/24	No relevant planning permission.		
Northern Coast and South Arfon	2022/23	20%	16%**	X
	2023/24	20%	32%**	✓

Llŷn	2022/23	10%	100%	✓
	2023/24	No relevant planning permission.		
Western Coast and Rural Arfon	2022/23	10%	17%	✓
	2023/24	10%	95%**	✓
The Mountains	2022/23	No relevant planning permission.		
	2023/24	10%	100%	✓
Eastern Gwynedd and National Park	2022/23	No relevant planning permission.		
	2023/24	No relevant planning permission.		
Blaenau Ffestiniog	2022/23	10%	25%	✓
	2023/24	No relevant planning permission.		

*Financial contribution (affordable) also

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

*** This figure does not include 1 affordable unit on the site where part of the site is within the boundary (all open market housing) with the affordable unit on an exceptional site outside the boundary.

Of the eight housing price areas located in Gwynedd, it is noted that there has been no relevant planning permission in four of these during the AMR 6 period. However, the four areas where there were relevant permissions in the AMR 6 period all met the indicative target (as highlighted in Policy TAI 15) in terms of the general percentage of affordable housing provided as a part of residential planning consents. It is noted that units considered affordable by design have also been approved during this period. Therefore, it is believed that the information in terms of the affordable provision during the AMR 6 period is acceptable.

If considering the trigger level, i.e. that the general percentage of the affordable housing provision falls below the indicative target per housing price area for two consecutive years, it is noted that this has not been apparent in any house price area. However, it is noted that there is no relevant information available for all areas for the two years in question.

Joint House Price Areas: Percentage affordable 30% - Gwynedd information only

Period	Number of permissions	Number of units approved	Affordable housing	Percentage of affordable units
2022/23	7	43	30	70%
2023/24	3	55	37	67%

Joint House Price Areas: Percentage affordable 20% - Gwynedd Information only

Period	Number of permissions	Number of units approved	Affordable housing	Percentage of affordable units
2022/23	5	60	13	22%
2023/24	7	34	11	32%

Joint House Price Areas: Percentage affordable 10% - Gwynedd Information only

Period	Number of permissions	Number of units approved	Affordable housing	Percentage of affordable units
2022/23	5	20	7	35%
2023/24	4	64	62	97%

When considering the house price areas jointly for the Gwynedd planning authority area only (where the percentage of affordable housing sought is consistent), it is noted that the affordable provision corresponds effectively with all policy targets i.e. requirements for 30%, 20% and 10%. It should also be borne in mind that further units have been provided which are considered 'affordable by design'.

The number of planning permissions that are relevant to consider for this indicator in the Gwynedd Local Planning Authority area in the AMR 6 period (14 applications) is relatively similar to the information for the AMR 5 period (17 applications). It is noted however that there are a few house price areas where no relevant permission has been given in neither 2023/24 nor in 2022/23 in terms of considering the requirements of Policy TAI 15.

Action:

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

Indicator: D49

Objective:	SO15 & SO16	SO15: To ensure that a sufficient and appropriate range of housing sites are available in sustainable locations in accordance with the settlement hierarchy to support economic growth. SO16: To provide a mixture of good quality and affordable housing units, of a range of types and tenures to meet the housing requirements of all sections of the population
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Indicator:	Target:	Relevant policy:		Trigger level:
		Outcome:		
D49 The number of planning applications permitted on rural exception sites	An increase in the number of affordable housing exception sites compared to average during 2015/16 – 2016/17	AMR 1		No increase in the number of affordable housing exception sites permitted for 2 consecutive years
		AMR 2		
		AMR 3		
		AMR 4		
		AMR 5		
		AMR 6		

Analysis:

Planning permission on exception sites during this AMR period (Gwynedd Planning Authority Area only)⁶:

Site	Number of units
Near Tan yr Onnen, Morfa Nefyn	1 unit
Meusydd Llydain, Penrhyndeudraeth	2 units
Near Y Wern, Y Felinheli	23 units
Total (Gwynedd Local Planning Authority area only)	26 units (3 sites)

Previous information:

Period	Plan area		Gwynedd Local Planning Authority area only	
	Number of sites	Number of units	Number of sites	Number of units

⁶New permissions only

AMR 1 (all in 2018/19)	6	24	-	-
AMR 2⁷	4	45	1	10
AMR 3	3	10	2	8
AMR 4	2	24	1	1
AMR 5	5	33	2	4

It is difficult to make a direct comparison with figures from previous periods since the information from this AMR period does not consider information from Anglesey. However, when looking at the information from recent Annual Monitoring Report periods, particularly in terms of Gwynedd information individually, it is believed that this year's figures are acceptable. More exception sites as well as units on exception sites have been approved in the Gwynedd Planning Authority area in the AMR 6 period than in any other AMR period (Information for Gwynedd only is not available for the AMR 1 period). It is also higher (in terms of the number of sites and number of units) than the figure for the Plan area as a whole for both the AMR 3 and AMR 4 periods.

It is likely that the reason for this is a combination of fewer suitable sites being available within development boundaries due to reaching the end of the Plan period, the development programmes and scale of RSL developments (see site near Y Wern, Y Felinheli), as well as individual opportunities that have emerged.

Whilst the trigger level is relevant for the Plan area as a whole, it is believed that the information from this AMR period, in terms of Gwynedd only, corresponds effectively with it. It is also noted that there has been an increase in the number of exception sites that have received permission in the Plan area as a whole between the AMR 4 and AMR 5 period, which therefore means that there is compliance with the trigger level.

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

It is noted that the target in terms of this indicator states "Increase in the number of affordable housing exception sites compared to average during 2015/16 – 2016/17". It is noted that the figure in terms of the exception sites and units permitted in these years was: 2015/16 (3 sites: 3 units); 2016/17 (2 sites: 3 units) - for the Plan area as a whole. It is noted that information relating to exception site permissions in 2023/24 within the Gwynedd Planning Authority area only, in terms of the number of sites together with the number of units on these sites,

⁷Some 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.

compares positively with this target. The information for AMR 6 period is therefore considered to be acceptable compared with the target information.

Based on the above information it does not appear that any action is required in relation to this indicator, but it is believed that there is a need to consider facilitating a sufficient provision of affordable units when preparing the new Plan.

Action:

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

Indicator: D50

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

D50 Changes in residual Values across the housed price areas identified in Policy TAI 15.	Deliver the maximum level of affordable housing considered viable in accordance with policy TAI 15.	AMR 1	<input checked="" type="checkbox"/>	An increase or decrease of 5% of residual value in any house price area in any one year.
		AMR 2	<input type="checkbox"/>	
		AMR 3	<input checked="" type="checkbox"/>	
		AMR 4	<input checked="" type="checkbox"/>	
		AMR 5	<input checked="" type="checkbox"/>	
		AMR 6	<input type="checkbox"/>	

Analysis:

There will be updated evidence base for the viability of different areas to prepare affordable units on residential sites being prepared as part of the preparation of the new Local Development Plan. In addition, the Council is currently preparing a Local Housing Market Assessment and the draft version identifies housing market areas that differ from that in the current joint Plan.

Because of this the Council has not carried out work assessing the changes within the residual values of house price areas contained in the joint Plan and therefore this indicator could not be updated.

Action:

Continue to monitor as part of the next AMR. Detailed viability studies will be undertaken by the individual authorities as part of the evidence base for their new Local Development Plans.

Indicator: D51

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

Location of Housing (Part 2)

Indicator: D52

Objective:	SO15 & SO16	SO15: To ensure that a sufficient and appropriate range of housing sites are available in sustainable locations in accordance with the settlement hierarchy to support economic growth. SO16: To provide a mixture of good quality and affordable housing units, of a range of types and tenures to meet the housing requirements of all sections of the population
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Indicator:	Target:	Relevant policy:		Trigger level:
		Outcome:		
D52 Number of local market housing units built in settlements noted in Policy TAI 5	Deliver the highest possible level of local market housing in settlements listed in Policy TAI 5.	AMR 1	—	Fewer than 10 local market housing units built in settlements noted in Policy TAI 5 in any one year.
		AMR 2	—	
		AMR 3	—	
		AMR 4	—	
		AMR 5	—	
		AMR 6	—	

Analysis:

2023/24: 1 local market unit completed (Gwynedd Planning Authority Area only)

See below information for the number of local market units that have been completed annually (since adopting the Joint LDP)

Period	JLDP area	Gwynedd Local Planning Authority area only
AMB 6	1*	1
AMB 5	3	1

AMB 4	0	0
AMB 3	0	0
AMB 2	1	1
AMB 1	0	0
Total	5	3

*Not including any possible local market units in Anglesey

It is apparent, in terms of considering the Gwynedd Planning Authority area individually, that the above information does not correspond effectively with the target and trigger levels relating to this indicator. It is also noted that there was no planning permission for a local market unit in Gwynedd during the AMR 6 period.

In Gwynedd, it is noted that extant permission exists for only 1 local market unit (on 31/3/24). Including the unit completed during this AMR period, it is noted that 5 such units have been completed in total in the Plan area (excluding any such units in Ynys Môn during 2023/24).

There was a suggestion based on information in the AMR 5 period that this new policy requirement had started to have an actual impact. However, this is not conveyed in the information for the AMR 6 period. It must be borne in mind that Policy TAI 5 in relation to Local Market Housing has introduced a completely new policy principle that was not apparent in previous development plans, and this has possibly meant differences from year to year in terms of the number of local market units being completed. However, it is accepted that some time has now elapsed since the Plan was adopted and the new principles that were introduced within it should by now be transferred into permissions and then relevant developments. The fact that there is extant permission for only 1 local market unit in the Gwynedd Planning Authority area means that the completion figures in the short-term are not going to be very high.

There was also a suggestion in the assessment of the AMR 5 information that the policy requirement was starting to be accepted more broadly by the public and housing developers (although note that this was for the Plan area as a whole). Bearing in mind the information from the AMR 6 period, an assessment of the situation in future Annual Monitoring Reports can confirm any specific trends.

Whilst it is hoped that there will be a further increase in the number of such units constructed and permitted as the policy principle is further established and accepted to meet the needs of the local communities, it is noted that the policy has clearly restricted speculative developments in the locations with the most acute problems in terms of the housing market.

It will be important to consider aspects relating to promoting more local market housing developments as part of the new Plan to ensure that the policy is effective in terms of meeting local housing needs.







It is not believed that there is a need for any action at present in terms of this indicator. A further assessment of this policy will be an important part of the preparation of the new Plan. In this respect, it will be important, for example, to update the evidence base and possibly also consider other sources of evidence. Research also needs to be conducted to understand the reasons for the low number of local market units that have received planning permission and developed, including any new aspects and barriers that have become apparent since the introduction of the policy. To this end, it must be ensured that there is sound evidence to support the Policy.

Action:

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

Indicator: D53

Objective:	SO15 & SO16	SO15: To ensure that a sufficient and appropriate range of housing sites are available in sustainable locations in accordance with the settlement hierarchy to support economic growth. SO16: To provide a mixture of good quality and affordable housing units, of a range of types and tenures to meet the housing requirements of all sections of the population
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Indicator:	Target:	Relevant policy:		Trigger level:
		Outcome:		
D53 Planning applications and appeals to modify or remove section 106 agreements or conditions relating to local market housing	Retain S106 agreements and conditions that facilitate delivery of local market housing in accordance with Policy TAI 5.	AMR 1		Planning application or appeal to modify or remove S106 agreements or condition relating to local market housing approved or allowed (as appropriate) in any one year
		AMR 2		
		AMR 3		
		AMR 4		
		AMR 5		
		AMR 6		

Analysis:

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

In accordance with the Planning Act 1990, it is possible to appeal a planning obligation to the Planning Inspectorate after five years, on the grounds that it has no relevant planning reasons. Before this, planning obligations may be renegotiated if the local planning authority and developers agree. However, bearing in mind that any planning permission for a local market house is based on policy within the Joint LDP that was adopted in 2017, it is highly unlikely that a Local Planning Authority would be willing to amend or remove a section 106 condition/agreement relating to restricting a house to a local market house.

Action:

No action currently required. Continue to monitor as part of the next AMR. This will be considered as part of the preparation of the new Plan.

Indicator: D54

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

Local Housing Market Assessment

Indicator: D55

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

Gypsy and Traveller Accommodation

ARC 4 were commissioned to help with undertaking a Gypsy and Travellers Accommodation Needs Assessment in 2022 (GTAA), the final report was presented in February 2023.

The GTAA identified the following residential need within Gwynedd:

Local Authority	Unmet Need (5 years) to 2025	Unmet need (plan period) to 2036 which includes 2025 target
Gwynedd	7	11

For transit requirements, it was concluded that there wasn't any need for an additional site in Gwynedd since there is currently a site in Caernarfon.

Since a new Local Development Plan will not be adopted until after 2025 any identified need by 2025 will have to be delivered through the Joint Local Development Plan Policy TAI 19 'New Permanent or Transit Pitches or Temporary Stopping Places for Gypsy and Travellers'.

Up until the end of March 2024 the Council hadn't received approval by the Welsh Government Minister to this assessment. Therefore, the GTAA still needs resolution by Cyngor Gwynedd.

A residential need of 7 pitches by 2025 is identified within the GTAA. Since the new Local Development Plan will not be adopted until post 2025 this need will have to be delivered through Policy TAI 19 of the Joint Local Development Plan.

Indicator: D56

No need to report on the indicator as it specifically applies to the Isle of Anglesey Local Planning Authority Area.



Indicator: D57

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

Indicator:	Target:	Relevant policy:		PS1
		Outcome:		Trigger level:
D57 The number of additional Gypsy pitches provided on an extension to the existing residential Gypsy site, adjacent to the Llandygai Industrial Estate, Bangor	Provide 5 additional pitches on an extension to the existing residential Gypsy site adjacent to the Llandygai Industrial Estate, Bangor by the end of 2017/ 2018	AMR 1		Failure to provide additional 5 pitches on an extension to the existing residential Gypsy site adjacent to the Llandygai Industrial Estate, Bangor by end of 2017/ 2018
		AMR 2		
		AMR 3		
		AMR 4		
		AMR 5		
	AMR 6		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	

	Industrial Estate, Bangor by the end of 2026			
Analysis:				
<p>An additional 5 pitches have been provided with a total of 12 permanent pitches now available to Gypsies all of which were occupied in March 2024.</p> <p>The GTAA 2022 report identifies a residential need of 7 pitches by 2025 with a further 4 by 2036. The provision of 5 additional pitches as well as upgrading the existing pitches at the Gypsy site in Llandygai industrial estate means there is no additional land available to further expand this site. Since a new Local Development Plan will not be adopted until post 2025 the 7 pitches needed by 2025 will have to be delivered through Policy TAI 19 of the Joint Local Development Plan.</p>				
Action:				
Continue to monitor as part of the next AMR. Consideration will be given to this as part of the new Plans.				

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

		AMR 5		
		<u>AMR 6</u>		

Analysis:

The Gypsies and Travellers Accommodation Needs Assessment 2022 identified the need for transit sites, one in the Caernarfon area of 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.

Action:

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

Indicator: D59

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

Indicator:	Target:	Relevant policy:		PS1
		Outcome:		Trigger level
D59 The number of unauthorised Gypsy & Traveller encampments reported annually and length of stay	Monitor changes in need for pitches and compare with supply of pitches in the inter GTANA period.	AMR 1		The number of encampments and length of stay suggests a need for additional supply of pitches.
		AMR 2		
		AMR 3		
		AMR 4		
		AMR 5		

AMR 6



Analysis:

There was no unauthorised encampment during this year in Gwynedd.







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

Action:







Continue to monitor as part of the next AMR to see whether similar patterns emerge in future. This will be considered as part of the preparation of the new Plans.

6.5 Natural and Built Environment

Conserving and Enhancing the Natural Environment

Indicator: D60			
Objective:	SO17	Protect, enhance and manage the natural and heritage assets of the Plan area, including its natural resources, wildlife habitats, and its landscape character and historic environment	
Indicator:	Target:	Relevant Policy	PS19, AMG1, AMG2, AMG3, AMG4, AMG5, AMG6, PS20, AT1, AT3, AT4
		Outcome:	Trigger Level:
D60 - Number of planning applications permitted on locally important biodiversity and geodiversity sites	Biodiversity or geodiversity value of locally important sites maintained or enhanced in accordance with Policy AMG 5 and Policy AMG 6	AMB 1	
		AMB 2	
		AMB 3	
		AMB 4	
		AMB 5	
		AMB 6	
Analysis:			
<p>After an examination of the planning applications determined it does not appear that a planning permission has been approved, contrary to policy AMG 5 and AMG 6 during the monitoring period.</p> <p>It appears that the policies are implemented effectively.</p>			
Action:			
Continue to monitor as part of the next AMR. Full consideration will be given to this during preparation of the Gwynedd Local Development Plan.			

Indicator: D61			
Objective:	SO17	Protect, enhance and manage the natural and heritage assets of the Plan area, including its natural resources, wildlife habitats, and its landscape character and historic environment	
Indicator:	Target:	Relevant Policy	PS19, AMG1, AMG2, AMG3, AMG4, AMG5, AMG6, PS20, AT1, AT3, AT4

		Outcome:		Trigger Level:
D61 - Number of planning applications 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		
		AMB 5		
		<u>AMB 6</u>		

Analysis:







The total of approved planning applications that were entirely/partially within nationally or internationally designated sites of biodiversity or geodiversity value (i.e. Special Areas of Conservation, Special Protection Areas, Ramsar, Sites of Special Scientific Interest, National Nature Reserves) was 2; these were as follows:

1. C21/1220/42/LL: Cliff stabilisation works, demolition and reconstruction of a single house - Morlais Lôn Penrallt, Nefyn
2. C23/0806/00/LL: Proposed works at the Viaduct Gardens region of Barmouth - Viaduct Gardens, Stryd Yr Eglwys, Abermaw

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

Action:

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

Indicator: D62			
Objective:	SO17	Protect, enhance and manage the natural and heritage assets of the Plan area, including its natural resources, wildlife habitats, and its landscape character and historic environment	
Indicator:	Target:	Relevant Policy	PS19, AMG1, AMG2, AMG3, AMG4, AMG5, AMG6, PS20, AT1, AT3, AT4
		Outcome:	Trigger Level:
D62 Number of planning applications permitted for major development in an Area of Outstanding Natural Beauty (AONB).	No planning applications permitted for major development, which are harmful to an AONB's natural beauty.	AMB 1	
		AMB 2	
		AMB 3	
		AMB 4	
		AMB 5	
		AMB 6	
Analysis:			
No planning application was permitted for a 'major development' within the AONBs during the monitoring period.			
Action:			
Continue to monitor as part of the next AMR. Full consideration will be given to this during preparation of the Gwynedd Local Development Plan.			

Preserving and Enhancing Heritage Assets

Indicator: D63			
Objective:	SO17	Protect, enhance and manage the natural and heritage assets of the Plan area, including its natural resources, wildlife habitats, and its landscape character and historic environment	
Indicator:	Target:	Relevant Policy	PS19, AMG1, AMG2, AMG3, AMG4, AMG5, AMG6, PS20, AT1, AT3, AT4
		Outcome:	Trigger Level:

D63 – Number of Planning applications permitted in Conservation Areas and World Heritage Sites or sites that affect their historic or cultural values	No Planning application permitted that are harmful to the character and appearance of a Conservation Area or the Outstanding Universal Value of World Heritage Sites	AMB 1		One Planning application permitted contrary to Policy PS 20 or Policy AT1
		AMB 2		
		AMB 3		
		AMB 4		
		AMB 5		
		AMB 6		

Analysis:

One planning application (nonsignificant) was approved within the Castles and Town Walls of King Edward' WHS, 31 within the 'Slate Landscapes of Northwest Wales' WHS, and a total of 61 planning applications (full/outline) within the Plan's Conservation Area. These include the changes of use, new dwellings/flats, conversions, solar panels, and extensions.

It is considered that these permissions comply with Policies PS 20 and AT 1 and that these policies are continuing to be implemented effectively.

Action:

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

Indicator: D64

Objective:	SO17	Protect, enhance and manage the natural and heritage assets of the Plan area, including its natural resources, wildlife habitats, and its landscape character and historic environment
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Indicator:	Target:	Relevant Policy	PS19, AMG1, AMG2, AMG3, AMG4, AMG5, AMG6, PS20, AT1, AT3, AT4
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Outcome:	Trigger Level:
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D64 – Prepare and adopt a Supplementary Planning Guidance relating to Heritage Assets	Prepare and adopt a Supplementary Planning Guidance in relation to Heritage Assets within 18 months of the Plan’s adoption	AMB 1		Not adopting a Supplementary Planning Guidance within 18 months of the Plan’s adoption
		AMB 2		
		AMB 3		
		AMB 4		
		AMB 5		
		AMB 6		

Analysis:

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

Action:

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

Waste Management

Indicator: D65				
Objective:	SO18	Encourage waste management based in the hierarchy of reduce, re-use, recovery and safe disposal.		
Indicator:	Target:	Relevant policy:	GWA 1	
		Outcome:	Trigger level:	
D65 – The amount of land and facilities to cater for waste in the Plan area	Maintain sufficient land and facilities to cater for the Plan area’s waste (to be confirmed at a regional level in accordance with TAN 21 waste monitoring arrangements)	AMR 1		Triggers to be established at a regional level in accordance with TAN21
		AMR 2		
		AMR 3		
		AMR 4		
		AMR 5		
		AMR 6		
Analysis:				

Based on the North Wales Waste Monitoring Report for 2020 there is no need to provide additional non-hazardous or inert waste landfill within the North Wales region, and careful consideration should be given to the possibility of an over-provision in dealing with proposals to develop further residual waste treatment in the region.

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.

Action:

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

Indicator: D66

Objective:	SO18	Encourage waste management based in the hierarchy of reduce, re-use, recovery and safe disposal.
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Indicator:	Target:	Relevant policy:		GWA 1
		Outcome:	Trigger level:	
D66 – Number of planning applications for waste management facilities on employment sites identified in Policy GWA 1 and Policy CYF 1.	Increase in number of waste management facilities provided on employment sites identified in Policy GWA 1 and Policy CYF 1, compared to number provided on employment sites in 2016/2017.	AMR 1		No planning applications for waste management facilities on employment sites identified in Policy GWA 1 and Policy CYF 1.
		AMR 2		
		AMR 3		
		AMR 4		
		AMR 5		
		AMR 6		

Analysis:







No new applications during this AMR period.



It is considered that Policies CYF 1 and GWA 1 are implemented efficiently. The Councils will continue to monitor the indicator.

Action:

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

Minerals

Indicator: D67			
Objective:	SO19	Meet the needs of minerals locally and regionally in a sustainable manner.	
Indicator:	Target	Relevant Policy:	PS 22, MWYN 6
		Outcome:	Trigger Level:
D67 – The extent of primary land-won aggregates permitted in accordance with the Regional Technical Statement for Aggregates expressed as a percentage of the total capacity required as identified in the Regional Technical Statement (MTAN)	Maintain a minimum 10 year land supply of crushed rock aggregate reserves throughout the Plan period in the Plan area in line with Policy PS22	AMB 1	
		AMB 2	
		AMB 3	
		AMB 4	
		AMB 5	
		AMR 6	
Less than a 12 year land supply of crushed rock aggregate reserves in the Plan area in any one year			
Analysis:			
<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 Second 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 to encourage the national sustainability objectives that every individual Local Authority in the region need to fulfil over a 25 year period for crushed rock (which is sufficient to fulfil the requirements of MTAN1 of achieving a 10 year land bank) during the 15 year period of the Joint LDP. The preferred areas for crushed rock in Policy MWYN 2 of the JLDP exceeds the minimum allocation needed to meet the required provision identified in the Second Regional Technical Statement.</p>			
Action:			
Continue to monitor as part of the next AMR. This will be considered during the plan preparation of the Gwynedd Local Development Plan.			

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

	throughout the Plan period in the Plan area in line with Policy PS22.	AMB 3	
		AMB 4	
		AMB 5	
		AMB 6	

Analysis:

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

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

Action:



Continue to monitor as part of the next AMR. This will be considered during the plan preparation of the Gwynedd Local Development Plan.

Indicator: D69

Objective: SO19 Meet the needs of minerals locally and regionally in a sustainable manner.

Indicator: **Target** **Relevant Policy:** PS 22, MWYN 6
Outcome: **Trigger Level:**

D69 – Number of Planning applications permitted within a mineral buffer zone	No development permitted within a mineral buffer zone that would lead to the sterilisation of the mineral Resource, unless it is	AMB 1		One Planning application permitted contrary to Policy MWYN 6
		AMB 2		
		AMB 3		
		AMB 4		

	in accordance with Policy MWYN 6	AMB 5	
		AMB 6	

Analysis:

11 planning permissions were granted on sites within a mineral buffer zone. The type of permission varies from being householder development, agricultural developments, energy developments and application relating to the mineral site.

No planning permission was granted within a mineral buffer zone that is contrary to Policy MWYN 5. Consequently, it is considered that Policy MWYN 5 is implemented efficiently. The Councils will continue to monitor the indicator.

Action:

Continue to monitor as part of the next AMR. This will be considered during the plan preparation of the Gwynedd Local Development Plan.

CHAPTER 4: CONCLUSIONS AND RECOMMENDATIONS

- 4.1 As with the previous AMRs, AMR6 will provide evidence on the indicators for comparison in future years to enable the Council to identify any trends. AMR6 along with the previous AMRs will also provide important evidence for the preparation of the new Local Development Plan.
- 4.2 It is considered that on the whole good progress is being made in delivering the targets outlined in the monitoring framework. Where targets have not been met this is largely due to factors outside of the control of the JLDP. As has been noted above these factors will need to be considered by the when preparing a new LDP. While there are issues where further work is needed and the policies need to be revisited, the statutory steps of preparing new Plans must be followed with the preparation of a sound evidence base to support any changes to policy or new policies.
- 4.3 The number of houses completed in the Plan area since the Plan's start date (2011) is lower than the expected figure. There are a number of reasons for this including, economic growth has not been at the expected scale, large scale infrastructure projects have not progressed, consequences of the Pandemic or that demand for housing in some areas of the Plan has not been at the expected rate.
- 4.4 Permission was granted for 137 affordable housing units during 2023-24. In addition, 486 affordable housing units have been completed during the 2017-24 period. 67 affordable housing units have been completed during 2023-24 which is a small increase on the previous year for the Gwynedd Planning Authority area. These figures do not include housing that is affordable due to their location and size, as would be the case in certain areas within the Plan area and therefore the provision of housing that is affordable is likely to be higher than this figure. Of the units given permission and completed since the Plan's adoption the percentage of affordable housing is approximately 49%. 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.
- 4.5 On the whole the indicators contained within the monitoring framework are performing in accordance with expectations under the circumstances. Where policy targets are not being achieved this overall is due to factors which are outside of the control of the JLDP. Where other policy targets are not being achieved there are currently no concerns regarding policy implementation. These matters will be considered whilst the Council prepares the evidence base for its new Local Development Plan. Despite the contextual changes, it is considered that the JLDP policies are still relevant and provide a sound planning framework for determining applications across the plan area. The following points highlights how the plan is still delivering for the area:
 - No policies have been identified as failing to deliver the objectives of the plan. However, it is noted that 13 indicators indicate that the policy is not being implemented as effectively as was expected. Most of these indicators relate to failing to reach expected growth targets e.g. employment land, renewable energy and housing growth level. As detailed in the AMR, these failures are due to factors outside of the control of the LDP.

- 3 applications were refused partly due to language issues and 13 applications were granted permission with a planning condition for language mitigation measures.
- Some developments reported on are decisions which were made before the adoption of the JLDP.
- On the whole appeal decisions since the adoption of the JLDP have supported the policies and strategy of the Plan with appeal decisions that have been allowed do not undermine the policies of the JLDP.
- Permission has been granted for 208 new residential units (including requests to reconsider or extend the expiry date of current permissions) during 2023/24. 137 units (65.9%) were for affordable housing.
- 67 affordable housing units have been completed in 2023-24.
- The housing land bank (sites with extant permission) in 2024 in Gwynedd excluding units the JLDP has noted are unlikely to be developed during the Plan period stood at 988 units (613 not started and 375 under construction) of which 374 are affordable units (204 units not started and 170 units under construction).
- It is noted that 2475 units have been completed in the Gwynedd Planning Authority area between the base date (2011) and 2023/24, whilst the Plan's trajectory (conveyed for the Gwynedd Planning Authority area) notes a figure of 3238 units. This is therefore 23.6% (763 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. A revised trajectory has been prepared for the remainder of the Plan period for the Gwynedd Planning Authority area only based on information up to the end of the AMR 6 period.
- 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.
- Overall, 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.

4.6 The JLDP will continue to be monitored in line with the monitoring framework as set out in Chapter 7 of the JLDP. Full consideration will be given to the conclusions of the Annual Monitoring Reports in preparing the evidence base that will support the policies of the new Local Development Plan.

Appendix 1 – Sustainability Appraisal Monitoring

1. SUSTAINABILITY APPRAISAL MONITORING

- 1.1 The JLDP was subject to Sustainability Appraisal (SA) including Strategic Environmental Assessment (SEA) as an iterative process through the plan preparation process. The SA incorporated the SEA requirements in accordance with EU Directive 2001/42/EC. The purpose of the SA was to appraise the likely social, environmental, and economic effects of the Plan, to ensure they were consistent with the principles of sustainable development. The SA of the JLDP identified 11 objectives and 29 indicators which are intended to measure the social, economic, and environmental impact of the Plan.
- 1.2 It should be noted that the monitoring programme contained within the Sustainability Appraisal Report was preliminary and only identified potential indicators. The monitoring process has found that there is opportunity to improve the SA monitoring to ensure that appropriate data is collected. Whilst none of the indicators are deleted, it should be noted that the analysis makes it clear where information is unavailable and/or not applicable. In some instances, information is no longer available (or relevant); in other instances, the data available is of insufficient detail to enable useful monitoring.
- 1.3 There are several SA indicators where information is not published annually, for example those based on the census. The implications of the Covid pandemic have also meant that some information has not been available. The purpose of the monitoring framework is to review changes on an annual basis, consequently these are not necessarily going to be useful moving forward in terms of future monitoring. They have however been retained 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 fifth 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 fourth 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. 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	X
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 9 objectives, neutral effects for 1 objective and 1 objective identified as having a negative effect. The findings are an improvement to the results of the previous AMR in that there is an increase of 2 with positive effects. However, the 2021 Census results for the number of Welsh Language speakers means that 1 objective is identified as having a negative impact. The table shows that for most 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	2023/2024	See explanation below	✓
2) Net loss of biodiversity in LDP area caused by development	Decrease	-	See explanation below	0
3) % of features (various types) in favourable condition, including both land and marine based	Increase	2019/2020	See explanation below	0
4) Achievement of BAP objectives and targets	Increase	-	See explanation below	0

5) Trends and status of NERC 2006, Section 42 species/habitats	Improvement	-	See explanation below	0
6) Number and area of SINCs and LNR within the plan	Maintain/Increase	2019/2020	See explanation below	✓

Explanation / Analysis

- 1) The total of 3 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). These were as follows:
 - C23/0747/17/HY – Application to erect a heritage interpretation sign at Dinas Dinlle. NRW had no objection to the proposed development, and it would not have an adverse effect on the Dinas Dinlle SSSI.
 - C23/0756/26/TR – Work to upgrade electricity supply. NRW had no objection to the proposed development, and it would not have an adverse effect on the Afon Gwyrfai and Llyn Cwellyn SSSI.
 - C23/0806/00/LL – Improvements to Viaduct Gardens, Barmouth. NRW initially had concerns but stated the permission could be granted with conditions to ensure that the proposed development would not have negative impacts on the Pen Llyn and Sarnau SAC.
- 2) While this is not currently monitored by the Authority due to limited resources, polices 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 (SINCs)
 - 13 (3137HA) LNRs

SA Objective 2: Community & Health				
SA Indicator	Target	Baseline /Previous Data	Recent Data	Performance
1) % of total population with access to key services	Increase	-	Data not available	0
2) Lifestyle related health measures (e.g. Overweight/obese)	Improvement	-	Data not available	0
Explanation / Analysis				
<p>1) Data for this indicator is not currently available on a Local Authority level. Continue to monitor the indicator in future AMRs.</p> <p>2) Data for this indicator is not currently available on a Local Authority level. Continue to monitor the indicator in future AMRs.</p>				

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 has been no update in statistics since the previous AMR.</p> <p>The following tables highlights CO2 emission estimates (KtCO2) in all 5 sectors in Gwynedd and Anglesey between 2005 and 2019:</p> <p>Gwynedd</p>				

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

(Source: Department for Business, Energy and Industry)

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

Anglesey

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

(Source: Department for Business, Energy and Industry)

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

SA Objective 4: Welsh Language

SA Indicator	Target	Baseline /Previous Data	Recent Data	Performance
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Number/ % Welsh Language speakers	Increase	Year ending 31 December 2021	Census 2021	X
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Explanation / Analysis

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

An Annual Report of the population who say they speak Welsh by the ONS is published quarterly, the basis of this is data from a survey. However, because of figures in the 2021 Census and the difference between these and figures in the Annual Report the Welsh Government intends to commission work to establish why there is a difference between the figures. Due to this and the availability of language skills figures from the 2021 Census this year this AMR, like last year, is focusing on Census figures rather than figures from the annual Survey.

AMR 5 highlighted the changes within the different neighbourhoods of the Lower Super Output Area (LSOA) identifying that there are a number of factors affecting the changes between 2011 and 2021 in the percentage and number of Welsh speakers in them.

Some areas have seen an increase in the percentage of speakers with fairly large residential developments, others have seen an increase in the number but a decrease in the percentage.

Some areas have seen an increase in the percentage although there is a decrease in the number of Welsh speakers, this is on account of a higher decline in the number of non-Welsh speakers. For some neighbourhoods this may be based on a loss of units from housing stock to use as second homes / holiday accommodation.

In many of the neighbourhoods that have seen the greatest reduction in the percentage of Welsh speakers there has been very little new housing growth through the Joint Local Development Plan.

In Gwynedd on the Census day in 2021 there were 73,560 people (aged 3+) were able to speak Welsh which equates to 64.4%. In 2011 the equivalent percentage was 65.4% with the number of Welsh speakers aged 3+ in 2011 being 77,000. Therefore, the proportion has fallen by 1% with the number of Welsh speakers reduced by 3,440.

For more detail relating to the Welsh language please refer to the Welsh language indicators in Chapter 3.

SA Indicator	Target	Baseline/Previous Data	Recent Data	Performance
Number of historic assets at risk / change in number at risk	Decrease	2023/2024	See explanation below	✓
Explanation / Analysis				
<p>Data relating to the number of historic assets at risk / change in number at risk is currently not available on a Local Authority level. No planning permission was granted for applications that were contrary to policies PS 20 and AT 1 during the monitoring period. 40 planning applications were approved within the Slate Landscape of North Wales World Heritage Site compared 50 during the previous AMR period. A total of 96 planning applications were approved within the Plan's Conservation Areas – a decrease of 1 planning application during the previous AMR period. These include the change of use of former Churches, new dwellings, annexes, changes of use, conversions, alterations & extensions. It is considered that these permissions comply with Policies PS 20 and AT 1 and that these policies are continuing to be implemented effectively.</p>				

SA Objective 6 Economy and Employment				
SA Indicator	Target	Baseline/Previous Data	Recent Data	Performance
1) Economic activity by sector	Increase	2023/2024	See explanation below	x
2) Employment status of residents 16 years +	Increase	2023/2024	See explanation below	x
3) Number of people commuting into and out of authority areas	Decrease	2023/2024	See explanation below	✓
Explanation / Analysis				

1 & 2) Statistics show that there has been a decrease in economic activity and employment rate in the Gwynedd Local Authority areas between December 2022 and December 2023 as can be seen in the table below.

Employment Rate (Ages 16-64)

	Year ending 31 December 2018	Year ending 31 December 2019	Year ending 31 December 2020	Year ending 31 December 2021	Year ending 31 December 2022	Year ending 31 December 2023
Ynys Môn	75.7	77.1	75.1	69.6	76.9	n/a
Gwynedd	74.4	72.2	73.2	70.1	76.9	74.6
Wales	71.3	73.2	72.7	73.1	73.3	74.1

Source: Stats Wales

3) Statistics show that there has been an increase in the number of people commuting out of Gwynedd and a decrease in the amount of people commuting out of Anglesey. Whilst there has been a decrease in the number of people commuting into Gwynedd and an increase in people commuting into Anglesey as can be seen in the table below. Continue to monitor the indicator.

Commuting Patterns by Welsh Local Authority

	Number of people commuting out of the area 2018	Number of people commuting out of the area 2019	Number of people commuting out of the area 2020	Number of people commuting out of the area 2021	Number of people commuting out of the area 2022	Number of people commuting out of the area 2023
Anglesey	10,200	10,500	9,800	7,800	6,900	n/a
Gwynedd	8,600	8,700	8,000	5,700	7,100	6,800
Wales	95,400	98,500	100,300	92,100	78,500	81,800

Source: Stats Wales

	Number of people commuting into the area	Number of people commuting into the area	Number of people commuting into the area	Number of people commuting into the area	Number of people commuting into the area	Number of people commuting into the area

	2018	2019	2020	2021	2022	2023
Anglesey	4,200	4,500	4,300	1,900	3,000	n/a
Gwynedd	12,500	12,200	13,300	10,100	7,300	8,900
Wales	47,000	42,700	48,400	34,900	32,500	31,600

Source: StatsWales

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	2021/2022	See explanation below	✓

Explanation / Analysis

The table below compares the percentage of affordable housing completions since the plan's adoption (Gwynedd Planning Authority area only):

Year	Affordable housing units completed	Total housing units completed	Affordable units as a percentage of total housing completions
2017-18	31	208	14.9%
2018-19	118	281	42.0%
2019-20*	102	245	41.6%
2020-21*	36	135	26.7%
2021-22	74	169	43.8%
2022-23	58	107	54.2%

2023-24	67	137	48.9%
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**It is noted that due to visit constraints because of the Coronavirus pandemic, not all sites were visited during this period.*

Whilst there has been an increase in the number of affordable housing units completed compared to the previous year it is noted that there has been a reduction in terms of the percentage of affordable housing units completed compared to total housing completions. Whilst the target for this indicator has not been met, the increase in the number of affordable housing units completed since the previous AMR period and the fact that that percentage of affordable housing completed compared to total housing completions is higher than in any other year in the table except for last year are noted. Continue to be monitor therefore in future AMR's.

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	2023-2024	See analysis below	✓
3) Number / proportion of new developments within areas classed as outstanding by LANDMAP	Decrease	2023-2024	See analysis below	✓
Explanation / Analysis				

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

- Visual and Sensory - 51% (135 out of 267 areas) of areas were classed as High or Outstanding;
- Cultural 98 % (374 out of 382 areas) of areas were classed as High or Outstanding;
- Geological - 62% (133 out of 213 areas) of areas were classed as High or Outstanding
- Historical Landscapes - 81% (319 out of 392 areas) of areas were classed as High or Outstanding;
- Landscape Habitats - 47% (592 out of 934 areas) of areas were classed as High or Outstanding.

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

- 2018/2019 = 540
- 2019/2020 = 219
- 2020/2021 = 222
- 2021/2022 = 340
- 2022/2023 = 209
- 2023/2024 = 100 (Gwynedd LPA Only)

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

LANDMAP Category	AMR 1	AMR 2	AMR 3	AMR 4	AMR 5	AMR 6*
Visual and Sensory	81	26	20	24	31	7
Cultural	1587	619	613	861	687	502
Geological	724	291	287	374	322	235
Historical	1270	532	528	691	493	278
Landscape Habitats	70	26	24	36	36	20

*Gwynedd LPA only

The overall number of approved planning applications within areas classed as outstanding by LANDMAP have decreased since the previous AMR. The above indicators will continue to be monitored in subsequent future AMR's.

SA Objective 9: Land, Minerals, Waste

SA Indicator	Target	Baseline/Previous Data	Recent Data	Performance
1) % of development on previously developed land	Increase	2021/2022	See analysis below	✓

2) % municipal wastes sent to landfill	Decrease	2018-2019	See analysis below	✓
3) % municipal wastes reused /recycled	Increase	2020-2021	See analysis below	+/-

Explanation / Analysis

1) % proportion of development on previously developed land is as follows:

- Gwynedd: 2017-2018 12.82ha (64%);
- Gwynedd 2018-2019 – information not available due to technical issues;
- Gwynedd 2019-2020 - information not available due to technical issues;
- Gwynedd 2020-2021 - information not available due to technical issues;
- Gwynedd 2021-2022 – information not available due to technical issues;
- Gwynedd 2022 – 2023 - information not available due to technical issues;
- Gwynedd 2023 – 2024 - information not available due to technical issues

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

- 2016-2017 = Gwynedd (31%)
- 2017-2018 = Gwynedd (24.3%)
- 2018-2019 = Gwynedd (18.1%)
- 2019-2020 = Gwynedd (7.6%)

The percentage of waste taken to landfill in Gwynedd continued to decrease significantly between 2018-2019 and 2019-2020.

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

- 2016-2017 = Anglesey (66%) Gwynedd (61%)
- 2017-2018 = Anglesey (72%) Gwynedd (60%)
- 2018-2019 = Anglesey (70%) Gwynedd (62%)
- 2019-2020 = Anglesey (68%) Gwynedd (65%)
- 2020-2021 = Anglesey (65.7%) Gwynedd (65.5%)
- 2022-2023 = Anglesey (62.3%) Gwynedd (64.2%)
- 2023 – 2024 = Gwynedd (no information available)

Gwynedd has seen a decrease in the percentage of municipal waste recycled between 2020/2021 and 2022/2023. Continue to monitor in subsequent AMR's.

SA Objective 10: Transport and Access				
SA Indicator	Target	Baseline/Previous Data	Recent Data	Performance
1) Method of travel to work - % working population who travel by car	Decrease	2011 Census	2021 Census	✓
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) The tables below compare the situation in Anglesey, Gwynedd and Wales between the 2011 and 2021 Census for the different modes of transport to work (these are based on the working age 16-74 population):

Ynys Môn

Method used to travel to workplace (12 categories)	Ynys Môn % (2011 Census)	Ynys Môn % (2021 Census)	Change %
Work mainly at or from home	6.85%	22.51%	15.66%
Underground, metro, light rail, tram	0.07%	0.02%	-0.05%
Train	0.71%	0.41%	-0.30%
Bus, minibus or coach	2.67%	1.59%	-1.08%
Taxi	0.38%	0.32%	-0.06%
Motorcycle, scooter or moped	0.73%	0.39%	-0.34%
Driving a car or van	70.40%	61.35%	-9.05%
Passenger in a car or van	6.10%	4.64%	-1.46%

Bicycle	1.58%	0.96%	-0.62%
On foot	9.54%	6.87%	-2.67%
Other method of travel to work	0.96%	0.74%	-0.22%

Gwynedd

Method used to travel to workplace (12 categories)	Gwynedd % (2011 Census)	Gwynedd % (2021 Census)	Change %
Work mainly at or from home	8.41%	23.66%	15.25%
Underground, metro, light rail, tram	0.07%	0.05%	-0.02%
Train	0.71%	0.38%	-0.33%
Bus, minibus or coach	4.53%	2.44%	-2.09%
Taxi	0.23%	0.24%	0.01%
Motorcycle, scooter or moped	0.51%	0.26%	-0.25%
Driving a car or van	62.97%	56.61%	-6.36%
Passenger in a car or van	5.94%	4.38%	-1.56%
Bicycle	1.31%	1.03%	-0.28%
On foot	14.55%	10.21%	-4.34%
Other method of travel to work	0.78%	0.74%	-0.04%

Wales

Method used to travel to workplace (12 categories)	Wales % (2011 Census)	Wales % (2021 Census)	Change %
Work mainly at or from home	5.36%	25.61%	20.25%
Underground, metro, light rail, tram	0.09%	0.04%	-0.05%
Train	2.01%	0.84%	-1.17%
Bus, minibus or coach	4.61%	2.30%	-2.31%
Taxi	0.48%	0.56%	0.08%
Motorcycle, scooter or moped	0.56%	0.34%	-0.22%
Driving a car or van	67.37%	56.46%	-10.91%
Passenger in a car or van	6.80%	4.83%	-1.97%
Bicycle	1.44%	1.10%	-0.34%
On foot	10.64%	7.06%	-3.58%
Other method of travel to work	0.64%	0.86%	0.22%

As seen the biggest change is in the percentage of people working from home +15.66% in Anglesey, +15.25% in Gwynedd and +20.25% in Wales. In terms of the number driving a car or van to work this has fallen by -9.05% in Anglesey, -6.36% in Gwynedd and -10.91% in Wales.

- 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, Gwynedd is 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 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	2023-2024	See analysis below	✓
Explanation / Analysis				
<p>1) This information is not currently collected by the Authorities.</p> <p>2) No updated data from the previous AMR was available. The indicator will continue to be monitored in subsequent future AMR's.</p> <p>3) 21 full planning applications were permitted on sites that were wholly/partly within a C1 flood zone; 7 of these were householder applications. As part of the process of assessing the planning</p>				

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.

32 full planning applications were permitted on sites that were wholly/partly within a C2 flood zone; 14 of these were householder applications. No planning applications were approved for a type of development that would be considered as a 'highly vulnerable development' in accordance with Figure 2 of Technical Advice Note 15 (Development and Flood Risk). Further all application located (partly/fully) within the C2 flood zone complied with the tests as contained within TAN 15.

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

Appendix 2 – Distribution of Residential Permissions

Information for the Gwynedd Planning Authority area only on the basis that joint working arrangement between Anglesey and Gwynedd came to an end on 31st March, 2023.

Sub-regional Centre:

1. Bangor (Planning permission for 34 residential units in this AMR period / Planning permission for 318 units since the Plan was adopted)

Urban Service Centre:

2. Blaenau Ffestiniog (1 unit / 24 units),
3. Caernarfon (1 unit / 111 units),
4. Porthmadog (0 units / 19 units),
5. Pwllheli (8 units / 85 units)

Local Service Centres:

6. Abermaw (3 units / 20 units),
7. Abersoch (0 unit / 2 units),
8. Bethesda (18 units / 53 units),
9. Criccieth (29 units / 67 units),
10. Llanberis (3 units / 15 units),
11. Llanrug (3 units / 15 units),
12. Nefyn (0 units / 13 units),
13. Penrhyndeudraeth (45 units / 59 units),
14. Penygroes (0 units / 39 units),
15. Tywyn (3 units / 28 units)

Service Villages:

16. Bethel (30 units / 46 units),
17. Bontnewydd (0 units / 29 units),
18. Botwnnog (0 units / 1 unit),
19. Chwilog (0 units / 56 units),
20. Deiniolen (1 unit / 47 units),
21. Rachub (0 units / 31 units),
22. Tremadog (0 unit / 1 unit)
23. Y Ffôr

Local, Rural and Coastal Villages:

A) Local Villages

24. Abererch,
25. Brynrefail (0 units / 1 unit)
26. Caeathro,
27. Carmel (0 units / 1 unit),
28. Cwm y Glo,
29. Dinas (Llanwnda (0 units / 12 units),
30. Dinas Dinlle,

31. Dolydd a Maen Coch,
32. Efailnewydd,
33. Garndolbenmaen (0 units / 1 unit),
34. Garreg-Llanfrothen,
35. Groeslon,
36. Llandwrog,
37. Llandygai,
38. Llangybi (0 units / 1 unit),
39. Llanllyfni,
40. Llanystumdwy (0 units / 7 units)
41. Nantlle (0 units / 1 unit),
42. Penisarwaun (0 units / 3 units)
43. Pentref Uchaf (0 units / 3 units),
44. Rhiwlas (1 unit / 4 units)
45. Rhosgadfan (0 units / 4 units),
46. Rhostryfan,
47. Sarn Mellteyrn (1 unit / 2 units)
48. Talsarn (0 units / 2 units),
49. Trefor (0 units / 1 unit),
50. Tregarth (2 units / 17 units),
51. Tudweiliog,
52. Waunfawr (0 units / 2 units),
53. Y Fron

B) Coastal/Rural Villages:

54. Aberdaron,
55. Borth-y-Gest (0 units / 1 unit),
56. Clynog Fawr,
57. Corris (0 units / 1 unit),
58. Edern (1 unit / 2 units),
59. Fairbourne,
60. Llanaelhaearn (0 unit / 2 units),
61. Llanbedrog (0 units / 1 unit),
62. Llangian,
63. Llithfaen (1 unit / 2 units),
64. Morfa Bychan (0 units / 2 units),
65. Morfa Nefyn, (3 units / 3 units)
66. Mynytho,
67. Rhoshirwaun,
68. Sarn Bach,
69. Y Felinheli (23 units / 25 units)

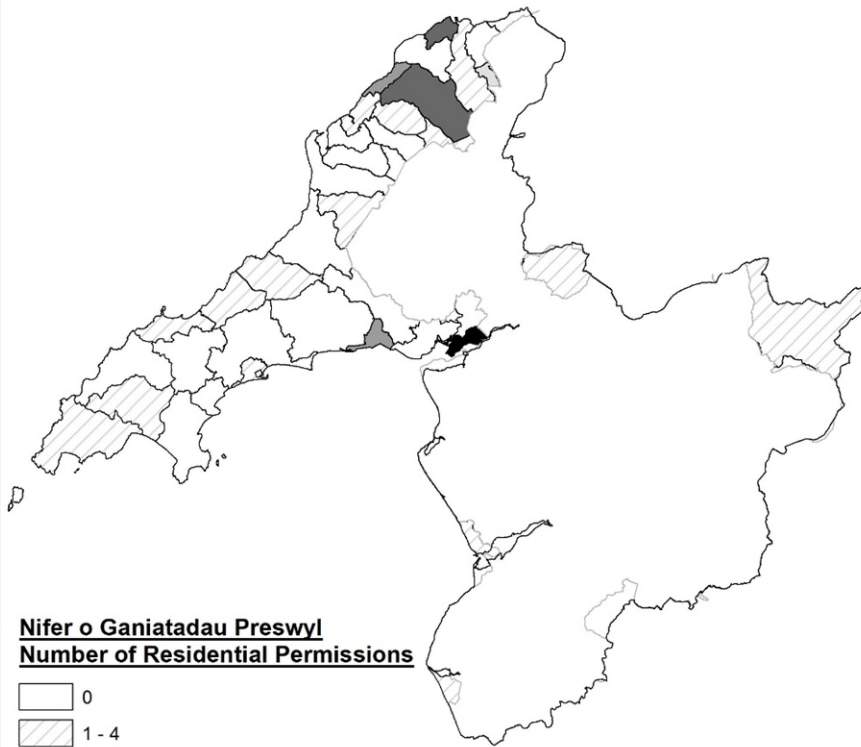
Clusters:

70. Aberdesach,
71. Aberllefenni,
72. Aberpwl,
73. Bethesda Bach,
74. Bryncir,
75. Bryncroes,
76. Caerhun/Waen Wen,
77. Capel y Graig,
78. Corris Uchaf,

79. Crawia,
80. Dinorwig (1 unit / 1 unit)
81. Gallt y Foel,
82. Glasinfryn (0 units / 9 units),
83. Groeslon Waunfawr,
84. Llanaber (0 units / 1 unit),
85. Llandderfel,
86. Llanengan (0 units / 2 units),
87. Llanfor,
88. Llanllechid,
89. Llannor,
90. Llanwnda,
91. Llwyn Hudol,
92. Minffordd,
93. Minffordd (Bangor),
94. Mynydd Llandygai,
95. Nebo,
96. Pantglas,
97. Penmorfa,
98. Penrhos,
99. Penrhos (Caeathro),
100. Pentir,
101. Pentrefelin,
102. Pistyll (0 units / 1 unit),
103. Pontllyfni,
104. Rhoslan,
105. Saron (Llanwnda),
106. Swan,
107. Tai'n Lôn,
108. Talwaenydd,
109. Talybont,
110. Tan y Coed,
111. Treborth (0 unit / 4 units),
112. Ty'n-lôn,
113. Ty'n y Lôn,
114. Waun (Penisarwaun) (0 units / 1 unit).

**DOSBARTHAD CANIATADAU PRESWYL FESUL CYNGHORAU CYMUNED
1 EBRILL 2023 - 31 MAWRTH 2024**

**DISTRIBUTION OF RESIDENTIAL PREMISSIONS PER COMMUNITY COUNCIL
1 APRIL 2023 - 31 MARCH 2024**

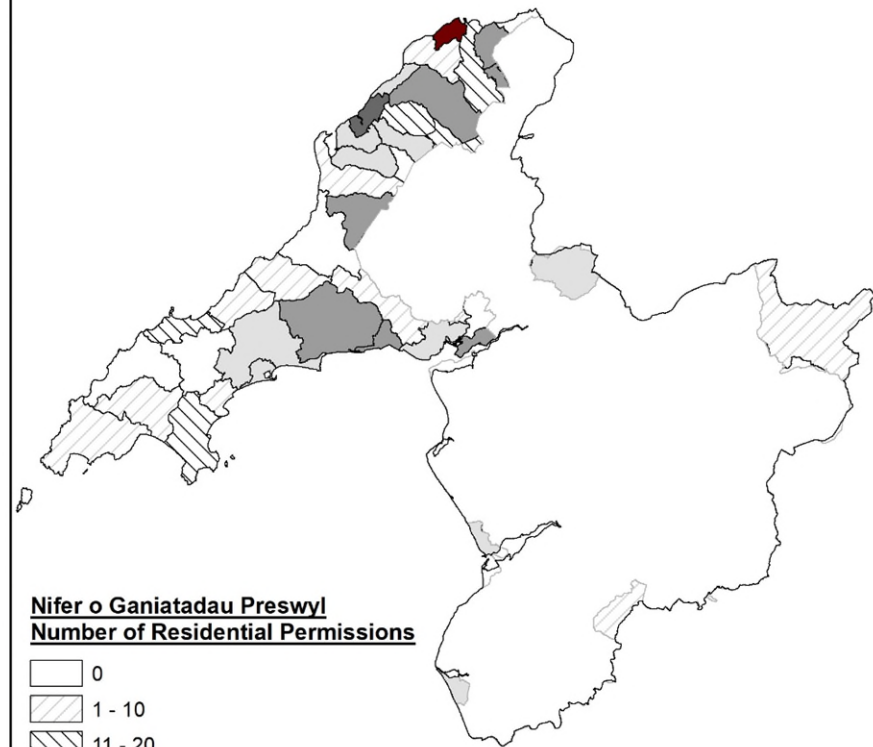


**Nifer o Ganiatadau Preswyl
Number of Residential Permissions**

- 0
- 1 - 4
- 5 - 10
- 11 - 20
- 21 - 30
- 31 - 40
- 41 - 45

**DOSBARTHAD CANIATADAU PRESWYL FESUL CYNGHORAU CYMUNED
ERS MABWYSIADU'R CYNLLUN - 1 AWST 2017 - 31 MAWRTH 2024**

**DISTRIBUTION OF RESIDENTIAL PREMISSIONS PER COMMUNITY COUNCIL
SINCE THE PLAN'S ADOPTION -1 AUGUST 2017 - 31 MARCH 2024**

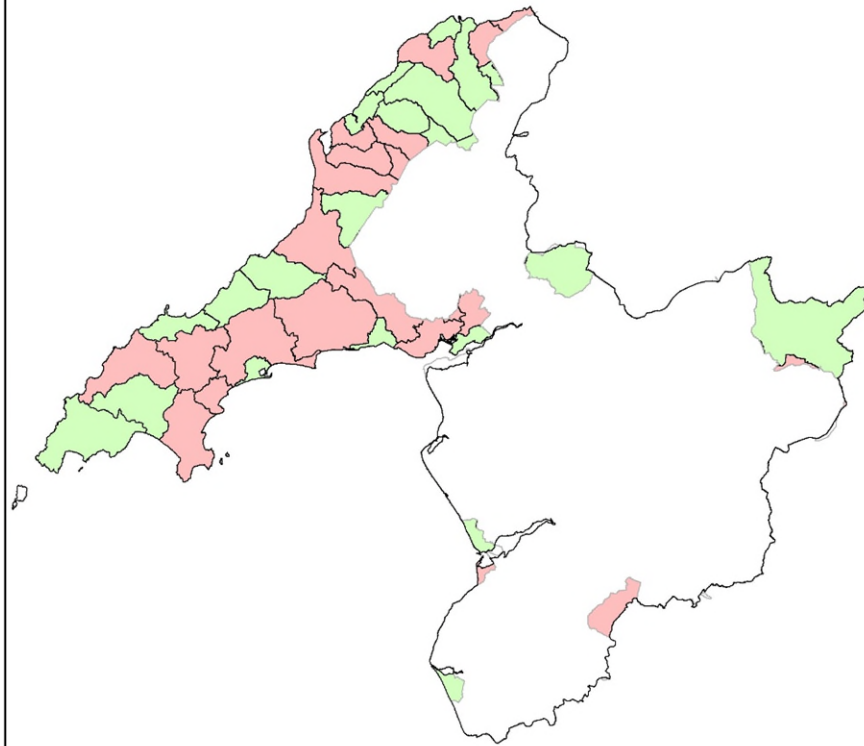


**Nifer o Ganiatadau Preswyl
Number of Residential Permissions**



- 0
- 1 - 10
- 11 - 20
- 21 - 50
- 51 - 100
- 101 - 150
- 151 - 200
- 201+

DOSBARTHIAID CANIATADAU PRESWYL FESUL CYNGHORAU CYMUNED
1 EBRILL 2023 - 31 MAWRTH 2024

DISTRIBUTION OF RESIDENTIAL PREMISSIONS PER COMMUNITY COUNCIL
1 APRIL 2023 - 31 MARCH 2024

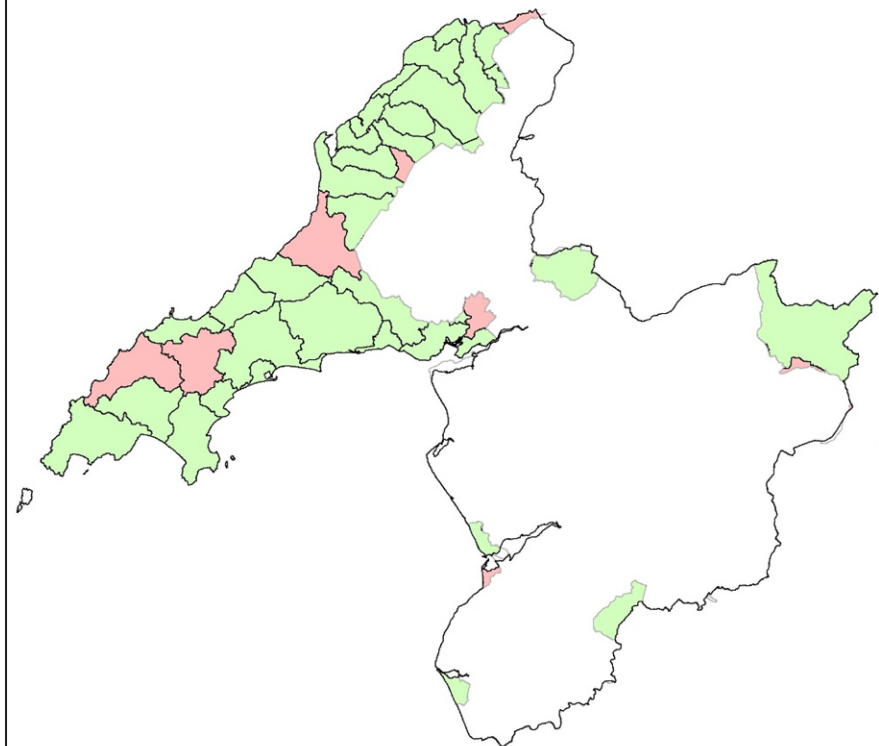


Allwedd / Key

-  Caniatadau / Permissions
-  Dim Caniatadau / No Permissions

DOSBARTHIAID CANIATADAU PRESWYL FESUL CYNGHORAU CYMUNED
ERS I'R CYNLLUN CAEL EI FABWYSIADU - 1 AWST 2017 - 31 MAWRTH 2024

DISTRIBUTION OF RESIDENTIAL PREMISSIONS PER COMMUNITY COUNCIL
SINCE THE PLAN'S ADOPTION - 1 AUGUST 2017 - 31 MARCH 2024



Appendix 3 – The provision of land for housing

Background

Planning Policy Wales, Edition 12 (February 2024) (paragraphs 4.2.11 and 4.2.12) notes that the ability to provide housing has to be demonstrated in the Plan through a housing trajectory. Planning authorities must use their housing trajectory as a basis for monitoring the delivery of their housing requirement. Detailed information on housing delivery assessed against the trajectory is necessary in order to form part of the evidence base for the development plan's Annual Monitoring Reports and for subsequent plan review. It is noted that under-delivery against the trajectory could be sufficient reason in itself to review the development plan. This process has replaced the need to demonstrate a 5-year land supply for housing that was assessed through the Joint Housing Land Availability Study.

The Development Plan Manual (Edition 3, March 2020) by the Welsh Government gives information on the process to consider and update the trajectory within the Annual Monitoring Reports. See the amended table and graph in the information in relation to the D43(A) and D43(B) indicators.

As part of this process, tables need to be presented that specify the development timetable for the sites allocated in the Plan together with large windfall sites within the land bank i.e. sites with 5 or more units with extant planning permission that are not located on land allocated for housing.

Bearing in mind that only 2 years are left in the JLDP period, and as a result of aspects associated with the work of establishing information for the Gwynedd Planning Authority area only, and the fact that the period of inviting candidate sites for the new Gwynedd Local Development Plan runs concurrently with the period of preparing this AMR, which could have caused confusion, no consultation was held with landowners/developers in relation to establishing the intention regarding the Plan's housing allocations and large land bank sites (5 or more units). No consultation was held with the Housing Stakeholders Group either when considering the proposed trajectory for the remaining JLDP period.

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

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

Small sites (Land bank and windfall sites)

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

2019-20	2020-21	2021-22	2022-23	2023-24	Total	Average
59	38	45	44	55	241	48.2 = 48

Given that there are 2 years remaining in the Plan period, the annual average noted above is based on this period in order to establish the provision on small land bank sites for the remainder of the Plan period i.e. 5-year average over a 2-year period:

$$48.2 \times 2 = 96.4 = 96 \text{ units}$$

Based on the April 2024 housing survey it is noted that there are 193 units in the small sites land bank without considering the units where no activity has taken place on those sites during the past five years (in relation to any development work or further permissions).

Given that the number of units in the landbank (small sites) is higher than the figure relating to the average number of units developed on small sites over the previous 5 years conveyed over a period of 2 years, for the purpose of the trajectory no additional units are to be provided on small windfall sites i.e. new planning permissions after the AMR 6 period, as it is assumed that the relevant provision will be met through units that are currently in the landbank (please see relevant table below).

All of the 48 units per annum that are expected on small sites are therefore noted on landbank sites (current planning permissions) with none on windfall sites (new permissions). There would be a presumption anyhow that for the next two years (2024/25 and 2025/26) all the units would be developed on sites that are in the existing land bank.

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

2024/25	2025/26
48	48

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

2024/25	2025/26
No units on new windfall sites completed in the next two years.	

Large land bank sites

The figures for the large site windfall units derive from table A1 below in relation to large land bank sites in the Gwynedd Planning Authority area. The figures note the units that are expected to be developed on the relevant sites per year.

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

2024/25	2025/26
106	143

Therefore:

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

2024/25	2025/26
154 (106 large sites / 48 small sites)	191 (143 large sites / 48 small sites)

Large windfall sites (5 or more units)

For the presumption in relation to the provision on large windfall sites (i.e. new permissions on sites with 5 or more units that have not been allocated), the revised trajectory uses information for the units that have been completed on large windfall sites in the Gwynedd Local Planning Authority area during the last 5 years (see the table below). This does not include units that have been completed on housing allocations. This figure is 294 units.

2019-20	2020-21	2020-21	2021-22	2022-23	Total
80	51	86	8	69	294

Given that there are 2 years remaining in the Plan period, the annual average noted above is based on this period in order to establish the provision on large land bank sites for the remainder of the Plan period i.e. 5-year average over a 2-year period:

$$(294/5) \times 2 = 117.6 = 118 \text{ units}$$

It is noted that table A1 project that 249 units will be developed on large land bank sites in the next 2 years, (i.e. the remainder of the Plan period), which is greater than the large sites provision that is noted above. Therefore, for the purpose of the trajectory, no units have been included on new large windfall sites for the remainder of the Plan period. Based on past development trends, it is believed that a sufficient number of units are likely to be developed on large land bank sites to meet the needs relating to this part of the housing provision.

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

2024/25	2025/26
No units on new windfall sites completed in the next two years.	

Housing allocations

The information for the number of units predicted to derive from the Plan's housing allocations can be seen in Table A2 below.

Table A2 notes the detailed information per site. The total units anticipated to be

developed on all the Plan's allocations (within the Gwynedd Planning Authority area) per year are as follows:

Number of houses expected to be completed on allocated sites annually

2024/25	2025/26
66	69

Table A1: The timing and phasing of sites with planning permission – Large land bank sites (Gwynedd Planning Authority area)

LPA reference	Settlement tier	Site name	Planning permission reference	Total site capacity	Units remaining	Overall completions	Completions in JLDP period	Under construction	2024/25	2025/26	Units beyond the plan period
4	Sub-regional Centre	30-32, Holyhead Road, Bangor	3/11/722B	8	8	0	0	0			8
4966	Sub-regional Centre	358-360 High Street, Bangor	C19/0009/11/LL	8	8	0	0	0		0	8
1932	Sub-regional Centre	Neuadd Deiniol & Wayside, Holyhead Road, Bangor	C11/0342/11/TC	24	24	0	0	0			24
5006	Sub-regional Centre	137 High Street, Bangor	C20/0848/11/LL	12	12	0	0	12	12		
4972	Sub-regional Centre	196-200 High Street, Bangor	C19/0444/11/LL	6	6	0	0	0		6	
178	Sub-regional Centre	Coed y Maes (Brewery Field), Penrhos, Bangor	3/25/195AB	20	2	18	0	0			2
179	Sub-regional Centre	Land at Y Garnedd, Penrhosgarnedd, Bangor	C06A/0663/25/LL	5	1	4	0	0		1	
5105	Sub-regional Centre	Railway Institute, Euston Road, Bangor	C21/0803/11/LL	25	25	0	0	0			25
5106	Sub-regional Centre	Plas Penrhos, Penrhos Road, Bangor	C21/0648/11/LL	39	39	0	0	39	39		
5109	Sub-regional Centre	Land at Pen y Ffridd Road, Bangor	C19/1072/11/LL	30	22	8	8	22	22		
5200	Sub-regional Centre	Blenheim House, Holyhead Road, Bangor	C20/0669/11/LL	36	36	0	0	0	0		36
5201	Sub-regional Centre	Maes Berea, Bangor	C18/0365/11/AM	9	9	0	0	0	0	5	4

LPA reference	Settlement tier	Site name	Planning permission reference	Total site capacity	Units remaining	Overall completions	Completions in JLDP period	Under construction	2024/25	2025/26	Units beyond the plan period
5255	Sub-regional Centre	Plas Llwyd Terrace, Bangor	C07A/0755/11/MG	10	10	0	0	0		4	6
5263	Sub-regional Centre	Coed Mawr, Bangor	C22/0525/11/LL	10	10	0	0	0		10	
5242	Sub-regional Centre	340 High Street, Bangor	C22/0950/11/LL	9	9	0	0	0		9	
2206	Urban Service Centre	Part OS 8825, Cae Clyd, Manod, Blaenau Ffestiniog	C14/0248/03/LL	5	5	0	0	0		3	2
5069	Urban Service Centre	Wynne Road, Blaenau Ffestiniog	C20/0538/03/LL	5	5	0	0	5	5		
1660	Urban Service Centre	Former Marine Hotel, North Road, Caernarfon	C18/1040/14/LL	15	15	0	0	15			15
5142	Urban Service Centre	Former Cae'r Glyn Allotments, Bethel Road, Caernarfon	C21/0767/14/LL	17	0	17	17	COMPLETED 2023/24			
5209	Urban Service Centre	Lleiod Garage, Llanberis Road, Caernarfon	C22/0745/14/LL	21	21	0	0	0		21	
2518	Urban Service Centre	Capel Garth, Bank Place, Porthmadog	C16/0761/44/LL	9	9	0	0	9			9
1969	Urban Service Centre	Snowdon Mill, Heol yr Wyddfa, Porthmadog	C07D/0707/44/LL	24	24	0	0	0			24
1640	Urban Service Centre	Plot 31, Awel y Grug, Porthmadog	C15/0224/44/LL	10	1	9	0	0	0	1	
4880	Urban Service Centre	Frondeg Centre, Ala Uchaf, Pwllheli	C19/0858/45/LL	28	0	28	28	COMPLETED 2023/24			
4838	Urban Service Centre	Ysgubor Wen land, Pwllheli	C20/0870/45/LL	5	1	4	4	1	1		

LPA reference	Settlement tier	Site name	Planning permission reference	Total site capacity	Units remaining	Overall completions	Completions in JLDP period	Under construction	2024/25	2025/26	Units beyond the plan period
743	Local Service Centre	Promenade Abermaw	5/51/815B	26	26	0	0	0			26
5181	Local Service Centre	Auckland House 17 Marine Parade, Abermaw	C21/0575/00/LL	5	0	5	5	COMPLETED 2023/24			
4100	Local Service Centre	Whitehouse Hotel site, Abersoch	C14/1208/39/LL	18	18	0	0	18		18	
5023	Local Service Centre	Land near Llain y Pebyll, Bethesda	C20/0018/13/LL	7	7	0	0	7	7		
5249	Local Service Centre	Brig y Nant, Bethesda	C22/0256/13/LL	18	18	0	0	0		0	18
24	Local Service Centre	OS 8361, 8958, 8650, Bryn Caseg, Bethesda	3/13/130A-E	22	1	21	0	0	0	1	
224	Local Service Centre	Gorseddfa Estate, Criccieth	2/15/143A-Z	13	1	12	0	0			1
225	Local Service Centre	Wern y Wylan Estate, Criccieth	C96D/0181/15/CL	9	1	8	0	0			1
5198	Local Service Centre	Land near Treddafydd High Street, Penygroes	C19/1089/22/LL	12	12	0	0	0	0	7	5
2495	Local Service Centre	Seion Chapel, Stryd y Plas, Nefyn	C04D/0722/42/LL	7	7	0	0	7		0	7
285	Local Service Centre	Bro Gwylwyr Estate, Nefyn	C07D/0699/42/LL	35	1	34	1	0		1	
3790	Local Service Centre	Tir y Farchnad, Sandilands Road, Tywyn	C13/0102/09/LL	18	18	0	0	18		0	18
76	Service Village	Bro Eglwys, Saron, Bethel	3/18/202J	50	14	36	0	0			14

LPA reference	Settlement tier	Site name	Planning permission reference	Total site capacity	Units remaining	Overall completions	Completions in JLDP period	Under construction	2024/25	2025/26	Units beyond the plan period
4576	Service Village	Cae Bodlondeb, Ael y Bryn (Site 1), Chwilog	C16/1363/41/AM & C20/0674/41/MG	9	9	0	0	9	6	3	0
4577	Service Village	Cae Bodlondeb, Ael y Bryn (Site 2), Chwilog	C16/1603/41/AM & C20/0673/41/MG	9	9	0	0	9	6	3	0
5177	Service Village	Ebeneser Chapel, High Street, Deiniolen	C19/1194/18/LL	7	7	0	0	0	0	7	
2477	Service Village	Llwyn Bedw Estate, Rachub	C10A/0040/21/MG	13	2	11	7	0		2	
3966	Local Village	Plot of land near Hen Gapel, Waunfawr Road, Caeathro	C09A/0412/26/LL	12	12	0	0	0	0	0	12
2216	Local Village	Ceir Cwm, Cwm y Glo	C10A/0087/23/LL	8	5	3	3	0			5
5171	Local Village	Land near Maes Llwyd, Llanystumdwy	C21/1091/41/LL	6	6	0	0	0		6	
1669	Coastal / Rural Village	Plots 15-23 Heol Seithendre, Fairbourne	C04M/0072/01/LL	9	5	4	0	0			5
5107	Coastal / Rural Village	Land near Cae Gors, Tregarth	C21/0617/16/LL	12	12	0	0	12		12	
2517	Coastal / Rural Village	Opposite Halfway House, Y Felinheli	C09A/0424/20/LL	7	7	0	0	0			7
1730	Coastal / Rural Village	Plas Dinorwig Hotel, Y Felinheli	C05A/0152/20/LL	8	8	0	0	0			8
1428	Coastal / Rural Village	Harbour, Y Felinheli	C05A/0750/20/LL	22	3	19	0	0			3
5256	Coastal / Rural Village	Land near Y Wern, Y Felinheli	C23/0772/20/LL	23	23	0	0	0		23	

LPA reference	Settlement tier	Site name	Planning permission reference	Total site capacity	Units remaining	Overall completions	Completions in JLDP period	Under construction	2024/25	2025/26	Units beyond the plan period
5168	Cluster	Near Bro Infryn, Glasinfryn	C21/1206/25/LL	7	7	0	0	7	7		
2428	Cluster	OS 3910, Near Eglwys St Engan, Llanengan	C11/1186/39/MG	6	1	5	5	1	1		
TOTAL				788	542	246	78	191	106	143	293

Table A2: The timing and phasing of housing allocations (Gwynedd Planning Authority area only)

LPA reference	Settlement tier	Allocated site number	Allocated site name	Total site capacity*	Time lag to construction start in months	Phasing of development					
						Completions	Completions in JLDP period	Under construction	2024/25	2025/26	Units beyond the plan period
3944	Sub-regional Centre	T1	Goetra Uchaf, Bangor			SITE COMPLETED					
4591	Sub-regional Centre	T2	Former Friars School Playing Field, Bangor	43							43
4225	Sub-regional Centre	T3	Former Jewsons site, Bangor	70	Planning permission C17/0835/11/MG	0	0	0			70
4592	Sub-regional Centre	T4	Land opposite the Crematorium, Bangor	72							72
4596	Urban Service Centre	T23	Former Playing Fields, Blaenau Ffestiniog	95							95
4597	Urban Service Centre	T24	Land at Congl y Wal, Blaenau Ffestiniog	60							60
4443	Urban Service Centre	T25	Former Hendre School, Caernarfon			SITE COMPLETED					
1373	Urban Service Centre	T26	To the rear of Maes Gwynedd, Caernarfon	29							29
1372	Urban Service Centre	T27	Cae Phillips Road, Caernarfon			SITE COMPLETED					
2213	Urban Service Centre	T28	Land near Lôn Caernarfon, Pwllheli	150							150

LPA reference	Settlement tier	Allocated site number	Allocated site name	Total site capacity*	Time lag to construction start in months	Phasing of development					
						Completions	Completions in JLDP period	Under construction	2024/25	2025/26	Units beyond the plan period
1400	Urban Service Centre	T29	Deiniol Field, Pwllheli	14	Planning permission C21/0111/45/LL	10	10	4	4		
1399	Urban Service Centre	T30	Former Hockey Field, Pwllheli	14	Planning permission C18/1198/45/AM	0	0	14	14	0	
2205	Local Service Centre	T41	Land near North Terrace, Criccieth	23	Planning permission C21/1136/35/LL	0	0	23	12	11	
1374	Local Service Centre	T42	Land near Victoria Hotel, Llanberis	16							16
2790	Local Service Centre	T43	Land near Tŷ Du Road, Llanberis	SITE COMPLETED							
3602	Local Service Centre	T44	Church Field, Llanrug	10	Planning permission C18/0942/23/LL & C23/0033/23/LL	9	9	0	0	1	
2567	Local Service Centre	T45	Land near Rhythallt Road, Llanrug	SITE COMPLETED							
4603	Local Service Centre	T46	Land near Helyg, Nefyn	19							19
3832	Local Service Centre	T47	Former Allotments, Nefyn	SITE COMPLETED							
1405	Local Service Centre	T48	Canol Cae, Penrhyndeudraeth	41	Planning permission C23/0201/08/LL	0	0	35	35	6	
4604	Local Service Centre	T49	Land near Former Bron Garth Hospital, Penrhyndeudraeth	46							46

LPA reference	Settlement tier	Allocated site number	Allocated site name	Total site capacity*	Time lag to construction start in months	Phasing of development					
						Completions	Completions in JLDP period	Under construction	2024/25	2025/26	Units beyond the plan period
4605	Local Service Centre	T50	Land near Canol Cae, Penrhyndeudraeth	31							31
1379	Local Service Centre	T51 (part)	Land near Maes Duly, Penygroes Permission C20/0942/22/LL (5064) on part of the site - Number of units based on the area of the remaining site	15							15
5064	Local Service Centre	T51 (part)	Land near Maes Duly, Penygroes	SITE COMPLETED							
2142	Local Service Centre	T52	Sŵn y Tonnau, Tywyn	41	Planning permission C06M/0069/09/LL	32	23	0		3	6
667	Local Service Centre	T53	Garreglwyd, Tywyn	23	Planning permission 5/79/134	11	2	0			12
4598	Service Village	T57	Land opposite Cremlyn Estate, Bethel	30	Caniatâd cynllunio C23/0657/18/LL					30	
4599	Service Village	T58	Land opposite Rhoslan Estate, Bethel	7	Caniatâd cynllunio C18/0545/18/MG	6	6	1	1		
2478	Service Village	T59	Land near Glanrafon Estate, Bontnewydd	SITE COMPLETED							
4593	Service Village	T60	Land near Pont Glan Beuno, Bontnewydd	10							10

LPA reference	Settlement tier	Allocated site number	Allocated site name	Total site capacity*	Time lag to construction start in months	Phasing of development					
						Completions	Completions in JLDP period	Under construction	2024/25	2025/26	Units beyond the plan period
4594	Service Village	T61	Land near Cefn Capel, Botwnnog	21						18	3
4595	Service Village	T62	Land near Pentre, Botwnnog	11							11
4125	Service Village	T63	Land to rear of Madryn Arms, Chwillog	SITE COMPLETED							
1364	Service Village	T64	Land near Cae Capel, Chwillog	21	Planning permission C18/1055/441/LL	0	0	0			21
3959	Service Village	T65	Land near Pentre Helen, Deiniolen	27	Planning permission C09A/0396/18/AM	0	0	0			27
4600	Service Village	T66	Land near Maes Bleddyn, Rachub	SITE COMPLETED							
4601	Service Village	T67	Land near Tyn Lôn, Y Ffor	18							18
4602	Service Village	T68	Land near the School, Y Ffor	10							10
2214	Service Village	T69	Land near Bro Gwystil, Y Ffor	SITE COMPLETED							
TOTAL						68	50	77	66	69	764
*	For sites with planning permission, the figure indicates the number of units that have been permitted.										
	Completed										
	Extant planning permission (not yet completed)										

