

CYNGOR GWYNEDD – Report to Cyngor Gwynedd Cabinet

Title of Item:	Annual Monitoring Report Local Development Plan 2024-2025
Cabinet Member:	Cllr Craig ab Iago, Cabinet Member for the Environment
Relevant officer:	Gareth Jones, Assistant Head of Department
Date of meeting:	14 October 2025

1. THE DECISION SOUGHT

That Cabinet receive Annual Monitoring Report 7 (Appendix 1) and agree to submit to Government by the end of October 2025.

2. THE REASON WHY THE CABINET NEEDS TO MAKE THE DECISION

The Town and Country Planning (Local Development Plan) (Wales) Regulations 2005 set out the need to monitor the Local Development Plan (LDP) annually and to submit an Annual Monitoring Report to the Welsh Government by 31st October each year.

Members of the Cabinet will recall from the AMR presented last year, as joint working arrangement between Cyngor Gwynedd and the Isle of Anglesey County Council on Planning Policy matters has now come to an end, the contents of the AMR and subsequent AMR will solely focus on evidence specifically relevant to the Gwynedd Local Planning Authority. The information presented in this report will serve as valuable evidence to support the preparation of the Local Development Plan (LDP).

This Report presents the seventh Annual Monitoring Report for the period 1 April 2024 - 31 March 2025 along with the Planning Policy Working Group's comments on the document.

3. INTRODUCTION AND RATIONALE


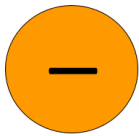
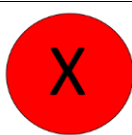
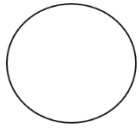
3.1 Background

The Monitoring Framework (Chapter 7 in the Plan)

3.1.1 The AMR provides an important evidence base for the review of the Joint LDP and over time AMR can show trends, identify any policies that are delivering or

not, and highlight if there is any policy void or omission. The Gwynedd and Anglesey JLDP has a monitoring framework which was agreed with the Inspector during the Examination in Public. The Monitoring Framework can be found in Chapter 7 of the Joint LDP. There are 70 indicators, which report on the 5 themes in the JLDP. As the joint working arrangement on Planning Policy matters between Cyngor Gwynedd and the Isle of Anglesey County Council has come to an end AMR 7 reports on evidence specific to the Gwynedd Local Planning Authority area only. The information presented in this Report will be useful evidence for the preparation of the LDP.

3.1.2 As a visual aid when monitoring the effectiveness of policies and to provide an overview of performance, key indicators and outcomes are shown in the table below:-

Symbol	Description	Number of Indicators
	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations.	30
	The policy target is currently not achieved as anticipated but this is not leading to concerns regarding policy implementation.	18
	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		12
Number of indicators no longer reported (relevant to the Isle of Anglesey Local planning Authority Area)		3

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

Core indicator	Cyfeirnod yn y Fframwaith Fonitro
The spatial distribution of housing development	D25

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

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

3.1.4 Other indicators seen in the Monitoring Framework of the Joint Local Development Plan are specific to the area of the JLDP.

3.1.5 The table below provides the actions available in the Monitoring Framework. Other actions could be relevant, depending on the circumstances, e.g. amending adopted supplementary planning guidance. An action has been identified against each indicator in the AMR as part of the analysis. A few indicators have a grey colour as the indicator has been achieved e.g. adoption of SPG. The table below outlines a summary of the actions following the assessment of the Monitoring Framework indicators:-

Assessment	Action	Number of indicators in the category.
Where indicators suggest that LDP policies are effectively implemented	No further action needed with the exception of continuing to monitor	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

3.1.6 Key findings of the AMR:-

1. Permission granted for 173 new residential units (including applications to reconsider or extend expiry date of existing permissions) during 2024/25. See the distribution of these permissions in Appendix 2. 75 units (43.4%) were for affordable housing.
2. 212 homes were completed during the monitoring period.
3. 140 affordable housing units completed in 2024-25 which is 66% 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 2687 units have been completed in the Gwynedd Planning Authority area between the base date (2011) and 2024/25, whilst the

trajectory (conveyed for the Gwynedd Planning Authority area) notes a figure of 3487 units. This is therefore 22.9% lower than the figure in the trajectory.

5. 35.3% of the housing units¹ permitted during the AMR period are within the Sub-regional Centre and Urban Service Centres. 9.8% of units have been permitted within the Local Service Centres with a further 54.9% permitted in Villages, Clusters and Open Countryside.
6. In the AMR period (2024-25), 25.9% 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 29.4 units per hectare.
8. 4 affordable housing exception sites permitted in the Gwynedd Planning Authority area during this AMR period (14 units permitted on these sites).
9. Planning permission was given for one local market unit during this AMR period. No local market unit was completed during the AMR period.
10. In the last year, over 62% 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 2 sites that were permitted in 2024- 2025 that are 11+ units in size, 1 site is for 100% affordable housing with the other site providing 66.6% of affordable housing.
11. Out of the units granted permission and completed since the Plan's adoption the percentage of affordable housing is 52.6%.
12. The Council received 8 Appeals during the monitoring period with 3 being allowed. 2 of the appeals allowed relate to design issues and the impact of the proposal on the surrounding landscape/amenities. These are therefore subjective matters and therefore do not undermine any policy in the Plan. The other appeal related to an application to demolish and rebuild a house within a settlement where new housing is restricted to Local Market Housing under Policy TAI 5. While the inspector had agreed that Policy TAI 5 was applicable, a potential inconsistency with the Supplementary Planning Guidance for demolition and rebuilding was highlighted. The implications of the ruling will need to be considered in the preparation of the new Local Development Plan.
13. One of the strategic objectives of the Joint LDP is to facilitate diversity in the rural economy, that objective has been successful during the AMR period, with permissions having been given for a range of employment uses including new flexible business/industrial units, a garage/boat store, erection of buildings for a timber and fruit picking businesses, workshop and store.
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

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

2021. However up to 2025 only 119.6 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. 4 applications were refused partly due to linguistic issues and 24 applications were granted permission with a planning condition for linguistic mitigation measures.

3.1.7 The conclusions from this and the previous AMRs provide important evidence base when preparing the new LDP. As outlined above and within the Report in appendix 1 some policy targets are not being met, these are however related to matters which are outside of the control of the JLDP. The JLDP provides a policy framework to support appropriate developments within the plan area.

Reviewing the Plan

3.1.8 As members are aware work has begun in preparing a new Local Development Plan for Gwynedd Local Planning Authority Area. The evidence and conclusions of the AMR will form part of the evidence base that will contribute to the preparation of the new plan. This AMR follows the same format as the previous ones but reports on the performance of Gwynedd LPA only.

General opinion from Planning Policy Working Group

3.1.9 The following comments were received from members of the Working Group :

1. It was noted that the number of affordable dwellings which have been built during the AMR 7 period, 140 in number, is encouraging;
2. In relation to Indicator D2, reference was made to the inconsistency in the table and explanatory text in the English version between the number of housing which had been granted planning permission.
3. The analysis to Indicator D1 which states as follows was questioned "*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.*" It was noted that no statistical evidence has been provided to support this statement. It was further noted that there is no assessment of the impact of larger developments over time on the movement of Welsh speakers from one community to another.
4. Concern was expressed about the process of assessing erroneous Language Statements and Assessments. It is appropriate to ensure that what is stated within assessments/statements is accurate (including possible demographic

changes). In order to ensure that Assessments/Statements are impartial, it was suggested that a new procedure should be implemented whereby the Council appoints recognised experts to undertake a Linguistic Assessment/Statement at a cost to the applicant.

Action following the Working Group meeting

3.1.10 Following the Working Groups observations, the following amendments to the AMR have been undertaken:

1. Note the comment.
2. The Welsh version of the Annual Monitoring Report is correct, the English version of indicator D2 has been amended accordingly for accuracy.
3. Indicator D1 states that AMB 5 looked at the changes within different neighbourhoods of the Lower Super Output Areas (LSOA) and noted that there were a number of factors affecting the changes between 2011 and 2021 in the percentage of Welsh speakers in them. The sentence referenced refers to the findings of AMR5.
4. The purpose of indicator D3 is to identify a number of planning applications that have been supported by a Linguistic Assessment/Statement. The concern expressed is not directly relevant to the indicator.

3.2 Rationale and justification for recommending the decision

3.2.1 The Annual Monitoring Report contains factual information about the performance of the Joint Local Development Plan from 1 April 2024 to 31 March 2025. It forms part of the evidence base for the preparation of a new Local Development Plan. As set out in part 2 of this report the Town and Country Planning (Local Development Plan) (Wales) Regulations 2005 set out the need to monitor the Local Development Plan (LDP) annually and to submit an Annual Monitoring Report to the Welsh Government by 31st October each year.

3.3 Next Steps

3.3.1 Following any changes that may result from the discussion or any editorial changes which may be required for accuracy, a final version of the Annual Monitoring Report will be prepared and then submitted to the Welsh Government by 31 October 2025.

4.0 The views of the statutory officers

4.1 Head of Finance

Nothing to add from the perspective of financial propriety.

4.2 Monitoring Officer

No observations to add in relation to propriety.

Appendices:

Appendix 1– Joint Local Development Plan Annual Monitoring Report 2024-2025.