

APPENDIX 1

A summary of comments on the State of the AONB Report 2025

Comment by	Summary of comment	AONB Unit Response
Cyngor Cymuned Tudweiliog	Inadequate information regarding the Welsh language. No reference to the Llangwnnadl Housing and Language Survey 2024 which formed part of the Perthyn project which was commissioned by Cwmpawd on behalf of Welsh Government.	Agree the the language is an important asset – suggest amending the Report to include more information and refer to the Llangwnnadl Housing and Language Survey.
Cyngor Cymuned Tudweiliog	The Report should refer to the effect of the Local Development Plan and the effect of 4,000 homes on the qualities of the AONB and the Welsh language.	The State Report is a snapshot of the state of the AONB over a given period (2025) – it does not seek to predict the effects of specific developments, so it is suggested this should not be referred to in the Report . However, these issues are relevant for consideration when reviewing the Local Development Plan and the AONB Management Plan. The Joint Committee will be able to contribute to the review of these two Plans.
Cyngor Cymuned Tudweiliog	Also the effect of the main House Letting Policy under the Housing Act 1996 – in order to take the language of applicants for homes into consideration.	Again, the Condition Report is a snapshot of the state of the AONB at a given period (2025) so it is not believed that the Report should be modified in this instance . Letting homes is a complex issue that is managed through legislation and policies. The implications of the letting policy may be raised in the Management Plan and the Joint Committee may also liaise with the relevant Departments to identify the concerns.
Cyngor Cymuned Tudweiliog	It's obvious that something has gone awry when Cyngor Gwynedd permits social housing even though the communities themselves are opposed. The cohesion of communities is a key element of the AONB's qualities.	A number of social housing units have received planning permission in the Gwynedd area, including Llŷn, in recent years. Some have been granted by the Council and some by an Inspector through the appeals procedure. Concerns about this can be raised in the Management Plan and the Joint Committee can raise their concerns by commenting

		during a consultation period on the Local Development Plan. However it is suggested this is not included in the Report.
Cyfeillion Llŷn	Map of Settlements (page 152) does not make sense e.g it shows 3 settlements in Llangwnnadl. No clear understanding of the area.	Agree with the comments. The map is not correct and does not contribute useful Information – it is suggested the map is deleted from the Report.
Cyfeillion Llŷn	Number of second homes – the Report states that the data is incomplete for Aberdaron and Botwnnog – what does this mean ?	The problem is that it is difficult to get the data at the specific level of the AONB itself. However the comment is valid – it is suggested that the Report be modified by using data for wards to get a better picture of the situation.
Cyfeillion Llŷn	Lack of Information on caravan sites. The Report states that 80 sites were noted in 2021 while only 8 were identified for the whole County in 2025. There is a recommendation to commission a survey.	Unfortunately the Public Register no longer holds information on the number and type of units. However, the Unit has established that there are 96 sites in the AONB as well as 12 Registered sites (Clubs). There are also a large number of other caravan/camping sites nearby. It is suggested that this information be included in the Report and that an action is included in the Management Plan to undertake a detailed review of the situation.
Cyfeillion Llŷn	Condition of Afon Soch -it appears that a big change has taken place due to human actions. More information is needed on this.	The Information here is correct. The reason for the significant change in a short period of time is that the sample size is small (only a few rivers in the AONB). It is suggested that a sentence is included to explain this in the Report.
Campaign for the Protection of Rural Wales	The updated Report provides a wider presentation of Information in standard maps and tables which is for the most part thorough and useful.	A comment of support.
Campaign for the Protection of Rural Wales	There is useful new Information and analysis particularly of Planning applications and Dark Skies.	A comment of support.

Campaign for the Protection of Rural Wales	Agree with the comments re negative impacts on landscape and coast by poorly sited or designed development of caravans, renewable energy structures and agricultural buildings (Forces of Change). However to add – recent policies have been relatively successful in minimising visual damage of new caravan sites and energy structures.	A comment of support.
Campaign for the Protection of Rural Wales	Agree with comments in the Forces for Change table re negative impacts on RoW/ Access and that lack of strategic monitoring weakens strategic planning of the network. It is believed that chronic underfunding severely limits options and there should be a reference to the Rights of Way Improvement Plan. The Wales Coast Path is a tremendous assets if it can be adequately sustained with adequate funds.	A comment of support. Rights of Way – it is suggested to include a reference to the Rights of Way Improvement Plan and the Wales Coast Path in the Report but not to include comments about underfunding as there is an element of opinion in this.
Campaign for the Protection of Rural Wales	Expected a bit more on the assessment of the physical distribution and impact of economic sectors such as caravan sites (rf LUC 2021 Report). It is a mater of concern that the Consultants found that data from the Public Register of Licenced Caravan/ Camping sites seemed unavailable of incomplete. Other issues that might have been covered more included renewable energy, electricity grid, phone masts and social/ rural impact issues such as affecting shops, schools, housing, second homes, second homes (chapter 7 in the LUC 2021 Report did attempt to cover some of these aspects).	Information is included about second homes and housing designations but not about the housing stock. It is suggested that this information from the Council's Housing Department for is included in the Report, also include the information on caravan and camping sites as stated previously. There is information on Renewable Energy but not on a small/domestic scale – it would be difficult to get this information. Electricity Grid – there are no large pylons (132KVA) in the area and it would be difficult to convey information about all cables and poles in the Report. Economic/community issues – these can be referred to in the Plan itself – and fed into the review of the Local Development Plan.