

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

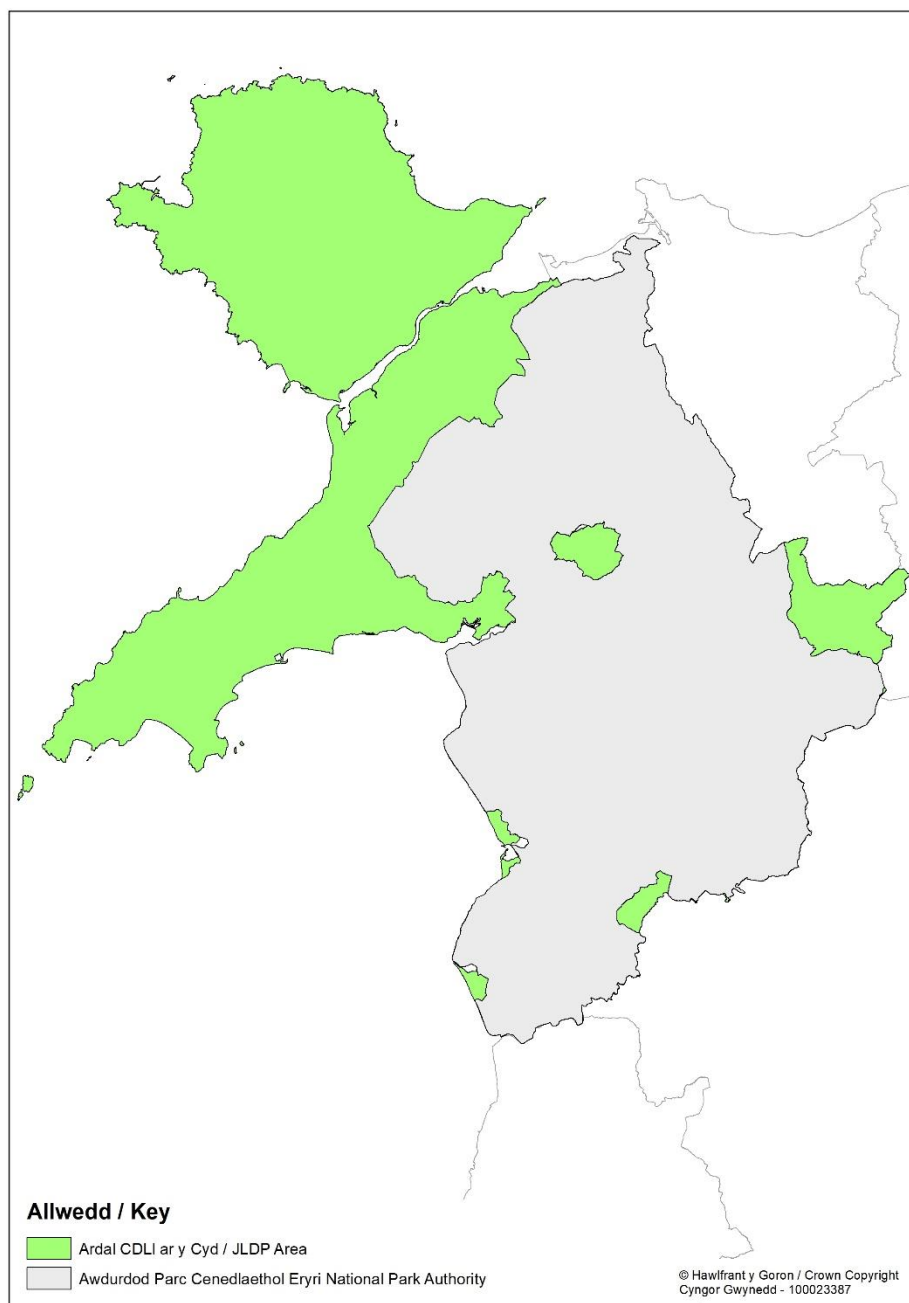
**ANNUAL MONITORING REPORT – Gwynedd
1 April 2024- 31 MARCH 2025
7th Annual Monitoring Report**

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EXECUTIVE SUMMARY


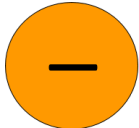
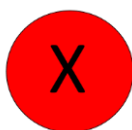
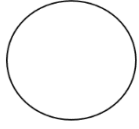
- i. The Gwynedd and Anglesey Joint Local Development Plan (Joint LDP) was adopted on 31 July 2017. The Joint LDP area includes Anglesey and the Gwynedd Planning Authority area. It does not include the parts of Gwynedd that are within the Eryri National Park.



- 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 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, the Council 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 Council to assess the impact of the Joint LDP on social, economic, and environmental well-being in the Plan area.
- iv. This is the seventh AMR to be prepared since the Joint LDP was adopted. This AMR looks at the period from 1st April 2024 to 31 March 2025 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 website by 31 October 2025.
- 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.	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

¹ AMR 7 will be reporting on 55 indicators. The target for 5 indicators were met during AMR1 and for another 5 of the indicators during AMR2 one during AMR 3 and a further one during AMR6. Further, 3 of the indicators were specifically relevant to the Isle of Anglesey County Council - therefore there isn't a need to continue to monitor these indicators.

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

- 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 apart from continuing 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. The information which derives from this and the previous AMRs are an important evidence base for the new Local Development

- 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 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 units² 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.

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

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 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.

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 and 7 concentrates specifically on Gwynedd Local Planning Authority Area. The information presented in this

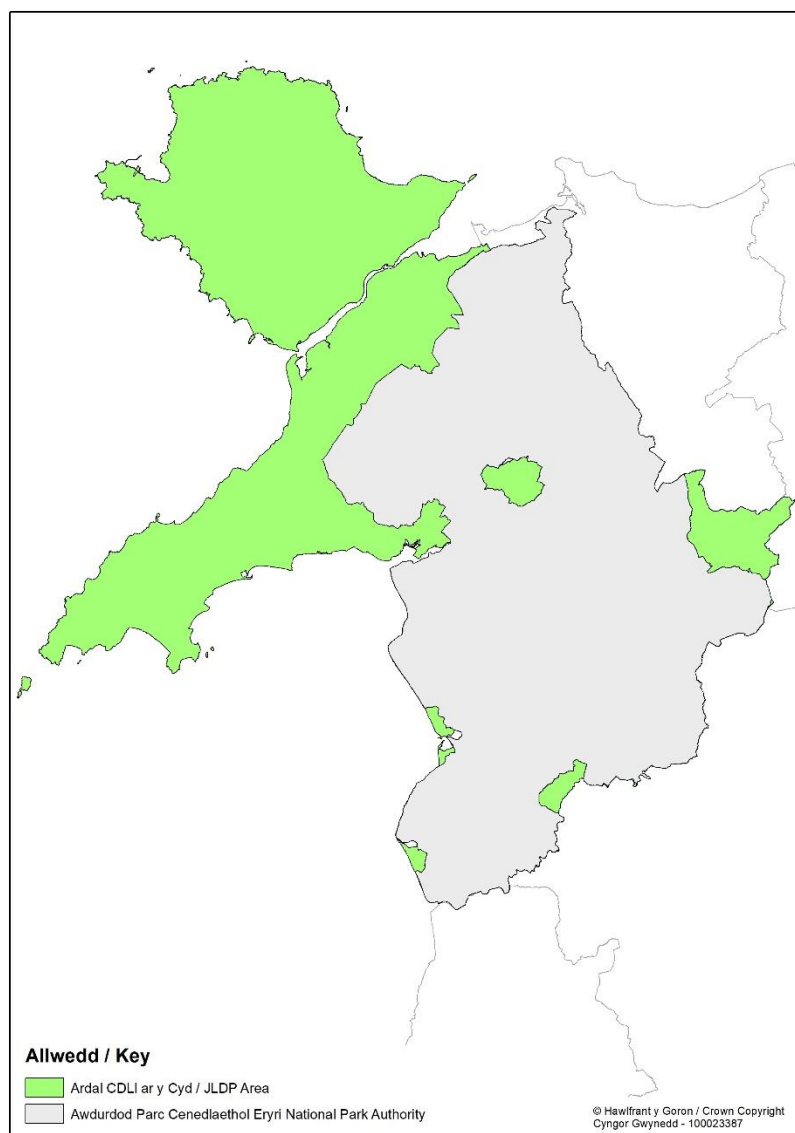
Report in will be useful as evidence for the preparation of the Gwynedd Local Development Plan.

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 Council produces an Annual Monitoring Report (AMR) for the 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 seventh AMR to be prepared since the adoption of the Plan. This AMR covers the period from 1st April 2024 to 31st March 2025. It is a requirement to submit this AMR (AMR7) to the Welsh Government by 31 October, 2025.

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 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
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*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


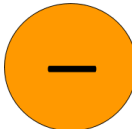
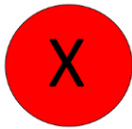
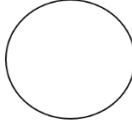
- 1.10 The Monitoring Framework notes a range of achievable actions that could address any shortcomings or unexpected outcomes. However, it does not necessarily follow that a failure to achieve a specific target will be interpreted as a policy failure that would automatically mean that this policy (or 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.
	There is no conclusion - available data is scarce.

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 7

- 1.13 As the joint working arrangement between the Isle of Anglesey County Council and Cyngor 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 7) 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 Council 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, 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

Historic Environment (Wales) Act 2023

- 2.2 The Historic Environment (Wales) Act 2023 and its suite of supporting secondary legislation came into full effect on 4 November 2024.
- 2.3 This is the first consolidated legislation in the Welsh Government's initial five-year programme to improve the accessibility of Welsh law. This historic piece of legislation provides fully bilingual, orderly and accessible law for the effective protection and management of our unique historic environment so that it can continue to contribute to the well-being of Wales and its people. The 2023 Act and its substantive supporting regulations also constitute the first code of law produced under the Welsh Government's programme to improve the accessibility of Welsh law.
- 2.4 With the full commencement of the Historic Environment (Wales) Act 2023, the Acts that provided the legislative framework for the management and protection of the Welsh historic environment for decades — principally the Ancient Monuments and Archaeological Areas Act 1979 and the Planning (Listed Buildings and Conservation Areas) Act 1990 – no longer apply in Wales.

TAN 15 (Development, Flooding, and Coastal Erosion) – Welsh Government - March 2025

- 2.5 The new TAN15 was published on the 31 of March 2025 and comes into immediate effect as the starting point for the consideration of flood risk in the planning system. The TAN replaces the previous version of the TAN (Development and Flood Risk) which was published in 2004. The previous Development Advice Maps have been replaced with the Flood Maps for Planning. The new TAN15 continues to take a risk-based approach, dividing land uses into highly vulnerable, less vulnerable, and 'water compatible' forms of development, before setting out under what circumstances each category of land use can be located within each flood risk zone, both in the case of planning applications and allocations within a Local Development Plan. Central to determining the appropriateness of the site is whether the site is defended and whether it is greenfield or previously developed with generally more flexibility where a proposal is on land that is previously developed and / or defended.

Consultation on new National Park (Natural Resources Wales (NRW)) October - December 2024

- 2.6 Welsh Government have requested that NRW assess the evidence and justification for a new National Park and subsequently make a recommendation on the proposal.
- 2.7 Following the public engagement period on the Area of Search in late 2023, and a period of evidence gathering, between 7 October and 16 December 2024 a public consultation on the emerging proposal was held.
- 2.8 The proposed area is based on the Clwydian Range and Dee Valley 'National Landscape'. The area of Gwynedd Local Planning Authority which lies within the proposal areas is the Mynydd Mynyllod/Llandderfel area.

Empowering Communities, strengthening the Welsh Language - Commission for Welsh-speaking Communities (August 2024)

- 2.9 A comprehensive report has been commissioned and published by the Commission for Welsh Language Communities. The report recommends strategic policy interventions to strengthen the Welsh language in communities where a high percentage of the population speaks the language. The designation of 'areas of higher density linguistic significance' is central to the proposals to protect and strengthen Welsh as a thriving community language.
- 2.10 The Commission have made 57 recommendations in several key policy areas, including:
- Designating 'areas of higher density linguistic significance' to recognise communities where there is a high percentage of Welsh speakers, and to ensure greater consideration for Welsh in policy developments, the ability to vary policy, and to support the effective use of Welsh at community level. The Commission recommends two ways of designating these areas, namely that the Government designates areas where over 40% of the population speaks Welsh, and also gives local authorities the discretion to designate specific areas where appropriate;
 - Addressing the housing crisis within Welsh-speaking communities, advocating housing developments based on local needs and community-led housing initiatives. There is also a call to set up a low-interest loan fund or equity scheme to assist community groups to purchase land or property.
 - Supporting models of community development that promote community initiatives and shared ownership.
 - Developing language planning strategies for communities facing a language shift.
- 2.11 The other recommendations address issues affecting Welsh language communities, including community development, workplaces, the economy, education and equality. The report also includes a detailed analysis of the results of the 2021 Census.
- 2.12 The Commission was established by the Welsh Government in summer 2022 to respond to the declining percentage of Welsh speakers in communities where the majority of the population speaks the language, or where this has been the case until relatively recently.

The Report of the Commission for Welsh-speaking Communities on Town and Country Planning - The Commission for Welsh-speaking Communities - February 2025

- 2.13 The Commission organised a workshop for town and country planning experts and language planners in October 2023 to discuss the relationship between these two policy fields and provided the basis for the chapter on town and country planning published in Empowering communities, strengthening the Welsh language. This report builds on that work and outlines 14 recommendations. Whilst this is a stand-alone report it read side by side with Empowering Communities, strengthening the Welsh Language.

LOCAL CONTEXT

Local Flood Management Strategy, Cyngor Gwynedd

- 2.14 There is a duty on Local Authorities to prepare a Local Flood Management Strategy for their areas in line with the requirements of the Water Act 2010. Cyngor Gwynedd was required to amend the original strategy (dated 2013) to align with objectives, measures and policies and legislation associated with the National Flood Risk Management Strategy.
- 2.15 The strategy includes objectives to reduce the risk of flooding and coastal erosion, develop an understanding of these hazards, and collaborate with relevant bodies. It also emphasizes the need to raise awareness and encourage collaboration on mitigation plans. The strategy runs alongside the Council's Climate and Nature Emergency Plan, aiming to create safer and more sustainable communities in Gwynedd.
- 2.16 The strategy was adopted by Gwynedd Council's Cabinet on 11 June 2024.

Article 4 Direction (September 2024)

- 2.17 In August 2023 an Article 4 Direction Notice was placed in the Gwynedd Local Planning Authority area to control the use of residential housing as holiday accommodation. Along with placing the Notice a public engagement period was also undertaken. This period was an opportunity to express an opinion on the intention. Following the public engagement period and taking into account all comments received, on 16 July 2024 Gwynedd Council's Cabinet decided to confirm the Article 4 Direction, with the Direction effective from 1 September 2024.
- 2.18 The Article 4 Direction means that it is now a requirement to receive planning permission in order to undertake the material change of use of a residential house (Use Class C3) to a second home use (Use Class C5), holiday accommodation (Use Class C6) or mixed use of these use classes.

Appeals

- 2.19 The Council received 8 Appeals during the monitoring period. 5 were rejected whilst 3 were granted. The overall details of the appeals allowed are as follows:
- Slurry store at Glanrafon. It was refused by the Council due to concerns that it would have an impact on the Special Landscape Area. It was allowed on appeal as there was no robust evidence to support this view.
 - Extension to a house creating a balcony in Morfa Nefyn. The application was refused on the grounds of impact on amenity of neighbouring houses. The appeal was allowed as it was not considered that the proposal would have an impact on the amenities of neighbouring houses.
 - Demolition of an existing house and the erection of a new house in Abersoch. The original application was refused as the size of the new house is beyond the thresholds set out in Policy TAI 5. The appeal was allowed following concerns

about the relevance of Policy TAI 5 and other material considerations (including the existing right to extend the existing house).


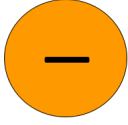
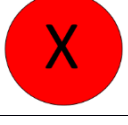
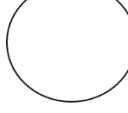
- 2.20 With the first two appeals listed above (Glanrafon and Morfa Nefyn) these decisions are considered to relate to design and consideration given to the impact of what is proposed on the landscape/amenities. These issues are subjective and open to interpretation. Accordingly, these particular appeals are not considered to have undermined the policies of the Plan or to cause any concern as to the interpretation of the relevant policies.
- 2.21 In respect of the last appeal allowed (demolition and reconstruction of a house in Abersoch), the application was refused by the Council on the grounds that the size of the existing house was within the maximum size of a 4 bedroom house highlighted within Policy TAI 5 (Local Market Housing) while the proposal would result in a significantly larger house and therefore contrary to the requirements of Policy TAI 5. The Inspector agreed with the Council that the most relevant policy in terms of considering the appropriateness of the principle of the development is Policy TAI 5 (Local Market Housing). In granting the appeal, the inspector placed greater emphasis on other material considerations, noting that the SPG for Local Market Housing refers towards adding to the existing housing stock, that the existing house could be extended under permitted rights, that consent exists for significant extensions to the existing property, the value of the existing house and the energy performance level of the existing house. Therefore, in this case whilst the inspector considers it appropriate to assess the development in accordance with Policy TAI 5, some potential discrepancy between the policies of the Plan and the interpretation within the SPG is highlighted. It is further suggested that the policy does not provide clear guidance in terms of alternative situations (i.e. demolition and reconstruction). It is therefore noted that this decision does not cause any significant concern, however the implications of the ruling will need to be considered in the preparation of the new Local Development Plan.

CONCLUSION

- 2.22 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.
- 2.23 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
D13	The number of applications permitted within sites/ areas safeguarded for transportation improvements (all improvement areas in Gwynedd have been completed).	AMR 6
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 7: -

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.
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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 type of housing applications seen this year on new sites that have been granted permission since the Plan was adopted shows a significant percentage of affordable homes at 50.7% (increasing to 62.4% when considering applications that reached the threshold for affordable housing). In fact, for the 2 sites with 11+ housing units that were granted permission during 2024 to 2025 one of these provide 100% affordable sites with another providing 66.6% 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 (Note: Direct impact of new development on the use of the Welsh language in individual communities and Plan area is a difficult area to monitor, given that	AMR 1	—	Biennial narrative about relevant completed schemes, e.g. under Policy PS 1, Policy TAI 1 – Policy TAI 7, by 2019
		AMR 2	—	
		AMR 3	—	
		AMR 4	—	
		AMR 5	—	
		AMR 6	—	
		AMR 7	—	

	<i>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>			
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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. The latest figures are December 2024 which states that there are 891,800 Welsh speakers in Wales. For Gwynedd it states that there are 92,500 able to speak Welsh, which is 76% of the County's population.

However, as a result of figures in the 2021 Census (538,300 Welsh Speakers in Wales, and 73,560 or 64.4% in Gwynedd) and the difference between these and figures in the Annual Report the Welsh Government has commission work to establish why there is a difference between the figures.

The Chief Statistician's blog (25 April 2023) states that "... it has always been clear that we regard the census as the authoritative source of information on the number of Welsh speakers in Wales...". He further states that "... There are several other data sources available that provide some information about the Welsh language that we can use to monitor trends in the period

between censuses. These sources have their own strengths and limitations when it comes to statistics on the Welsh language...".

The Annual Population Survey is based on a Labour Force Survey. Although household surveys usually give us higher estimates of ability to speak Welsh, they have generally moved in a similar direction to the census estimates. However, with the results of the 2021 Census, this is the first time that the census estimates that the number of Welsh speakers has decreased and the household surveys estimate that the numbers have increased.

Due to the range of data sources available, it is not easy for users of statistics about ability in Welsh to reconcile the different estimates, especially as some estimates show an increase in the number of Welsh speakers and others show that the numbers are decreasing. This can make it challenging to know how to use these statistics to inform Welsh language public policy.

Within the Report 'Differences between estimates of ability in Welsh in the 2021 Census and household surveys' the main points were:

- Of the people who said they could speak Welsh in the Labour Force Survey or Census 2021, the following groups tended to agree across the two sources most often: people aged 65 or over; people living in North West Wales; people born in Wales; and people with Welsh national identity.
- Of the people who say they can speak Welsh in the Labour Force Survey or Census 2021, the following groups tended to disagree across the two sources most frequently: people younger than 25; people living in the South East and North East; people born elsewhere in the UK; and people without a Welsh national identity.
- Of the people who agreed that they could speak Welsh on both sources, over two-thirds (68.6%) indicated that they spoke Welsh on a daily basis. Of the people who said they could speak Welsh in the Labour Force Survey but not in the 2021 Census, only around a quarter (24.8%) said they spoke Welsh on a daily basis.
- A smaller proportion of couple households agree on their ability to speak Welsh between the two sources where neither or only one adult can speak Welsh compared to couple households which have two or more adults who can speak Welsh.

Therefore, on the basis of all this, it is not believed that any weight should be given to the increase in the number of Welsh speakers seen in Gwynedd within the 'Annual Population Report' December 2024.

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.

The Article 4 Direction came into operation in the Gwynedd Local Planning Area on 1 September 2024. This means that planning permission is now required in order to undertake a material change of use from a primary residential use (use class C3) to a second home use (use class C5) or holiday accommodation (use class C6).

The Council is in the process of preparing a Supplementary Planning Guidance (SPG) 'Managing the Use of Housing as Holiday Homes (Second Homes and Holiday Accommodation)'. A public consultation period on a draft version of the SPC was held between 24 February and 7 April 2025 with a view to its adoption in the summer of 2025.

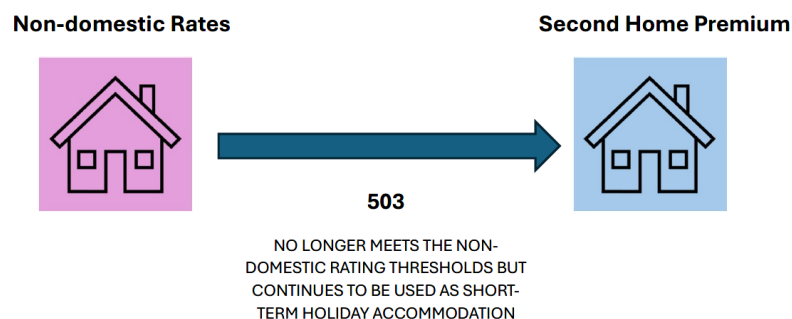
Looking at information from the Council Tax Unit of the Finance Service the following changes can be seen in the core data during the period 2024 to 2025 for Second Homes (payment of second home premium) and Holiday Accommodation (payment of non-domestic business tax of holiday accommodation) (Please note that these are figures for the whole of Gwynedd):

Period	Second Homes	Holiday Accommodation
Total April 2024	4,217	2,628
Total April 2025	4,698	2,200
Change	+481	-428

However, the picture is not as simple as a basic shift from holiday accommodation to second homes. Research into changes to the categories of taxation shows:

Changes within Second Homes Category

- An additional 503 second homes have transferred from the holiday accommodation category (non-domestic business tax) as they do not meet the letting requirements for at least 182 days and therefore in terms of Council Tax pay a premium as second homes (as the owner owns more than one house).



- 70 units fall into the Second Homes category as the Council has received information that they are no longer being placed as holiday accommodation.

Non-domestic Rates



70

NO LONGER USED AS HOLIDAY
ACCOMMODATION

Second Home Premium



- 104 units have switched use from second homes to a primary residential space.

Second Home Premium



104

NO LONGER USED AS A SECOND HOME

Main place of residence



- There appear to have been 12 new second homes added to the list.

Second Home Premium



+ 12

NEW UNITS – NO PREVIOUS
RECORD

Changes within Second Homes Category

- In terms of changes within the category of Holiday Accommodation 503 fall into the Second Home category because they have not been let for at least 182 days.

Non-domestic Rates



503

NO LONGER MEETS THE NON-
DOMESTIC RATING THRESHOLDS BUT
CONTINUES TO BE USED AS SHORT-
TERM HOLIDAY ACCOMMODATION

Second Home Premium



- It appears that an additional 75 units have been added to the list.

Non-domestic Rates



+ 75

NEW UNITS – MAY HAVE TRANSFERRED PRIOR
TO THE IMPLEMENTATION OF THE A4D

New second homes and holiday accommodation units may have come through C3 units moving either to C5 or C6 before the Article 4 became operational. Since the Article 4 Direction came into force on 1 September 2024 until the end of March 2025, no planning permission has been granted to change the use of residential C3 unit to the use of second home C5 and/or holiday accommodation C6.

It is believed that it is too early in the period after implementing the Article 4 Direction to see what impact it has had on the Second Homes/Holiday Accommodation market. While 104 Second Homes units have changed to be the main place of residence, this was 114 units in 2023/24 and 95 units in 2022/23, which is very close to the 2024/25 figure.

In the year from 1 April 2024 to 31 March 2025 there have been 134 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 26 sites with the rest on 18 sites from a site with 2 units up to a site of 24 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 109 housing units, 68 affordable units were granted consent either by condition or legal agreement, which means an affordable percentage of 62.4%.

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, 2024 and 2025 survey which feeds into the new Indicators for assessing the growth against the Plan's Housing Trajectory. These state that 3,219 housing units have been completed since 2017 (2,870 in Gwynedd and Ynys Môn up to 2023 and 349 from 2023 to 2025 in Gwynedd only) with 2,178 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%
AMR 7*	208	141	67.8*
TOTAL	1,041	548	52.6%

* Note AMR 6 and 7 are Gwynedd only figures

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 60% (62.4%) 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 above 50% (52.6%) (which is 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 which helps to meet local needs and thus helps to maintain the language within the Plan area.

Recent applications from Registered Social Landlords have been supported with evidence for the Preferred Language of Main Tenants and any joint tenant who has chosen Welsh compared to the percentage of Welsh speakers aged 20+ in the relevant Ward for recent developments by them. The following table states the information here:

Development	Number and Type of Affordable Units	Optional Language of Welsh by the Primary Tenant and Any Joint Tenant (%)	Welsh Speakers (20+ years old) in the Relevant Ward (%)
Llygaid y Meolwyn, Blaenau Ffestiniog	5 social rented housing	89%	73%
Rhandir Mwyn, Caernarfon	18 units, a mix of social and intermediate rented housing	100%	79%
Frondeg, Pwllheli	28 social rented flats for residents over 55	72%	73%
Cae Rhosydd, Rachub	30 units, a mix of social and intermediate rented housing	56%	59%
Gwel y Foel, Dinas Llanwnda	24 units, a mix of social, intermediate and rent-to-buy	89%	77%

Cae'r Gors, Tregarth	8 social rented units and 4 intermediate units	96%	68%
Trem Engan, Penygroes	24 units, a mix of social and intermediate rented housing	89%	80%
Gerddi Bach, Waunfawr	4 social rented housing	75%	69%
Llety'r Adar, Bethesda	17 social rented housing	71%	71%
Cae Magw, Rhosgadfan	4 social rented housing	100%	77%
Bron Gwynedd, Bethel	4 social rented housing	100%	84%
Cae Capel, Bontnewydd	9 social rented housing	89%	80%



As can be seen, the % of Main Tenants who have chosen Welsh as their language of choice is higher than the percentage of Welsh speakers aged 20+ in the Ward where the houses are located within 9 of these developments, with 1 being the exact the same level and two slightly lower (1% for one development and 3% for the other).






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 the Council's introduction of an Article 4 Direction means that the Council has more control over the number of second homes / holiday accommodation arising out of the existing housing stock. The Article 4 Direction 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.		
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	AMR 1		One planning application permitted in any one-year contrary to Policy PS 1
		AMR 2		

mitigation measures are required	balance of a community is avoided or suitably mitigated in accordance with Policy PS 1	AMR 3		
		AMR 4		
		AMR 5		
		AMR 6		
		<u>AMR 7</u>		

Analysis:

As highlighted in the response to Indicator D1, in the year 2024/25 planning permission has been given for 134 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	26	26
2 to 5 units	12	34
6 to 10 units	4	34
11+ units	2	40

Of the 2 sites of size 11+ units one of these is a brownfield site within the development boundary and the other is a site with the majority of the site within the development boundary with a small part forming an exception site. One site provides 100% affordable units with another providing 66.6% of affordable units.

There were 3 Linguistic Assessments and 22 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.

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

- 1 residential application for 21 units as evidence was not received about the need for the number of houses and updated information within the Welsh language Assessment to be able to assess whether the proposal meets the requirements of criterion 1c of Policy PS1. On this basis, the Local Planning Authority is not convinced that the proposal would not have a negative impact on the Welsh language in the Plan area;
- 1 residential application for 18 affordable units as the Local Planning Authority is not convinced that there will not be a negative impact on the Welsh language and therefore the proposal would not be in accordance with the requirements of Policy PS1;
- 1 application for conversion of a former shop to a residential unit as insufficient information has been submitted with the planning application to enable the Local Planning Authority to assess all necessary material planning considerations. In order to enable a complete

assessment under PS 1 policies it would be necessary to submit the following information: Welsh Language Statement, Housing market assessment to show how the new unit will meet the requirements of the local community;

- 1 application for the removal of an existing wooden summer hut and the erection of a shepherd's hut for the purpose of holiday accommodation as insufficient information has been submitted as part of a planning application to enable a Local Planning Authority to fully assess several aspects of the proposal including a potential impact on the Welsh Language.




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





- 7 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 application provide for a total of 37 residential units);
- 7 applications with the condition that any signs advertising and promoting the development inside and outside the site must be in Welsh or bilingual with priority to the Welsh language (2 applications totalling 110 residential units, 1 application for 10 industrial units, 1 application for a retail supermarket, 1 application for 2 business units, 1 application for a mot garage and 1 application for a retail unit);
- 1 application for a retail supermarket where the applicant/developer must submit a Welsh language impact mitigation plan including details of bilingual internal and external signage/information packs/marketing arrangements to be agreed in writing with the Local Planning Authority before the permitted use hereby becomes operational and the development must be implemented in accordance with the permitted details;
- 9 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 and a condition that a Welsh name must be provided for the development (7 applications for a total of 60 residential units, 1 mixed use application for 3 residential units and 3 holiday accommodation and 1 application for the erection of a new workshop / office).

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	All relevant planning applications to be accompanied by a Welsh Language Statement or a Welsh Language	AMR 1		One Welsh Language Statement or Welsh Language Impact Assessment in any one year that doesn't address factors relevant to
		AMR 2		
		AMR 3		

Welsh Language Impact Assessment	Impact Assessment, which address factors relevant to the use of the Welsh language in the community as set out in the Supplementary Planning Guidance.	AMR 3		the use of the Welsh language in the community.
		AMR 5		
		AMR 6		
		AMR 7		

Analysis:

During the monitoring period, 22 Welsh Language Statements and 3 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. 13 Linguistic Statements were received with residential applications, and 6 statements with commercial applications, 3 with mixed use applications two for the creation of a shop and residential units and another for the use of 3 residential units and 3 holiday accommodation units. 3 Language Assessment were submitted all for residential applications.

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.

It is considered, therefore, that the policies continue 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: D4

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

Infrastructure and Developer Contributions

Indicator: D5				
Objective:	SO2	Ensure that appropriate physical or community infrastructure is in place e.g. water supply, health facilities, schools, community facilities, or that it can be provided (e.g. by means of developer contributions) to cope with every kind of development.		
Indicator:	Target:	Relevant policy:	ISA1, ISA2, ISA4, ISA5	
		Outcome:	Trigger level:	
		AMR 1		

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	AMR 2		One planning application permitted contrary to Policy ISA 1 in any one year
		AMR 3		
		AMR 4		
		AMR 5		
		AMR 6		
		<u>AMR 7</u>		

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.

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




- 1 to increase school capacity
- 3 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.		
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	AMR 1		One viable community facility lost contrary to Policy ISA 2 in any one year
		AMR 2		
		AMR 3		







		AMR 4		
		AMR 5		
		AMR 6		
		<u>AMR 7</u>		
Analysis:				
<p>Policy ISA 2 aims to protect existing community facilities and encourage the development of new facilities where appropriate. 5 planning application which resulted in the loss of a community facility were granted planning permission being:</p> <ul style="list-style-type: none"> • Demolition of a former library and replacement with a new community centre; • Conversion of a public house into 5 flats; • Conversion of a Chapel to a house; • Re-develop former school into 10 houses; and • Conversion of former school into 9 flats. <p>All of the applications satisfied the criteria listed in Policy ISA 2 relating to the loss of community facilities.</p> <p>The target to prevent the loss of viable community facilities developments in any one year is therefore being met.</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.				





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	Amount of open space (ha) in	AMR 1		Open space lost in any Centre or Village in any one

applications for alternative uses on areas of open space	individual settlements retained in accordance with Policy ISA 4.	AMR 2		year leading to net reduction in supply in the Centre or Village contrary to Policy ISA 4.
		AMR 3		
		AMR 4		
		AMR 5		
		AMR 6		
		<u>AMR 7</u>		
Analysis:				
<p>8 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"> • 2 applications on parts of a school playing fields which do not undermine the use of the land as playing fields (improvements to school kitchen and erection of a fence). • 2 applications for tree maintenance works. • 1 application for improvements to an existing footpath. • 1 application for the laying of a 3G pitch and floodlights. • 1 application for new furniture and an interpretation board. • 1 application relating to SUDS. <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.		
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	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		

	space in accordance with Policy ISA 5	AMR 5		
		AMR 6		
		<u>AMR 7</u>		
Analysis:				
<p>3 applications for 10 or more dwellings have been approved in this AMR period.</p> <ul style="list-style-type: none">• The creation of 720m² of new open space provision created on site.• A financial contribution of £1306.86. <p>It is considered that Policy ISA 5 is implemented efficiently. The Councils will continue to monitor the indicator.</p>				
Action:				
<p>Continue to monitor as part of the next AMR. Full consideration will be given to this during preparation of the Gwynedd Local Development Plan.</p>				

Indicator: D9

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

Indicator: D10

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

Sustainable Transport, Development and Accessibility

Indicator: D11








Objective:

SO3

Improve and maintain safe, efficient, high quality, modern and integrated transport networks to employment, services, and education/ training facilities particularly by foot, bicycle and public transport, thus reducing where possible the number of journeys in private cars.

SO4

Maximise the opportunities of Holyhead as a major international gateway and the A55, E22 Trans European network route and the A5025, A487, A470 as key transportation corridors:

				Key outputs: <ul style="list-style-type: none">• The Plan’s strategy and policies will have contributed to creating more communities with over 70% of Welsh speakers;• No community infrastructure will have been lost unless evidence has shown it was not critical to the community;• Development will be located in order to provide opportunities for people to undertake the full journey to work or part of it on foot, by bicycle or on buses and trains• New roads or essential improvements to roads on the present road network will have been provided.
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		
		<u>AMR 7</u>		
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> <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.</p>				








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

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
		Outcome:		Trigger level:
D12 – Number of planning applications accompanied by a Travel Assessment	All relevant planning applications above the relevant thresholds identified in Policy TRA 1 accompanied by a Travel Assessment	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		
		AMR 7		

Analysis:

There was a total of 3 applications for large scale housing developments and 1 for employment developments supported by Transport Assessment. 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

Target has been met during AMB6, no need to continue to monitor.

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

		AMR 6		
		<u>AMR 7</u>		
Analysis:				
<p>23 full planning applications were permitted on sites that were wholly/partly within a C1 flood zone; 8 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	<p>Minimize, adapt and mitigate the impacts of climate change. This will be achieved by:</p> <ul style="list-style-type: none"> ensuring that highly vulnerable development is directed away from areas of flood risk wherever possible; reduce the need for energy and other resources in developments; promote renewable and low carbon energy production within the area; make use of suitable previously developed land and unoccupied buildings or ones that are not used to their full capacity, where available; manage, protect and enhance the quality and quantity of the water environment and reduce water consumption. 		
Indicator:	Target:	Relevant Policy	PS 5, PS6, PCYFF 1 & PCYFF 2, ADN 1, ADN 2, ADN3	
		Outcome:	Trigger Level:	
		AMBR1		One planning application permitted for highly

D18 - Number of planning applications for highly vulnerable development permitted in C2 floodplain areas	No planning applications for highly vulnerable development permitted in C2 floodplain areas	AMR 2		vulnerable development in C2 floodplain areas in any one year
		AMR 3		
		AMR 4		
		AMR 5		
		AMR 6		
		<u>AMR 7</u>		

Analysis:








37 full planning applications were permitted on sites that were wholly/partly within a C2 flood zone; 12 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	<p>Minimize, adapt and mitigate the impacts of climate change. This will be achieved by:</p> <ul style="list-style-type: none"> ensuring that highly vulnerable development is directed away from areas of flood risk wherever possible; reduce the need for energy and other resources in developments; promote renewable and low carbon energy production within the area; make use of suitable previously developed land and unoccupied buildings or ones that are not used to their full capacity, where available;

		• manage, protect and enhance the quality and quantity of the water environment and reduce water consumption.		
Indicator:	Target:	Relevant Policy		PS 5, PS6, PCYFF 1 & PCYFF 2, ADN 1, ADN 2, ADN3
		Outcome:		Trigger Level:
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	AMR 1		Decrease in proportion of development permitted on previously developed land (brownfield redevelopment and conversions of existing buildings) for 2 consecutive years.
		AMR 2		
		AMR 3		
		AMR 4		
		AMR 5		
		AMR 6		
		AMR 7		
Analysis:				
<p>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:</p> <p>% of previously developed land:</p> <ul style="list-style-type: none">Gwynedd 2015-2016 = 14.54ha (44%)Gwynedd 2016-2017 = No data available, method of entering the data was under review during this periodGwynedd 2017-2018 = 12.82ha (64%)Gwynedd 2018 to current – information is not collated. Unable to report on the indicator, <p>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.</p>				
Action:				
Explore the possibility of collecting the data for future reporting.				

Indicator: D20		
Objective:	SO5	Ensuring that development in the Plan area supports the principles of sustainable development and creates sustainable communities

	S06	whilst respecting the varied role and character of the centres, villages and Countryside		
		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	AMR 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.
		AMR 2		
		AMR 3		
		AMR 4		
		AMR 5		
		AMR 6		
		AMR 7		
Analysis:				
A total of 324 planning applications were approved outside development boundaries during the 7th AMR period which represents 48.5% of all development.				
A breakdown of the types of planning applications approved outside development boundaries are as follows:				
<ul style="list-style-type: none">Agriculture and Forestry – 30.2%Employment – 10.8%Community – 2.5%Householder – 31.6%Leisure – 1.9%Infrastructure & Transport– 4.0%				

- Retail – 1.0%
- Housing – 8.0%
- Tourism – 6.5%
- Minerals and Waste – 0.6%
- Energy – 2.2%

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		
		AMR 6		
	50% of the renewable energy potential (23.65 GWh) delivered by 2021 to address heat demand	AMR 7		
	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' (2023 figures) published by the Welsh Government the total installed heat and electricity capacity for Anglesey and Gwynedd was 265MW which gave an estimated generation of 470GWh. This is an increase of 93MW 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 2025 only 119.6 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 has gone through an examination awaiting an inspector's decision) and Maen Hir Project (formally known as Anglesey Solar Farm) (Lightsource BP) (350MW) (is 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) – pre-commencement conditions have been released and cable installation to the site is taking place.
- 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) the site is now operational.
- 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 has contributed towards the delivery of a Local Area Energy Plan (LAEP) for Gwynedd Council. The Local Area Energy Plan is due to go before Gwynedd Council's Cabinet in Spring/Summer 2025. This will be in line with paragraph 5.9.5 of Planning Policy Wales and 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	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:		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		Not adopting a Supplementary Planning Guidance within 18 months of the Plan's adoption
		AMR 2		
		AMR 3		
		AMR 4		
		AMR 5		
		AMR 6		
		AMR 7		

Analysis:

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	<p>SO5: Ensuring that development in the Plan area supports the principles of sustainable development and creates sustainable communities whilst respecting the varied role and character of the centres, villages and countryside.</p> <p>SO6: Minimise, adapt and mitigate the impacts of climate change This will be achieved by:</p> <ul style="list-style-type: none"> ensuring that highly vulnerable developments are directed away from areas of flood risk wherever possible; reduce the need for energy and other resources in developments; promote renewable and low carbon energy production within the area; make use of suitable previously developed land and unoccupied buildings or ones that are not used to their full capacity, where available; manage, protect and enhance the quality and quantity of the water environment and reduce water consumption
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Indicator:	Target:	Relevant policy:	PS 5, PS6, PCYFF 1 & PCYFF 2, ADN 1, ADN 2, ADN3
		Outcome:	Trigger level:
D23 - Average density of permitted housing developments in the Plan area	Minimum average net density of 30 housing units per hectare achieved overall in the Plan area	AMR 1	—
		AMR 2	✓
		AMR 3	—
			Failure to achieve an overall minimum average net density of 30 housing units per hectare in the Plan area for two consecutive years, unless

	AMR 4		it is justified by Policy PCYFF 2.
	AMR 5		
	AMR 6		
	<u>AMR 7</u>		

Analysis:

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

Gwynedd Planning Authority Area = 173 units / 5.88 ha = 29.4 Units per hectare

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

Gwynedd Planning Authority Area = 118 units/3.79 ha = 31.1 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. Please note that information from the AMR 6 period for Gwynedd only is also below the target level. However, it is noted that the average density for the AMR 7 period is only slightly below the target level.

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

The average density of all relevant single units permitted in Gwynedd during the period of this AMR (26 units on 1.55 hectares) is 16.8 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 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 certain circumstances exist, especially on individual plots, that means developing at a density lower than this figure. Therefore, it is not believed that the figure for the period of this AMR is a cause for concern, but it is believed that this aspect can be looked at further during the preparation of the new Plan.

³ The information for this indicator is relevant for new permissions and applications 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 five-year permission further) where a permission has not re-considered specifically the content of the Joint LDP.

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.

Indicator:**Target:****Relevant policy:**

PCYFF 2, PCYFF 3, PCYFF 4

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

Outcome:**Trigger level:**

AMR 1



AMR 2



AMR 3



AMR 4



AMR 5



AMR 6



AMR 7



Not adopting a Supplementary Planning Guidance within 12 months of adoption

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 continues to use a SPG which derives from the Unitary Development Plan and can also refer to national guidance when determining new applications.

As the 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:		
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, expressed as a % of all developments developed per annum	From the date of adoption, number of housing units permitted per category of settlement, expressed as a % of all residential developments, in accordance with the requirements of Policy PS 17, which is as follows: Sub-regional Centre and Urban Service Centres = 53% Local Service Centres = 22% Villages, Clusters and the Countryside = 25%	AMR 1		From the date of adoption, the number of housing units permitted over 2 consecutive years, expressed as a % of all residential development, in the: <ul style="list-style-type: none">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 2		
		AMR 3		
		AMR 4		
		AMR 5		
		AMR 6		
		AMR 7		
Analysis:				
Information for 2024/25 ⁴ - Gwynedd Planning Authority Area only				
*It is noted that exception sites are considered based on the settlement it borders with, rather than as a location in the countryside.				

⁴Mae'r wybodaeth ar gyfer y dangosydd hwn yn berthnasol ar gyfer caniatadau o'r newydd a chaniatadau i ail-ystyried neu ymestyn dyddiad terfyn caniatâd blaenorol. Mae'r rhain oll yn geisiadau ble byddai angen ystyried gofynion y Cynllun Datblygu Lleol ar y Cyd. Nid yw felly yn ystyried caniatadau am faterion a gadwyd yn ôl ble mae egwyddor y caniatâd eisoes wedi ei roi nac ychwaith tystysgrifau cyfreithlondeb ar gyfer defnydd preswyl. Nid yw ychwaith yn ystyried unrhyw ganiatâd ar gyfer dymchwel ac ail-adeiladu tŷ h.y. ble nad oes cynnydd yn nifer yr unedau. Noder yn ogystal nad yw'r wybodaeth hyn yn cynnwys caniatadau ôl-weithredol nac ychwaith ganiatadau sydd yn diwygio amodau caniatâd presennol (ac sydd o'r herwydd yn ymestyn caniatâd am 5 mlynedd pellach) ble nad yw'r caniatâd wedi ail-ystyried yn benodol gynnwys y CDLI ar y Cyd.

Tier	Number of units approved	Percentage of all residential permissions	Target Distribution
Sub-regional Centre and Urban Service Centres	61	35.3%	53%
Local Service Centres	17	9.8%	22%
Villages, Clusters and the Countryside	95	54.9%	25%
Total	173	-	

Information for 2024/25 for new permissions only i.e. excluding the 39 units that are subject to an extension of a previous consent period.

Tier	Number of units approved	Percentage of all residential permissions	Target Distribution
Sub-regional Centre and Urban Service Centres	61	45.5%	53%
Local Service Centres	17	12.7%	22%
Villages, Clusters and the Countryside	56	41.8%	25%
Total	134	-	-

The trigger level associated with the indicator notes that the number of housing units approved over two consecutive years should be considered. When combining information for AMR 6 and AMR 7 collectively (1st April 2023-31st March 2025), the following information is noted (Gwynedd Planning Authority Area only):

Collective information for AMR 6 and AMR 7 period

Tier	Number of units approved	Percentage of all residential permissions	Target Distribution
Sub-regional Centre and Urban Service Centres	99	26.0%	53%

Local Service Centres	119	31.2%	22%
Villages, Clusters and the Countryside	163	42.8%	25%
Total	381	-	-

Information for AMR 6 and AMR 7 period for new permissions only i.e. excluding permissions to extend the time period of previous consents

Tier	Number of units approved	Percentage of all residential permissions	Target Distribution
Sub-regional Centre and Urban Service Centres	99	28.9%	53%
Local Service Centres	119	34.8%	22%
Villages, Clusters and the Countryside	124	36.3%	25%
Total	342	-	-

AMR 7 Period only – It is clear that the distribution does not correspond effectively with the target level, with the percentage of units permitted in the Sub-Regional Centre and Urban Service Centres being significantly lower than the target level with the figure for the Villages, Clusters and Countryside tier being significantly higher than that stated in the target information. However, when considering new permissions only, it is noted that the percentages noted are more consistent with the target figures, although it is noted that the figure for the Villages, Clusters and Countryside tier remains significantly higher than the target figure. However, it is important not to consider the information for one single year, 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 6 and AMR 7 periods jointly) - When considering the trigger level and the two-year situation jointly, the information in terms of the number of units that have received permissions between the three tiers is more equal compared to the AMR 7 period individually, especially when only considering new permissions. It is therefore believed that the information for this period does not convey clear compliance with the target distribution. A clear difference remains evident between the actual figures and what is noted in the target levels, particularly in relation to the 'Sub-Regional Centres and Urban Service Centres' tier which is well below the expected figure.

Looking at the wider picture over the Plan period (although noting the information jointly with Anglesey), it is not thought to be a concern when considering the wording of the trigger level for this indicator. The situation can change from year to year depending on various aspects such as the aspirations of developers and potential opportunities that arise. However, this would

certainly need 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 Anglesey 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 Centre and Urban Service Centres falling below the target level is the delay that is apparent in terms of the allocated sites in these locations receiving planning consent. Of the 12 sites that have been allocated within settlements in this tier in Gwynedd, as of April 2025, seven (58.3%) of these sites did not have extant planning permission. It is noted that this situation is evident only one year before the end of the Plan period.

See appendix 2 for maps showing the distribution of planning permissions for residential units in 2024/25 together with the number of cumulative permissions since the adoption 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.	

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.	AMR 1		Horizon Nuclear Power fails to submit an application for DCO by December 2017.
		AMR 2		
	Application for Wylfa Newydd DCO approved by May 2018.	AMR 3		Horizon Nuclear Power fails to obtain approval of DCO application by December 2018.
		AMR 4		
		AMR 5		
		AMR 6		
		AMR 7		

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:	
	Wylfa Newydd project gets	AMR 1		Horizon Nuclear Power fails to get approval /

D27 – Status of application to DECC for final approval	approval / “sign off” from DECC by December 2019.	AMR 2		“sign off” from DECC by December 2019.
		AMR 3		
		AMR 4		
		AMR 5		
		AMR 6		
		<u>AMR 7</u>		

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.
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Indicator:	Target	Relevant Policy:	PS 8, PS9, PS10, PS11, PS12
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		Outcome:		Trigger Level:
D29 – Number and type of Wylfa Newydd Project related development commenced.	Individual Wylfa Newydd Project related development commenced in accordance with the individual Planning consents.	AMR 1		Wylfa Newydd Project related development not started within the timeframe set out in the individual Planning consents and the Development Consent Order (as applicable).
		AMR 2		
		AMR 3		
		AMR 4		
		AMR 5		
		AMR 6		
		<u>AMR 7</u>		
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	AMR 1		One planning application permitted that does not accord with Policy CYF 3 or Policy CYF 5
		AMR 2		
		AMR 3		
		AMR 4		
		AMR 4		
		AMR 5		
		AMR 6		
		<u>AMR 7</u>		

Analysis:

A total of 12 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:

- C24/0371/16/LL: Change of Use of Office at Arriva Bus Depot, Llandygai Industrial Estate, Bangor, LL57 4YH to allow Vocational Driving Test Centre (unique use) - Gorsfa Bws Arriva Ystâd Ddiwydiannol Llandygai, Llandygai, Gwynedd, LL57 4YH

It is emphasised that this use is an 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	AMR 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
	14.3ha employment land on safeguarded sites taken up per annum in Anglesey	AMR 2		
		AMR 3		
		AMR 4		

		AMR 5		
		AMR 6		
		<u>AMR 7</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, 0.5384ha of land has received permission for employment use, and 2.64ha of safeguarded employment sites during the seventh Annual Monitoring Report period (AMB7).








Including planning permissions granted during AMB1, AMB2, AMB3, AMB4, AMB5 & AMB 6 the cumulative total of land that received permission for employment use in Gwynedd is 16.91ha (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 has been lost to the bypass.

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	AMR 1		Total amount of employment land permitted falls below the cumulative requirement identified in the Policy Target
		AMR 2		
	Secure planning permission for 64 ha employment land on allocated site in Anglesey by 2021	AMR 3		
		AMR 4		
		AMR 5		
	Secure planning permission for 112 ha employment land on allocated sites in Anglesey by 2024	AMR 6		
		Secure planning permission for 144 ha employment land on allocated sites in Anglesey by 2026		
		AMR 7		
Analysis:				
No planning application was submitted on an allocated site within Gwynedd during AMB 7.				
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.				
*NOTE: This analysis relates to the Gwynedd Local Planning Authority area only.				
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:	Target:	Relevant policy:	PS 9, ISA 3	
		Outcome:	Trigger level:	
D35 – Employment status of 16 years +	To achieve an increase in the rate of economic activity by 2026 compared to level in 2017	AMR 1		The rate of economic activity declines for 2 consecutive years
		AMR 2		
		AMR 3		
		AMR 4		
		AMR 5		
		AMR 6		
		<u>AMR 7</u>		

Analysis:

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

	Year ending Mar 2021	Year ending Mar 2022	Year ending Mar 2023	Year ending Mar 2024	Year ending Sept 2024
Ynys Môn	78.8%	74.1%	79.6%	Not Monitoring	Not Monitoring
Gwynedd	77.9%	75.9%	77.7%	73.7	76.7% (+3%)
Wales	76.6%	75.6%	75.5%	76.2	75.1% (-1.1%)

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 increased between March 2024 and September 2024. March 2025 statistics were not available at the time of writing.

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	AMR 1	—
		AMR 2	✓
		AMR 3	X
		AMR 4	✓
		AMR 5	✓
		AMR 6	✓
		AMR 7	✓

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%
2024	30,300	6,500	21.5%

(Source: StatsWales, Welsh Government)








As can be seen, the rate of the working population commuting from Anglesey to Gwynedd has fluctuated over the years, after a clear decrease between 2021 and 2023 there has been an increase in 2024 although still lower than the situation in 2016. This may be due to changes in people's working patterns after the pandemic 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.

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.
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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	AMR 1		No planning applications for new small scale businesses permitted on sites/ within buildings within or close to a village or in the countryside for two consecutive years
		AMR 2		
		AMR 3		
		AMR 4		
		AMR 5		
		AMR 6		
		<u>AMR 7</u>		

Analysis:

6 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 applications that have been approved include new flexible business/industrial units, a garage/boat store, erection of buildings for a timber and fruit picking businesses, workshop and store.

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.








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 sixth 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 recent years with several high street flagship stores closing. This has 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:
		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		
AMR 7				
Analysis:				
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).				
No major retail planning applications were submitted during this monitoring period (AMB 7).				
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.
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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.	AMR 1		Not undertaking a study to explore potential candidate retail sites in Bangor, Llangefni and Pwllheli undertaken by end of 2017/2018.
		AMR 2		
		AMR 3		
		AMR 4		Failure to provide retail sites to address results of the Study.
		AMR 5		
		AMR 6		
		AMR 7		

Analysis:

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 or to decrease the retail floorspace. 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.

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.

Due to the lack of demand for retail space since the Plan was adopted, it is considered appropriate that future need and demand for retail space is properly considered as part of the 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	
		Outcome:	Trigger level:	
D40 – Number of planning applications for non-A1 uses permitted in individual primary retail areas	A1 uses remain the predominant use within individual primary retail areas compared to the 2017 retail floor space study	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		
		<u>AMR 7</u>		

Analysis:

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

- 1 permission for the installation of artwork,
- 1 permission for new building with A1, A2 and A3 on the ground floor and flats on the upper floors,
- 1 permission for change of use from A1 to and mixed use A1/A3 unit,
- 1 permission for change of use A1 to A3,

- 1 permission for change of use A2 to A3,
- 1 permission for change of use from A1 to D2,
- 1 permission for change of use from A1 to D1,
- 2 permissions for residential development on first floor,
- 2 permissions for the subdivision of existing retail units,
- 3 permissions for adverts,
- 1 application for changes to shop fascia.

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.

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* 2023 (STEAM)





Total economic impact of tourism (£Bn) % change from 2022	1.72 -0.6%
Total visitor days (Millions) % change from 2022	24.20 +0.1%
Staying visitor days (Millions) % change from 2022	20.25 -0.8%
Total visitor numbers (Millions) % change from 2022	8.02 +1.7%
Number of staying visitors (Millions) % change from 2022	4.07 -1.2%
Number of day visitors (Millions) % change from 2022	3.95 +4.9%
Number of FTE⁵ jobs supported by tourism spend % change from 2022	17,538 -1.1%

⁵ FTE = Full Time Employment

*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:
		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		
		AMR 6		
<u>AMR 7</u>				
Analysis:				
5 new permissions for tourist facilities: 3 applications to improve facilities in Parc Llyn Padarn and 2 applications for interpretation boards.				
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		
		AMR 6		
		<u>AMR 7</u>		
Analysis:				
1 new planning permission for permanent alternative camping developments (TWR 3).				
It is considered that the 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.				

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 that 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 came 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	

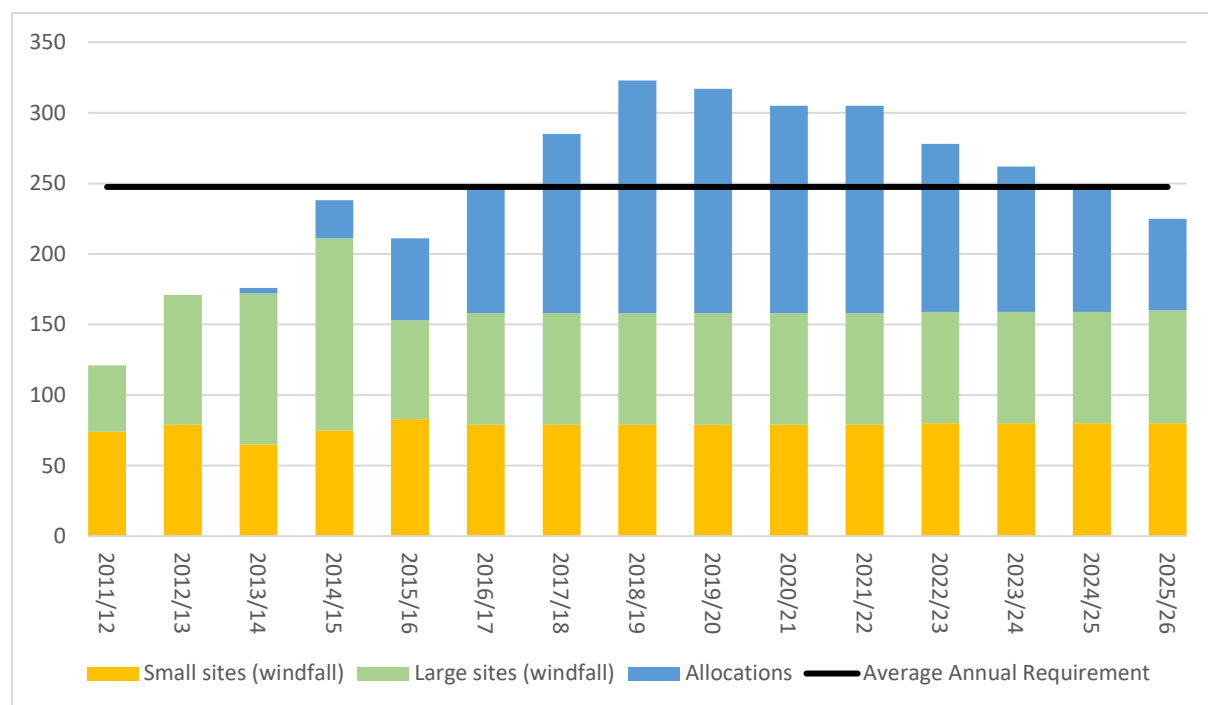
The Annual Monitoring Report must include a section that includes the original trajectory graph and a Calculating the Anticipated Annual Construction Rate table (or the Average Annual Requirement in the case of the Joint LDP) and the AMR must include an update on both elements. This will make it possible 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.

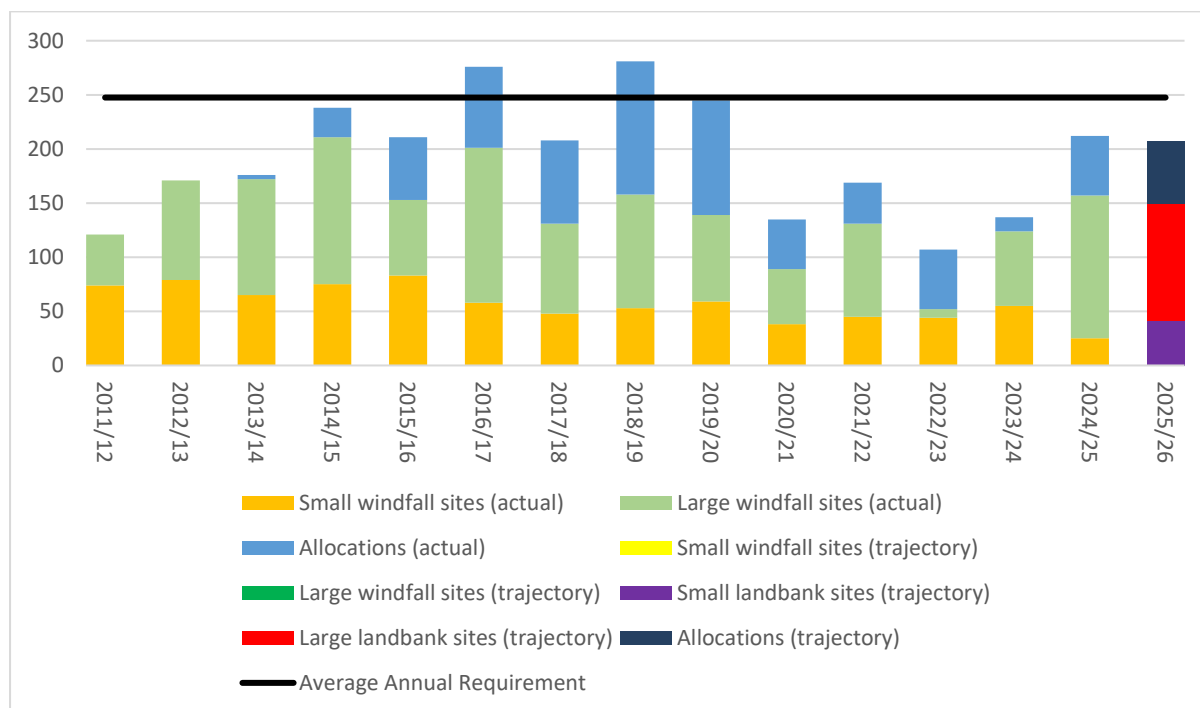
Bearing in mind that only a year is left in the JLDP period, no consultation was held with landowners/developers in relation to establishing the intention regarding the Plan's housing allocations and large land bank sites (5 or more units). No consultation was held with the Housing Stakeholders Group 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 JLDP - information has been conveyed for the Gwynedd Planning Authority area only



Trajectory Graph - as amended through the Annual Monitoring Report - Gwynedd Planning Authority
Area only



This graph is based on the information in the following table which conveys the information in the adopted Plan for the Gwynedd Planning Authority area only. This is based on the actual units completed and the assumptions made based on other elements of the housing supply components. The basis of the figures for 2025-26 can be found in Appendix 3 of this Report.

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

[illegible]

the year															
Number of housing units expected to be completed on small windfall sites during the year															0
Number of housing units completed during the year	121	171	176	238	211	276	208	281	245	135	169	107	137	212	
Anticipated number of housing units that will be completed during the year															207
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	
AMR 6	
<u>AMR 7</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, large and small windfalls should also be monitored separately.

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

The following information is noted in terms of the units that have been completed annually 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 important to consider information in relation to the amended trajectory for the remaining year of the Plan period.

2024/25

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 (fewer than 5 units)	25	80	-55 (-68.8%)
Large windfall sites (5 units or more – not on allocated sites)	132	79	+53 (+67.1%)
Allocated housing sites	55	90	-35 (-38.9%)
Total completion	212	249	-37 (-14.9%)

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
212	247	-35 (-14.2%)

- In this AMR period, it is noted that 212 units have been completed in the Gwynedd Planning Authority area. The Annual Average Requirement is 247 units for Gwynedd alone (therefore 35 units less or -14.2%) and the trajectory envisaged the development of 249 houses, excluding slippage allowance, during 2024/25 (therefore 37 units less or -14.9%).
- Compared to the information from the trajectory (excluding the slippage allowance), it is noted that for 2024/25 there were 55 fewer units (-68.8%) completed on small windfall sites; 53 units more (+67.1%) on large windfall sites (5 or more units); with 35 fewer units completed on sites allocated in the Plan (-38.9%).
- In comparison with previous years, the following information is noted for the Plan area as a whole as well as the Gwynedd Planning Authority area individually:

	Joint LDP Area			Gwynedd Planning Authority Area		
	Number of units completed	Comparison with trajectory figure	Comparison with Annual Average Requirement	Number of units completed	Comparison with trajectory figure	Comparison with Annual Average 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%
2023/24	-	-	-	137	-47.7%	-44.5%

- 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.
- The information for the Gwynedd Planning Authority area for the AMR 7 period is in line with the general trend that has been evident in this area along with the Plan area as a whole since 2019/20, namely the fact that the number of units provided does not meet the requirement in the trajectory nor the average annual requirement (which has been conveyed to the Gwynedd Planning Authority area). However, it is noted that this deficit is much lower than it has been in recent years (for the Gwynedd Planning Authority area). There has been a significant increase in the number of completed housing units in the Gwynedd Planning Authority area in 2024/25 compared to the previous year.
- It can be noted that, in accordance with the trigger level, what has developed is slightly lower than the average annual requirement rate (for the Gwynedd Planning Authority area only),

although it is noted that this deficit is significantly less than what has been evident annually since the AMR 2 period. It is believed that there is certainly a need to take into account what is highlighted in this indicator within the preparation of the new Plan. It is also noted that the amended trajectory suggests a housing supply for the final year of the Plan's lifespan which is consistent with the level of completion for the period of this AMR and higher than the figure for the previous four years (although note that the figure for 2025/26 remains below the average annual requirement). It should be noted that this is presumptive information and what will actually happen will depend on many 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 entire provision. The number of houses developed on allocated sites is significantly lower than what was anticipated in the trajectory (see also the response to indicator D45). However the updated trajectory suggests that the number of units to be provided on housing allocations in the final year of the Plan period is similar to that provided on such sites during the period of this AMR. It is believed that there is a need to keep an eye on the situation as a whole when preparing a new Plan and it will be important to consider this information along with other contextual matters, such as the economic situation and the content of the Future Wales document along with the information in relation 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
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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	Cumulative completions will be measured against	AMR 1		Respond to a deviation that is either significantly
		AMR 2		

average annual housing requirement	the cumulative average annual housing requirement set out in the Plan	AMR 3		higher or significantly lower than the cumulative average annual housing requirement
		AMR 4		
		AMR 5		
		AMR 6		
		<u>AMR 7</u>		

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 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).

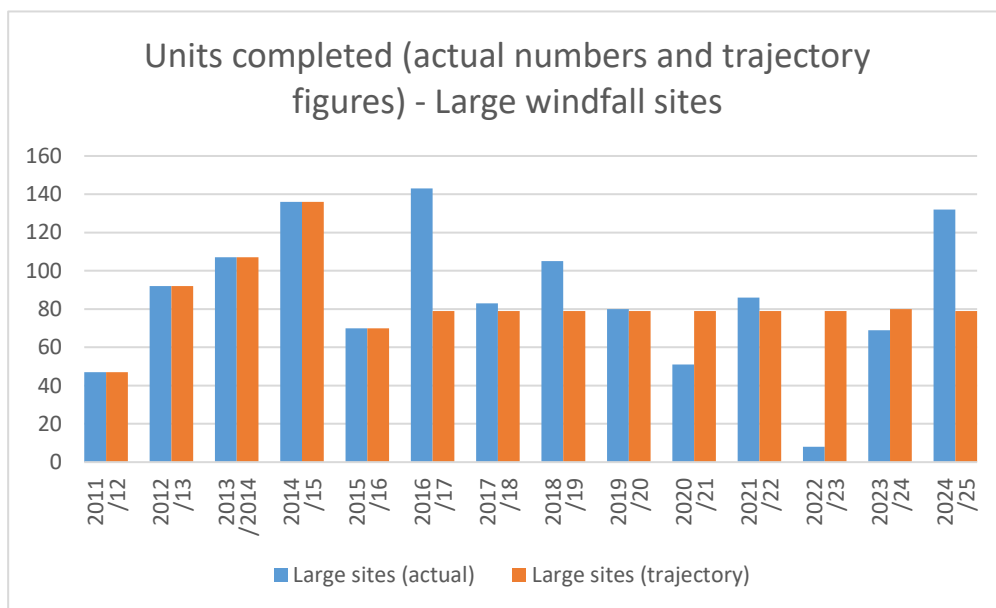
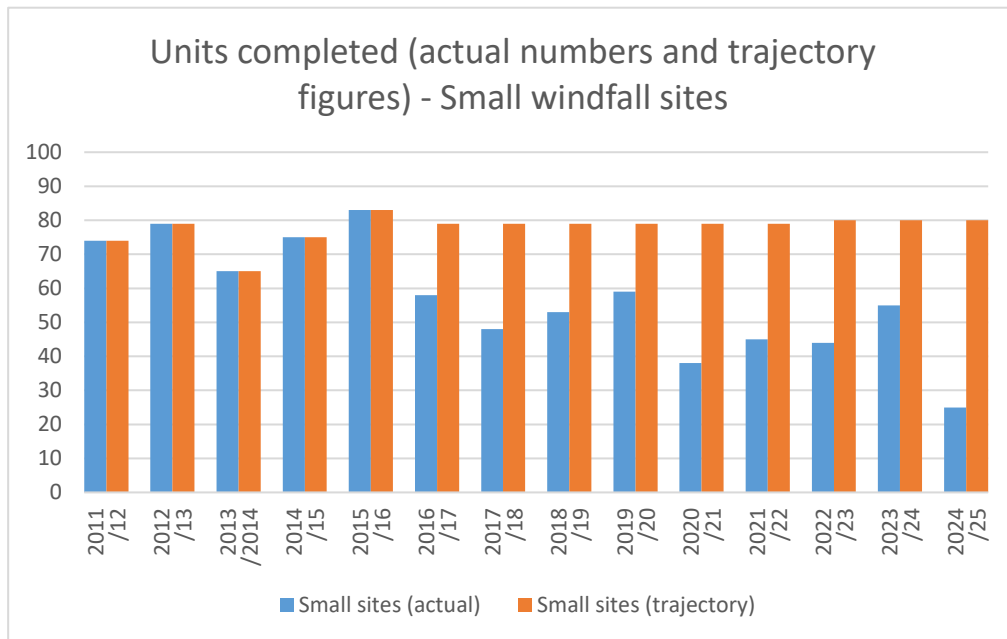
Information in terms of the cumulative completion rate up to 2024/25 – information per housing provision component (for the Gwynedd Planning Authority area only)

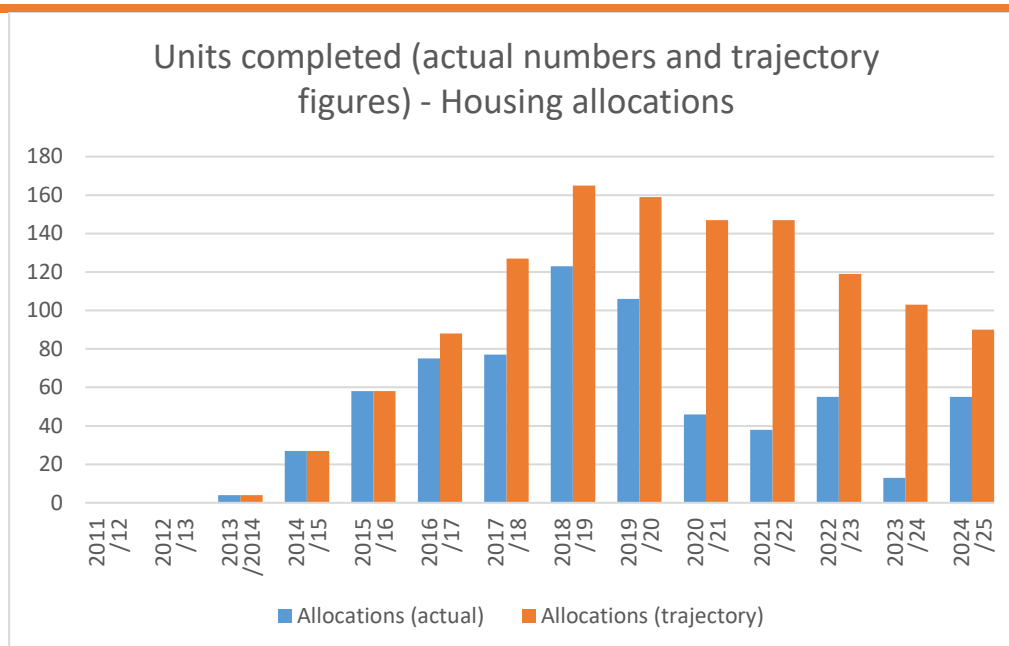
	Actual units completed	Information from the Plan's housing trajectory i.e. the number of units expected to be completed	Comparison between actual completions and information in the trajectory
Small sites (fewer than 5 units)	801	1090	-289 (-26.5%)
Large sites (5 units or more – not on allocated sites)	1209	1163	+46 (+4.0%)
Allocated housing sites	677	1234	-557 (-45.1%)
Total cumulative completed units	2687	3487	-800 (-22.9%)

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)	212	-37	2687	-800	-22.9%
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 information for the Gwynedd Planning Authority only).





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 as 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	Average cumulative annual requirement (247 units per year)	Actual completion figure (annual)	Comparison against the average annual requirement	Total cumulative completion	Comparison against the cumulative average 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	212	-35	2687	-778	-22.5%
2025-26	3712					

- Including information from the period of this AMR, please note that 800 fewer units have been completed in the Gwynedd Planning authority area compared to the expected figure noted in the trajectory for the Gwynedd area. When compared to the average annual requirement, please note that the actual figure of 778 units is lower than the expected figure by 2024/25. 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 2687 units have been completed in the Gwynedd Planning Authority area since the base date in 2011 up to 2024/25. This is 22.9% lower than the figure noted in the trajectory and 22.5% lower than the cumulative average annual requirement figure.
- The shortfall in the percentage of units actually completed compared to the expected cumulative completion figure in the trajectory has narrowed slightly since the AMR 6 period (from -23.6% to -22.9%). However, note that there has been a significant increase in this deficit in recent years (for example, the deficit was -13.8% in period AMR 3). In terms of the comparison with the cumulative annual housing requirement in the Gwynedd Planning Authority area, note again that there has been a small reduction in the shortfall between the periods of AMR 6 and AMR 7 (from -23.1% to -22.5%). This shortfall is slightly less significant over a wider period compared to the comparison with the trajectory figures e.g. from -16.7% in the AMR 3 period to -22.5% for the AMR 7 period.
- It is noted that the cumulative completion rate was fairly consistent with the information noted in the trajectory until the AMR 2 period but it is noted that the gap, in terms of the percentage, has consistently grown since then (in terms of the shortfall) until this AMR period where there was a reduction. However, note that with respect to the actual figure, the gap between the cumulative number of completed units and the figure in the trajectory increased between the AMR 6 and AMR 7 periods.
- Despite the significant shortfall in the number of units completed compared to the cumulative average annual housing requirement, it is noted that in general the cumulative number of units completed has been 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 period (in percentage form). The information from the AMR 7 period, in terms of a reduction in the gap (in percentage form) between the actual number of units completed and the

cumulative annual housing requirement figure, has reversed the recent trend in terms of an annual increase over the previous 4 years.

- When analysing this information in more detail, compared to the cumulative information from the trajectory for the Gwynedd Planning Authority area (excluding slippage allowance) it is noted that 289 fewer units (-26.5%) have been completed on small windfall sites (less than 5 units) compared to the data noted in the trajectory; 46 more units (+4.0%) were completed on large windfall sites (5 units or more); with 557 fewer units completed on sites that were allocated in the Plan (-45.1%).
- The graphs above highlight that completed units on small windfall site in recent years have been lower than what the trajectory had anticipated whilst, on the other hand, completed units on large windfall sites (5 units or more) have been significantly higher than the information in the trajectory. It is apparent that units completed on sites allocated specifically for housing in the Plan have 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.
- Looking at the updated trajectory, it is anticipated that the number of housing units completed in the final year of the Plan period will be consistent with the completion level for the period of this AMR. While this figure is higher than the figure for the previous four years, it remains below 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 subject to circumstances in terms of individual sites and in terms of broader aspects and requirements, e.g. 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 wishes and 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 is only a year 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 the Plan's housing allocations to contribute effectively 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 considerations in relation to this indicator are 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. 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
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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	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		
		AMR 6		
		<u>AMR 7</u>		

2019/20 = 631
 2020/21 = 647
 2021/22 = 623
 2022/23 = 565
 2023/24 = 527
 2024/25 = 528
 2025/26 = 466

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 Anglesey)	137	
2024/25	528 (with Anglesey)	212	

Given that the Joint Planning Policy Service for Gwynedd and Anglesey came to an end on 31 March 2023, and that only information from the Gwynedd Planning Authority area is available for the AMR 7 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%
2024/25	249	212	-14.9%

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 nor 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 AMR 7 period to the information in the previous years as noted in the above table (i.e. 2016-25 period), it is noted that 1770 units have been completed, compared with a target of 2570 units. This is equivalent to 68.9% of the target level (a deficit of 800 units over a 9-year period, namely 89 units per year).

It is noted that there has been a significant increase in the number of residential units completed in the period of this AMR compared to the previous year (+75 units) as well as the previous three years. This is the highest completion figure for the Gwynedd area since 2019/20. While the figure for the AMR7 period does not meet the target level, the shortfall is much lower than it has been in recent years. The gap between the target figure and the number of units that have actually been built has seen an evident reduction between the AMR 6 (-125 units) and AMR 7 period (-37 units).

Compared with the highest annual completion figure since adopting the Plan, i.e. 2018/19, 69 fewer units have been completed in Gwynedd in the AMR 7 period. This difference is much lower than what has been seen in recent years. It is believed that one factor for a higher number of residential units being developed are the housing association development programmes. Housing Associations are responsible for a significant proportion of the units completed in Gwynedd in the AMR 7 period (127 units on 8 sites, which is 59.9% of all units completed in the AMR period). On this basis, it is noted that a significant proportion of all units completed in the AMR 7 period are affordable units (66.7%).

Whilst the fieldwork in terms of this indicator shows that the work is ongoing on some of the Plan's housing allocations, it is noted that no new planning permissions were granted on any housing allocation during the period of this AMR (however it is noted that the permission for the T65 site in Deiniolen was extended). The completion figure for 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 2025) for a significant number of the sites allocated for housing i.e. 16 of the 38 allocations in the Gwynedd Planning Authority area, which is 42.1%. It is noted that this is only one year before the end of 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 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 a housing supply for the last year of the Plan period that is consistent with the completion level for the period of this AMR.

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:

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



	Allocated sites
2016/17	99
2017/18	144
2018/19	187
2019/20	180
2020/21	166
2021/22	166
2022/23	135
2023/24	117
2024/25	102
2025/26	74

AMR 3	
AMR 4	
AMR 5	
AMR 6	
<u>AMR 7</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
2024/25	102	55

It is noted that some of the housing allocations have received planning permission prior to the date of the adoption of the Plan, often on the basis that they were allocations in the previous development plan. This is responsible for a significant percentage of the units already completed as noted in the table above, particularly so in the early years after 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 JLDP in Gwynedd.

In the AMR 7 period it is noted that all the units completed on housing allocations were sites that were previously allocated in the Gwynedd Unitary Development Plan, namely Land near Canol Cae, Penrhyndeudraeth, Land near North Terrace, Cricieth and Cae Denio, Pwllheli. No units were completed during 2024/25 on new allocations introduced in the JLDP. The provision on new allocations (introduced in the JLDP) is therefore not sufficient to meet the target level set out in the indicator. It would by now be expected for the housing allocations to provide a significant proportion of housing units annually. Please note, therefore, that the proportion of units completed on housing allocations is significantly below the target.

It is noted that as of April 2025, 28 units were under construction on 4 different sites that have been allocated for housing in the JLDP within the Gwynedd Planning Authority area. Consent was also granted during the period of this AMR for extending the period of planning permission on an allocated site in Deiniolen (27 units). Whilst there is a chance that there will be some increase in provision on housing allocations in the future, there is a question as to whether this will be sufficient to meet the target for the next AMR period.

Of the 26 allocations in Gwynedd that had not been completed by the end of this AMR period, planning permission exists for 10 of these sites (i.e. extant permission on 31 March 2025). This therefore means that 16 allocated sites in Gwynedd did not have planning permission as of 31st March 2025. There is a link here with the housing trajectory in terms of when it is considered that allocations without planning permission will be developed.

25.9% of all units completed in Gwynedd in 2024/25 are located on housing allocations. While this is a low figure, it is higher than the figure for the AMR 6 period, namely 9.6%. However, the figure for 2024/25 remains lower than the rate for previous AMR periods apart from AMR 4: AMR 5 (51.4%); AMR 4 (22.5%); AMR 3 (36%) and AMR 2 (43%). The housing trajectory in the Plan notes that it was expected for 46.5% of units completed in 2024/25 within the Plan area to be on housing allocations.

As the number of units developed on the housing allocations is consistently lower than the targets for this indicator, and that 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.

The update to the housing trajectory [Indicators 43(A) and 43(B)] suggests a similar supply on housing allocations in the last year of the Plan' period compared to what was seen in the AMR 6 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.

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	AMR 1	—	The overall number of additional affordable housing units built within the Plan area is 10% or more below the cumulative requirement set in the Policy Target
	Construction targets for remainder of Plan period (2015 – 2026):			
	Build 345 additional affordable housing units in the Plan area by 2018	AMR 2	—	
		AMR 3	—	
	Build 575 additional affordable housing units in the Plan area by 2020	AMR 4	—	
		AMR 5	—	
	Build 805 additional affordable housing units in the Plan area by 2022	AMR 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			
		<u>AMR 7</u>	—	
Analysis:				

In the 2015-23 period, it is noted that 854 affordable units were built in the Plan area. However, the information from AMR periods 6 and 7 applies only to Gwynedd. In 2024-25, 142 affordable units were built in the Gwynedd Planning Authority area. This is in addition to the 67 affordable units built in the area during 2023-24. This therefore means a provision of 1063 affordable units in the relevant period excluding information from Anglesey in the AMR6 and AMR7 periods.

It is difficult to make a direct assessment against the target set out in the indicator given the lack of information from Anglesey for the last two years. It is also noted that there is no target set for 2025 but rather a target of building an additional 1266 affordable homes in the Plan's area by 2026 is specified.

Therefore, it is not possible to assess whether the overall number of additional affordable housing built within the Plan area is 10% or more below the cumulative target set in the Policy Target. It is noted however that the number of units built since 2015 (excluding the Anglesey figure for AMR 6 and AMR 7) is above the target given by the end of 2024 for the Plan area as a whole, namely 1035 additional affordable homes.

The split of the completed affordable units is as follows:

Year	Gwynedd Planning Authority Area Total	Entire Plan Area Total
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	98 units	120 units
2020-21	31 units	99 units
2021-22	74 units	115 units
2022-23	58 units	122 units
2023-24	68 units	-
2024-25	140 units	-
Total	716 units	854 units* (not including 2023-25)

* Please note that the above figures have been revised based on a re-examination of the information in relation to completed affordable units (a reduction of 9 affordable units compared to the AMR 6 period).

While it is noted that no specific target has been noted for this AMR period, it is not believed that any action is required in relation to this indicator. For Gwynedd only, it is noted that the number of affordable units completed in this AMR period is higher than in any other year since the adoption of the Plan. Indeed, it is a figure that is higher than any annual completion figure for the Plan area as a whole (up to AMR 5) apart from 2018-19.

Whilst it is noted that no specific target has been noted for this AMR period, it is believed that no action is required in relation to this indicator.

To meet the target set for 2026, 204 affordable units will need to be built in the AMR 8 period. To ensure a provision that is above the trigger level (10% or more below the cumulative target in the Policy Target), 77 units will need to be built in the next period. While the number of new affordable units required to meet the 2026 target has never been achieved during the period covered by this indicator, it is noted that the number of affordable units completed in the AMR 6 period in Gwynedd would be sufficient to avoid having to consider the trigger level. It is also noted that these figures do not consider affordable units that have been completed in Anglesey during the AMR 6 and AMR 7 periods.

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 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 7 period is much higher than the corresponding 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 homes provided is likely to be higher for the area than what is stated, as it does not include housing units that are affordable due to their size and location (but are not formally bound as affordable units by condition or legal obligation). In addition, a financial contribution has been accepted in relation to some developments rather than affordable provision on site.








The fieldwork linked to this indicator (April 2025) indicates that planning permission exists for 299 affordable units in the Gwynedd Planning Authority area (187 units not commenced and 112 units under construction). Therefore, there are numerous affordable units already within the existing land bank that can contribute towards effectively meeting the targets noted in this 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: D48

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>
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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, unless justified by Policy TAI 15
		AMR 2		
		AMR 3		
		AMR 4		
		AMR 5		
		AMR 6		
		AMR 7		

Analysis:

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

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

It is noted that the trigger level refers to 2 consecutive years. Whilst the information for 2024/25 needs to be considered alongside the information for the AMR 6 period, it is noted that the Anglesey information is no longer 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 Areas	Period	Percentage of affordable housing sought	Actual affordable housing provision (percentage)	Does it meet the target level?

Gwynedd High Value Coastal	2023/24	No relevant planning permission.		
	2024/25	No relevant planning permission.		
Larger Coastal Settlements	2023/24	30%	67%**	✓
	2024/25	30%	33%	✓
Rural Centres	2023/24	No relevant planning permission.		
	2024/25	No relevant planning permission.		
Northern Coast and South Arfon	2023/24	20%	32%**	✓
	2024/25	20%	56%(*)(**)	✓
Llŷn	2023/24	No relevant planning permission.		
	2024/25	10%	40%	✓
Western Coast and Rural Arfon	2023/24	10%	95%**	✓
	2024/25	10%	44%**	✓
The Mountains	2023/24	10%	100%	✓
	2024/25	10%	33%	✓
Eastern Gwynedd and the National Park	2023/24	No relevant planning permission.		
	2024/25	No relevant planning permission.		
Blaenau Ffestiniog	2023/24	No relevant planning permission.		
	2024/25	10%	17%	✓ ²

*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).

Of the eight housing price areas located in Gwynedd, it is noted that there has been no relevant planning permission in three of these during the AMR 7 period. Of the 6 areas where relevant consents were been granted, it is noted that all have met the indicative target (as highlighted in Policy TAI 15) in terms of the general percentage of affordable housing provided as part of relevant residential planning permissions in the AMR 7 period.

Along with the formal affordable provision, it is noted that units deemed to be affordable by design have also been permitted during this period. A financial contribution is also to be received

at the expense of affordable provision on one site that received planning permission during 2024/25.

Based on the above, it is therefore considered that the information regarding the affordable provision during the AMR 7 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 housing price area. It is noted however that there is no relevant information available for all areas for the two years in question.

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

Period	Number of permissions	Number of units approved	Affordable housing	Percentage of affordable units
2023/24	3	55	37	67%
2024/25	1	12	4	33%

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

Period	Number of permissions	Number of units approved	Affordable housing	Percentage of affordable units
2023/24	7	34	11	32%
2024/25	6	54	30	56%

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

Period	Number of permissions	Number of units approved	Affordable housing	Percentage of affordable units
2023/24	4	64	62	97%
2024/25	10	65	26	40%

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 (in terms of the 30%, 20% and 10% requirements). Along with the above formal provision of affordable units, it should also be borne in mind that further units have been permitted which are considered 'affordable by design' and also that a financial contribution has been received for one site at the expense of providing

affordable units on site.








The number of relevant planning permissions that are relevant to consider in relation to this indicator in the Gwynedd Planning Authority area in the AMR 7 period (17 applications) is higher than the information for the AMR 6 period (14 relevant applications) and consistent with the information for AMR 5 period (17 applications). Please note, however, that there are some house price areas where no relevant planning permissions has been given in neither 2024/25 nor 2023/24 in terms 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	<p>SO15: To ensure that a sufficient and appropriate range of housing sites are available in sustainable locations in accordance with the settlement hierarchy to support economic growth.</p> <p>SO16: To provide a mixture of good quality and affordable housing units, of a range of types and tenures to meet the housing requirements of all sections of the population</p>
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Indicator:	Target:	Relevant policy:		
		Outcome:		Trigger level:
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		
		<u>AMR 7</u>		

Analysis:

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

Site	Number of units
Bodernabwy, Aberdaron	5
Tŷ Isaf, Bryniau Fawnog Ffordd Minffordd, Llanrug	1
Land Maes Twnti, Morfa Nefyn	6*
Land by Talardd, Dinas	2*
Total (Gwynedd Planning Authority Area only)	14

***Sites located within and outside the development boundary. Where the part of the site that is located outside of the boundary is considered against Policy TAI 16 (Exception Sites), then those units located on the exception site will be considered in this figure.**

Previous Information:

Period	Plan Area		Gwynedd Planning Authority Area only	
	Number of sites	Number of units	Number of sites	Number of units
AMR1 (all in 2018/19)	6	24	-	-
AMR 2⁷	4	45	1	10
AMR 3	3	10	2	8
AMB 4	2	24	1	1
AMR 5	5	33	2	4
AMR 6	-	-	3	26

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 the 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 have been permitted in the Gwynedd Planning Authority area in the AMB 7 period than in any other AMR period (separate information for Gwynedd not available for the AMR 1 period). However, it is noted that that the number of units permitted on exception sites is

⁶ New permissions only:

⁷ Some sites located within and outside the development boundary. Where the part of the site that is located outside the boundary has been considered against Policy TAI 16 (Exception Sites) then these sites/units are considered in this figure.

considerably lower than the previous year (although it is noted that this figure is higher than any of the other years for Gwynedd individually).

The figures for Gwynedd for the AMR 7 period are higher than the figure for the Plan area as a whole in the AMR 3 period (in terms of number of sites as well as the number of units) and is higher than the number of such sites that were permitted in the Plan area in the AMR 4 period.

The likely reason for this is a combination of fewer suitable sites available within development boundaries due to the Plan period coming to an end, the development programmes and scale of RSL (site near Talardd, Dinas) and Cyngor Gwynedd developments (Land near Maes Twnti, Morfa Nefyn), 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 a steady increase of one site per annum in the number of exception sites that have received consent in the Gwynedd planning area since the AMR 4 period, which therefore means 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 the 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 granted in 2024/25 within the Gwynedd Planning Authority area only, in terms of the number of sites together with the number of units on these sites, compares positively with this target. The information for the AMR 7 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		
Indicator:	Target:	Relevant Policy:		PS16, TAI1- TAI7, PS 18, TAI 5, TAI 8, TAI 15-TAI 19
		Outcome:		Trigger Level:
D50 Changes in residual Values across the housed price areas identified in Policy TAI 15.	Deliver the maximum level of affordable housing considered viable in accordance with policy TAI 15.	AMR 1		An increase or decrease of 5% of residual value in any house price area in any one year.
		AMR 2		
		AMR 3		
		AMR 4		
		AMR 5		
		AMR 6		
		<u>AMR 7</u>		
Analysis:				
<p>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.</p> <p>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.</p>				
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																													
Indicator:	Target:	Relevant policy:																													
		Outcome:		Trigger level:																											
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																													
		<u>AMR 7</u>																													
Analysis:																															
2024/25: 0 local market units completed (Gwynedd Planning Authority area only)																															
Please see below for information on the number of local market units completed per year (since the adoption of the JLDP)																															
<table><tr><th>Period</th><th>JLDP Area</th><th>Gwynedd Planning Authority Area only</th></tr><tr><td>AMR 7*</td><td>-</td><td>0</td></tr><tr><td>AMR 6*</td><td>-</td><td>1</td></tr><tr><td>AMR 5</td><td>3</td><td>1</td></tr><tr><td>AMR 4</td><td>0</td><td>0</td></tr><tr><td>AMR 3</td><td>0</td><td>0</td></tr><tr><td>AMR 2</td><td>1</td><td>1</td></tr><tr><td>AMR1</td><td>0</td><td>0</td></tr><tr><td>Total</td><td>5</td><td>3</td></tr></table>					Period	JLDP Area	Gwynedd Planning Authority Area only	AMR 7*	-	0	AMR 6*	-	1	AMR 5	3	1	AMR 4	0	0	AMR 3	0	0	AMR 2	1	1	AMR1	0	0	Total	5	3
Period	JLDP Area	Gwynedd Planning Authority Area only																													
AMR 7*	-	0																													
AMR 6*	-	1																													
AMR 5	3	1																													
AMR 4	0	0																													
AMR 3	0	0																													
AMR 2	1	1																													
AMR1	0	0																													
Total	5	3																													

* Not including any potential 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 noted that that permission for 1 local market unit was granted in the Gwynedd planning authority area during the AMR 7 period. In Gwynedd, it is noted that this is the only extant permission for a local market unit (as of 31/3/25).

It is noted that a total of 5 local market units have been completed in the Plan area (excluding any potential units in Anglesey during the AMR 6 and AMR 7 periods). Three of these units are in Gwynedd.

Whilst there was a suggestion in the AMR 5 period that this new policy requirement had begun to have a real impact, this however has not been conveyed in the information for the AMR6 and AMR 7 periods.

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 only extant permission for 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 is for the Plan area as a whole). Given the information from the AMR 6 and AMR 7 periods, ongoing monitoring 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 in order 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 in relation 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 for the new Plan. In this respect, it would 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 which have received planning permission and developed, including any new aspects and barriers which have been highlighted since the








introduction of the policy. To this end, it must be ensured that there is sound evidence to support such a policy in the new Plan.

Action:

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

Indicator: D53

Objective:	SO15 & SO16	<p>SO15: To ensure that a sufficient and appropriate range of housing sites are available in sustainable locations in accordance with the settlement hierarchy to support economic growth.</p> <p>SO16: To provide a mixture of good quality and affordable housing units, of a range of types and tenures to meet the housing requirements of all sections of the population</p>
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Indicator:	Target:	Relevant policy:		
		Outcome:		Trigger level:
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		
		<u>AMR 7</u>		

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'.

The Welsh Government has approved the GTAA, but up to the end of March 2025 the Council has yet to agree/adopt it. The Council is working to accommodate the additional need and continues to be in discussions with landowners in the search for a suitable site.

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	<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:
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	—	
	Provide a cumulative total of	AMR 5	—	Failure to provide a cumulative total of 10 additional pitches on an extension to the existing
		AMR 6	—	

	10 additional pitches on an extension to the existing residential Gypsy site adjacent to the Llandygai Industrial Estate, Bangor by the end of 2026	<u>AMR 7</u>		residential Gypsy site adjacent to the Llandygai 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	Provide number and type of pitches to	<u>AMR 1</u>		Failure to provide number and type of additional


identified in a Gypsy Traveller Accommodation Needs Assessment (GTANA)	address need identified in the GTANA by the end of 2026	AMR 2		pitches to address need identified in the GTANA by the end of 2026
		AMR 3		
		AMR 4		
		AMR 5		
		AMR 6		
		AMR 7		







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	<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	
		AMR 1		

D59 The number of unauthorised Gypsy & Traveller encampments reported annually and length of stay	Monitor changes in need for pitches and compare with supply of pitches in the inter GTANA period.	AMR 2		The number of encampments and length of stay suggests a need for additional supply of pitches.
		AMR 3		
		AMR 4		
		AMR 5		
		AMR 6		
		<u>AMR 7</u>		

Analysis:

There was no unauthorised encampment during this year in Gwynedd.








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

Action:	
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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	AMR 1		One application permitted contrary to Policy AMG 5 or Policy AMG 6
		AMR 2		
		AMR 3		
		AMR 4		
		AMR 5		
		AMR 6		
		AMR 7		
Analysis:				
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.				
It appears that the policies are 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: 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	AMR 1		One planning application permitted contrary to Policy PS 19
		AMR 2		
		AMR 3		
		AMR 4		
		AMR 5		
		AMR 6		
		AMR 7		
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. C24/0541/05/LL - Cais Cynllunio ôl-weithredol ar gyfer gosod gabions Retrospective Planning Application for the installation of Gabions - Bwlch Bryn Caravan Park, Penrhyndeudraeth, Gwynedd, LL48 6RY				

2. C24/0307/18/LL - Repair of the external fabric of the buildings, restoring the collapsing roof of the utility unit - Creation of spaces for a dive centre to use as teaching, changing and rest rooms. Provision of storage and drying areas. Removal of the current portacabin, which will be removed following the works. These will be within the existing utility unit and within a pod sat within the storage barn. - Provision of shelter / protection and possible display of the existing salvaged machinery within the blast shelter. - Relevant interpretation, services and ecological enhancement works - Parc Gwledig Padarn, Llanberis, Caernarfon, Gwynedd, LL55 4TY

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
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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:
D62 Number of planning applications permitted for major development in an Area of Outstanding Natural Beauty (AONB).	No planning applications permitted for major development, which are harmful to an AONB's natural beauty.	AMB 1		One planning application permitted contrary to Policy PS 19 and Policy AMG 1
		AMB 2		
		AMB 3		
		AMB 4		
		AMB 5		
		AMB 6		
		<u>AMR 7</u>		


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	AMR 1		One Planning application permitted contrary to Policy PS 20 or Policy AT1
		AMR 2		
		AMR 3		
		AMR 4		
		AMR 5		
		AMR 6		

		AMR 7		
Analysis:				
<p>No planning application (nonsignificant) was approved within the Castles and Town Walls of King Edward' WHS, 43 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 installation of heat pumps, solar panels, change of uses, new dwelling/apartment houses, conversion of buildings, new front windows, and extensions.</p> <p>It is considered that these permissions comply with Policies PS 20 and AT 1 and that these policies are continuing to be implemented effectively.</p>				
Action:				
Continue to monitor as part of the next AMR. 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			
Indicator:	Target:	Relevant Policy		PS19, AMG1, AMG2, AMG3, AMG4, AMG5, AMG6, PS20, AT1, AT3, AT4	
		Outcome:		Trigger Level:	
D64 – Prepare and adopt a Supplementary Planning Guidance relating to Heritage Assets	Prepare and adopt a Supplementary Planning Guidance in relation to Heritage Assets within 18 months of the Plan’s adoption	AMB 1		Not adopting a Supplementary Planning Guidance within 18 months of the Plan’s adoption	
		AMB 2			
		AMB 3			
		AMB 4			
		AMB 5			
		AMB 6			
		<u>AMR 7</u>			
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.
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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		
		<u>AMR 7</u>		

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.			
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			
		<u>AMR 7</u>			
Analysis:					
1 new application for waste facilities 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	Maintain a minimum 10 year land supply of crushed rock	AMB 1		Less than a 12 year land supply of crushed rock aggregate reserves in the Plan area in any one year	
		AMB 2			

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)	aggregate reserves throughout the Plan period in the Plan area in line with Policy PS22	AMB 3		
		AMB 4		
		AMB 5		
		AMR 6		
		<u>AMR 7</u>		

Analysis:






At the end of 2016, there was a residual 42.94 million tonnes of permitted crushed rock aggregate reserves, which is far above the threshold level (Source: North Wales Regional Aggregates Working Group Annual Monitoring Report (2016)). The information is based on the distribution outlined in the Second Review of the Regional Technical Statement (RTS) that is undertaken every five years.



Each review of the Regional Technical Statement provides a mechanism to encourage the national sustainability objectives that every individual Local Authority in the region need to fulfil over a 25 year period for crushed rock (which is sufficient to fulfil the requirements of MTAN1 of achieving a 10 year land bank) during the 15 year period of the Joint LDP. The preferred areas for crushed rock in Policy MWYN 2 of the JLDP exceeds the minimum allocation needed to meet the required provision identified in the Second Regional Technical Statement.








Action:

Continue to monitor as part of the next AMR. This will be considered 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 throughout the Plan period in the Plan area in line with Policy PS22.	AMR 1		One Planning application permitted contrary to Policy MWYN 6
		AMR 2		
		AMR 3		
		AMR 4		
		AMR 5		

		AMR 6		
		<u>AMR 7</u>		
Analysis:				
<p>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.</p> <p>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.</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: 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 in accordance with Policy MWYN 6	AMR 1		One Planning application permitted contrary to Policy MWYN 6
		AMR 2		
		AMR 3		
		AMR 4		
		AMR 5		
		AMR 6		
		<u>AMR 7</u>		

Analysis:

13 planning permissions were granted on sites within a mineral buffer zone. The type of permission varies from being householder development, tourism establishments, 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, AMR7 will provide evidence on the indicators for comparison in future years to enable the Council to identify any trends. AMR7 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 75 affordable housing units during 2024-25. In addition, 617 affordable housing units have been completed during the 2017-25 period. 140 affordable housing units have been completed during 2023-24 which is a significant 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 52%. 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.

- 4 applications were refused partly due to language issues and 24 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. Approved appeal decisions do not undermine the policies of the JLDP. However, recent decisions have highlighted matters which will require careful consideration when preparing policies for the new Local Development Plan.
- Permission has been granted for 173 new residential units (including applications to reconsider or extend the expiry date of current permissions) during 2024/25. 75 units (43.4%) were for affordable housing.
- 140 affordable housing units have been completed in 2024-25.
- The housing land bank (sites with extant permission) in 2025 in Gwynedd excluding units the JLDP has noted are unlikely to be developed during the Plan period stood at 811 units (489 not started and 322 under construction) of which 299 are affordable units (187 units not started and 112 units under construction).
- 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 Plan's trajectory (conveyed for the Gwynedd Planning Authority area) notes a figure of 3487 units. This is therefore 22.9% (800 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 7 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 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	2024/2025	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 5 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:
 - C24/0179/04/TR – Rebuild existing 11kv single overhead power line. NRW suggested standard conditions to mitigate potential impacts on the River Dee and Bala Lake SAC and the River Dee SSSI.
 - C24/0904/39/LL – Erection of an agricultural building on an existing farm yard. NRW had concerns that the development may impact on the Mynydd Cilian, Trwyn y Wylfa ac Ynysoedd Sant SPA and the Porth Ceiriad, Porth Neigel ac Ynysoedd Sant Tudwal SSSI but considered that it would not have an adverse effect if the development was completed in line with the Water Resources (Control of Agriculture Pollution) (Wales) Regulations.
 - C24/0830/18/LL – Tree works. NRW suggested standard conditions to mitigate potential impacts on the Coedydd Afon Menai SSSI.
 - C24/0307/05/LL – Conversion for building for economic/tourism use. NRW stated that they had no objection as they considered that the proposed development would not likely impact on the Coed Dinorwig SSSI and the Llyn Padarn SSSI.
 - C24/0541/0/LL – Retrospective application for the installation of gabions. NRW stated that they had no objection as they considered that the proposed development would not likely impact on the Ysbyty Brn y Garth SSSI.
- 2) While this is not currently monitored by the Authority due to limited resources, policies within the LDP ensure that biodiversity is protected.
- 3) No updated data since the previous AMR. The information only available for SACs and SPAs and the results are as follows:
 - SACs - 40% (8 of 20 SACs located or partially located within the LDP area) are of all features of 'favourable' condition;
 - SPAs - 89% (8 of 9 SAPs located or partially located within the LDP area) are of all features of 'favourable' condition.
- 4) No information currently available as this is not monitored by the Authority due to limited resources.

- 5) No information currently available as this is not monitored by the Authority due to limited resources.
- 6) No change since the previous AMR:
- 392 (7115HA) confirmed Wildlife Sites (SINCs)
 - 13 (3137HA) LNRs

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

SA Objective 3: Climate Change				
SA Indicator	Target	Baseline /Previous Data	Recent Data	Performance
% change in carbon dioxide emissions from industry / commercial, domestic, road transport, land use change and forestry sectors.	Decrease	2018/19	See explanation below	✓
Explanation / Analysis				

There has been no update in statistics since the previous AMR.

The following tables highlights CO2 emission estimates (KtCO2) in all 5 sectors in Gwynedd since 2018:

Gwynedd

	2018	2019	2020	2021	2022	2023
Industry	49.6	46.9	44.4	50.2	49.5	44.5
Commercial	59.6	49.3	40.2	48.2	46.7	41.0
Domestic	198.1	189.5	183.3	184.1	151.8	147.8
Transport	277.1	269.9	212.4	227.2	230.0	232.6
Forestry and Land Use Change	-142.6	-145.7	-150.1	-152.4	-153.7	-154.1

(Source: Department for Energy Security and Net Zero)

- As can be seen from the table above, there has been a decrease in carbon emissions in all the sectors since 2018.

SA Objective 4: Welsh Language

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

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. The latest figures are December 2024 which states that there are 891,800 Welsh speakers in Wales. For Gwynedd it states that there are 92,500 able to speak Welsh, which is 76% of the County's population.

However, as a result of figures in the 2021 Census (538,300 Welsh Speakers in Wales, and 73,560 or 64.4% in Gwynedd) and the difference between these and figures in the Annual Report the Welsh Government has commission work to establish why there is a difference between the figures.

The Chief Statistician's blog (25 April 2023) states that "... it has always been clear that we regard the census as the authoritative source of information on the number of Welsh speakers in Wales...". He further states

that "... There are several other data sources available that provide some information about the Welsh language that we can use to monitor trends in the period between censuses. These sources have their own strengths and limitations when it comes to statistics on the Welsh language...".

The Annual Population Survey is based on a Labour Force Survey. Although household surveys usually give us higher estimates of ability to speak Welsh, they have generally moved in a similar direction to the census estimates. However, with the results of the 2021 Census, this is the first time that the census estimates that the number of Welsh speakers has decreased and the household surveys estimate that the numbers have increased.

Due to the range of data sources available, it is not easy for users of statistics about ability in Welsh to reconcile the different estimates, especially as some estimates show an increase in the number of Welsh speakers and others show that the numbers are decreasing. This can make it challenging to know how to use these statistics to inform Welsh language public policy.

Within the Report 'Differences between estimates of ability in Welsh in the 2021 Census and household surveys' the main points were:

- Of the people who said they could speak Welsh in the Labour Force Survey or Census 2021, the following groups tended to agree across the two sources most often: people aged 65 or over; people living in North West Wales; people born in Wales; and people with Welsh national identity.
- Of the people who say they can speak Welsh in the Labour Force Survey or Census 2021, the following groups tended to disagree across the two sources most frequently: people younger than 25; people living in the South East and North East; people born elsewhere in the UK; and people without a Welsh national identity.
- Of the people who agreed that they could speak Welsh on both sources, over two-thirds (68.6%) indicated that they spoke Welsh on a daily basis. Of the people who said they could speak Welsh in the Labour Force Survey but not in the 2021 Census, only around a quarter (24.8%) said they spoke Welsh on a daily basis.
- A smaller proportion of couple households agree on their ability to speak Welsh between the two sources where neither or only one adult can speak Welsh compared to couple households which have two or more adults who can speak Welsh.

Therefore, on the basis of all this, it is not believed that any weight should be given to the increase in the number of Welsh speakers seen in Gwynedd within the 'Annual Population Report' December 2024.

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.

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

SA Objective 5: Heritage / Culture				
SA Indicator	Target	Baseline/Previous Data	Recent Data	Performance
Number of historic assets at risk / change in number at risk	Decrease	2024/2025	See explanation below	✓
Explanation / Analysis				
Data relating to the number of historic assets at risk / change in number at risk is currently not available on a Local Authority level. No planning permission was granted for applications that were contrary to policies PS 20 and AT 1 during the monitoring period. 48 planning applications were approved within the Slate Landscape of North Wales World Heritage Site and 1 application was approved within the Caernarfon Castle and Walls World Heritage Site. A total of 68 planning applications were approved within the Plan's Conservation Areas compared to 96 in the last AMR period. These include the conversions of buildings, annexes, changes of use, alterations & extensions and tree works. It is considered that these permissions comply with Policies PS 20 and AT 1 and that these policies are continuing to be implemented effectively.				

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	✓
2) Employment status of residents 16 years +	Increase	2024/2025	See explanation below	✓

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 increase in economic activity and employment rate in the Gwynedd Local Authority areas between March 2024 and September 2024 as can be seen in the table below.

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

	Year ending Mar 2021	Year ending Mar 2022	Year ending Mar 2023	Year ending Mar 2024	Year ending Sept 2024
Ynys Môn	78.8%	74.1%	79.6%	Not Monitoring	Not Monitoring
Gwynedd	77.9%	75.9%	77.7%	73.7	76.7% (+3%)
Wales	76.6%	75.6%	75.5%	76.2	75.1% (-1.1%)

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

- 3) Statistics show that there has been an increase in the number of people commuting out of Gwynedd and Anglesey in 2024. Whilst there has been an increase in the number of people commuting into Gwynedd the number of people commuting into Anglesey has remained constant since 2022 as can be seen in the tables below. Continue to monitor the indicator.

Commuting Patterns by Welsh Local Authority

Year	Anglesey	Gwynedd	Wales
Number of people commuting out of the area 2018	10,200	8,600	95,400
Number of people commuting out of the area 2019	10,500	8,700	98,500
Number of people commuting out of the area 2020	9,800	8,000	100,300

Number of people commuting out of the area 2021	7,800	5,700	92,100
Number of people commuting out of the area 2022	6,900	7,100	78,500
Number of people commuting out of the area 2023	8,400	6,800	81,800
Number of people commuting out of the area 2024	8,300	7,300	92,600

Source: Stats Wales

Year	Anglesey	Gwynedd	Wales
Number of people commuting into the area 2018	4,200	12,500	47,000
Number of people commuting into the area 2019	4,500	12,200	42,700
Number of people commuting into the area 2020	4,300	13,300	48,400
Number of people commuting into the area 2021	1,900	10,100	34,900
Number of people commuting into the area 2022	3,000	7,300	32,500
Number of people commuting into the area 2023	3,000	8,900	31,600

Number of people commuting into the area 2024	3,000	11,200	37,400
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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	2024/25	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%	
2024-25	140	212	66.0%	

**It is noted that due to visit constraints because of the Coronavirus pandemic, not all sites were visited during this period.*

There has been an increase in the number of affordable housing units completed compared to the previous year and also in terms of the percentage of affordable housing units completed compared to total housing completions. The target for this indicator has therefore been met in relation to both these aspects. 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: <ul style="list-style-type: none"> • 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)
- 2024/2025 = 96 (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*	AMR 7*
Visual and Sensory	81	26	20	24	31	7	4
Cultural	1587	619	613	861	687	502	523
Geological	724	291	287	374	322	235	255
Historical	1270	532	528	691	493	278	255
Landscape Habitats	70	26	24	36	36	20	19

*Gwynedd LPA only

The overall number of approved planning applications within areas classed as outstanding by LANDMAP have remained constant 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	No data	2021/2022	See analysis below	0
2) % municipal wastes sent to landfill	Decrease	2018-2019	See analysis below	✓

3) % municipal wastes reused /recycled	Constant	2025-2024	See analysis below	+/-
Explanation / Analysis				
<p>1) % proportion of development on previously developed land is as follows:</p> <ul style="list-style-type: none"> Gwynedd: 2017-2018 12.82ha (64%); Gwynedd 2018 to current – information is not collated. Unable to report on the indicator. <p>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.</p> <p>2] % Municipal waste to landfill is as follows (<i>Source: StatsWales</i>):</p> <ul style="list-style-type: none"> 2016-2017 = Gwynedd (31%) 2017-2018 = Gwynedd (24.3%) 2018-2019 = Gwynedd (18.1%) 2019-2020 = Gwynedd (7.6%) 2020-2021 = Gwynedd (0.6%) 2021-2022 = Gwynedd (1%) 2022-2023 = Gwynedd (0.5%) 2023-2024 = Gwynedd (0.4%) <p>The percentage of waste taken to landfill in Gwynedd has decrease significantly since 2018-2019.</p> <p>3] % Municipal waste recycled is as follows (<i>Source: My Recycling Wales</i>):</p> <ul style="list-style-type: none"> 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 (65%) 2024 – 2025 = Gwynedd (64%) 				

Gwynedd has seen a slight decrease in the percentage of municipal waste recycled between 2023/2024 and 2024/2025. 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	SA Indicator	SA Indicator	SA Indicator	SA Indicator
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) 20 planning applications were permitted on sites that were wholly/partly within a C1 flood zone; the majority for less vulnerable developments on previously developed land. 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>26 planning applications were permitted on sites that were wholly/partly within a C2 flood zone; the majority for less vulnerable developments on previously developed land. No planning applications were approved for a type of development that would be considered as a 'highly vulnerable development' in accordance with Figure 2 of Technical Advice Note 15 (Development and Flood Risk). Further all application located (partly/fully) within the C2 flood zone complied with the tests as contained within TAN 15.</p>				

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 52 residential units in this AMR period / Planning permission for 370 units since the Plan was adopted)

Urban Service Centre:

2. Blaenau Ffestiniog (7 units / 31 units),
3. Caernarfon (1 unit / 112 units),
4. Porthmadog (0 units / 19 units),
5. Pwllheli (1 unit / 86 units)

Local Service Centres:

6. Abermaw (3 units / 23 units),
7. Abersoch (0 unit / 2 units),
8. Bethesda (6 units / 59 units),
9. Cricieth (0 units / 67 units),
10. Llanberis (0 units / 15 units),
11. Llanrug (4 units / 19 units),
12. Nefyn (2 units / 15 units),
13. Penrhyndeudraeth (0 units / 59 units),
14. Penygroes (0 units / 39 units),
15. Tywyn (2 units / 30 units)

Service Villages:

16. Bethel (0 units / 46 units),
17. Bontnewydd (0 units / 29 units),
18. Botwnnog (0 units / 1 unit),
19. Chwilog (1 unit / 57 units),
20. Deiniolen (27 units / 74 units),
21. Rachub (0 units / 31 units),
22. Tremadog (0 units / 1 unit)
23. Y Ffôr (1 unit / 1 unit)

Local, Rural and Coastal Villages:

A) Local Villages

24. Abererch,
25. Brynrefail (0 units / 1 unit)
26. Caeathro (12 units / 12 units)
27. Carmel (3 units / 4 units),
28. Cwm y Glo,
29. Dinas (Llanwnda (16 units / 28 units),
30. Dinas Dinlle (1 unit / 1 unit),

31. Dolydd a Maen Coch,
32. Efailnewydd,
33. Garndolbenmaen (0 units / 1 unit),
34. Garreg-Llanfrothen,
35. Groeslon,
36. Llandwrog,
37. Llandygai,
38. Llangybi (1 unit / 2 units),
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 / 5 units)
45. Rhosgadfan (0 units / 4 units),
46. Rhostryfan,
47. Sarn Mellteyrn (0 units / 2 units)
48. Talsarn (0 units / 2 units),
49. Trefor (1 units / 2 units),
50. Tregarth (2 units / 19 units),
51. Tudweiliog,
52. Waunfawr (0 units / 2 units),
53. Y Fron

B) Coastal/Rural Villages:

54. Aberdaron (6 units / 6 units),
55. Borth-y-Gest (0 units / 1 unit),
56. Clynog Fawr,
57. Corris (0 units / 1 unit),
58. Edern (4 units / 6 units),
59. Fairbourne,
60. Llanaelhaearn (1 unit / 3 units),
61. Llanbedrog (0 units / 1 unit),
62. Llangian,
63. Llithfaen (0 units / 2 units),
64. Morfa Bychan (0 units / 2 units),
65. Morfa Nefyn, (12 units / 15 units)
66. Mynytho,
67. Rhoshirwaun,
68. Sarn Bach,
69. Y Felinheli (0 units / 25 units)

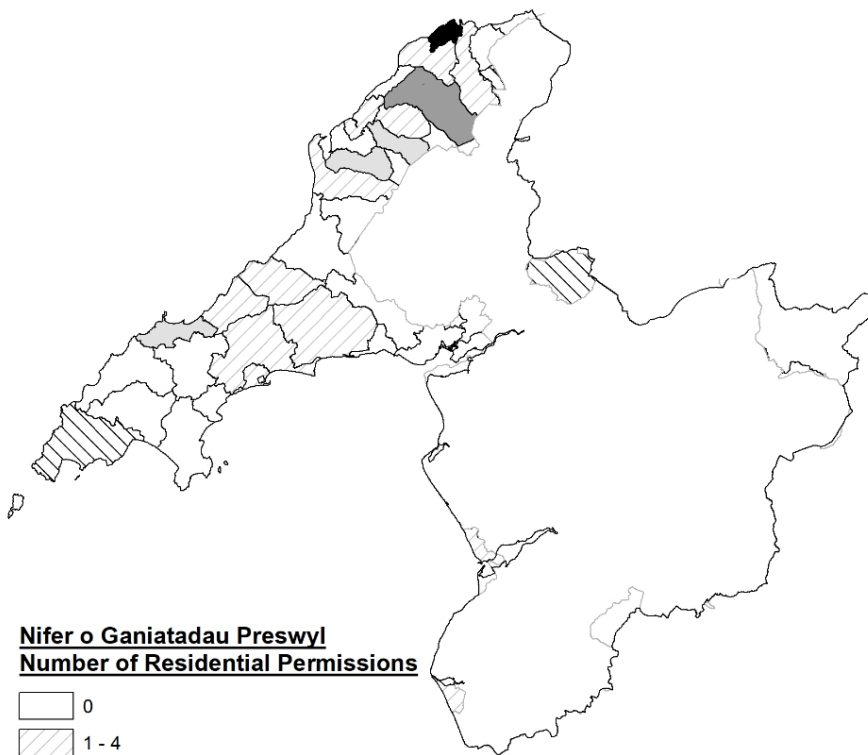
Clusters:

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

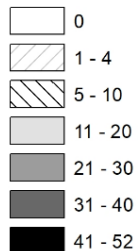
79. Crawia,
80. Dinorwig (0 units / 1 unit)
81. Gallt y Foel,
82. Glasinfryn (0 units / 9 units),
83. Groeslon Waunfawr,
84. Llanaber (0 units / 1 unit),
85. Llandderfel,
86. Llanengan (0 units / 2 units),
87. Llanfor,
88. Llanllechid,
89. Llannor,
90. Llanwnda,
91. Llwyn Hudol,
92. Minffordd,
93. Minffordd (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 units / 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 2024 - 31 MAWRTH 2025**

**DISTRIBUTION OF RESIDENTIAL PREMISSIONS PER COMMUNITY COUNCIL
1 APRIL 2024 - 31 MARCH 2025**

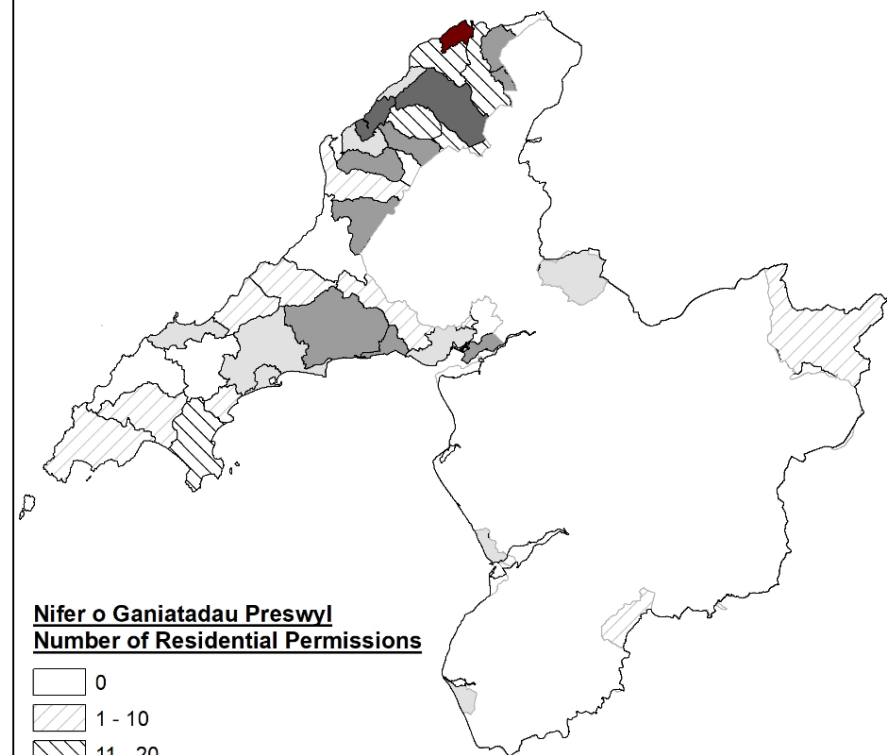


Nifer o Ganiatadau Preswyl
Number of Residential Permissions

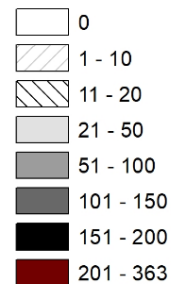


**DOSBARTHAD CANIATADAU PRESWYL FESUL CYNGHORAU CYMUNED
ERS MABWYSIADU'R CYNLLUN - 1 AWST 2017 - 31 MAWRTH 2025**

**DISTRIBUTION OF RESIDENTIAL PREMISSIONS PER COMMUNITY COUNCIL
SINCE THE PLAN'S ADOPTION - 1 AUGUST 2017 - 31 MARCH 2025**

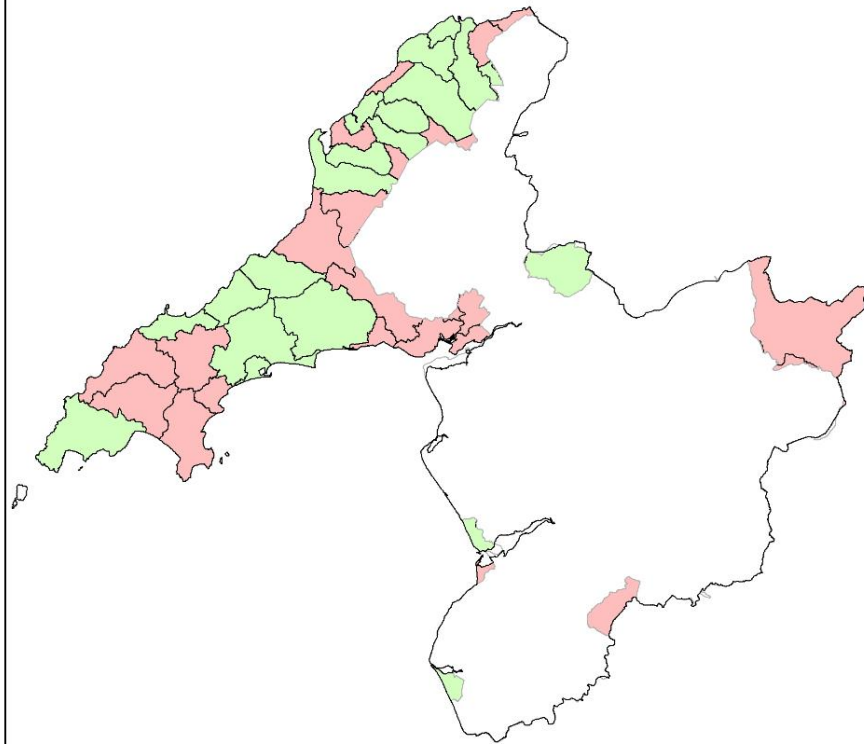


Nifer o Ganiatadau Preswyl
Number of Residential Permissions



**DOSBARTHIAID CANIATADAU PRESWYL FESUL CYNGHORAU CYMUNED
1 EBRILL 2024 - 31 MAWRTH 2025**

**DISTRIBUTION OF RESIDENTIAL PREMISSIONS PER COMMUNITY COUNCIL
1 APRIL 2024 - 31 MARCH 2025**

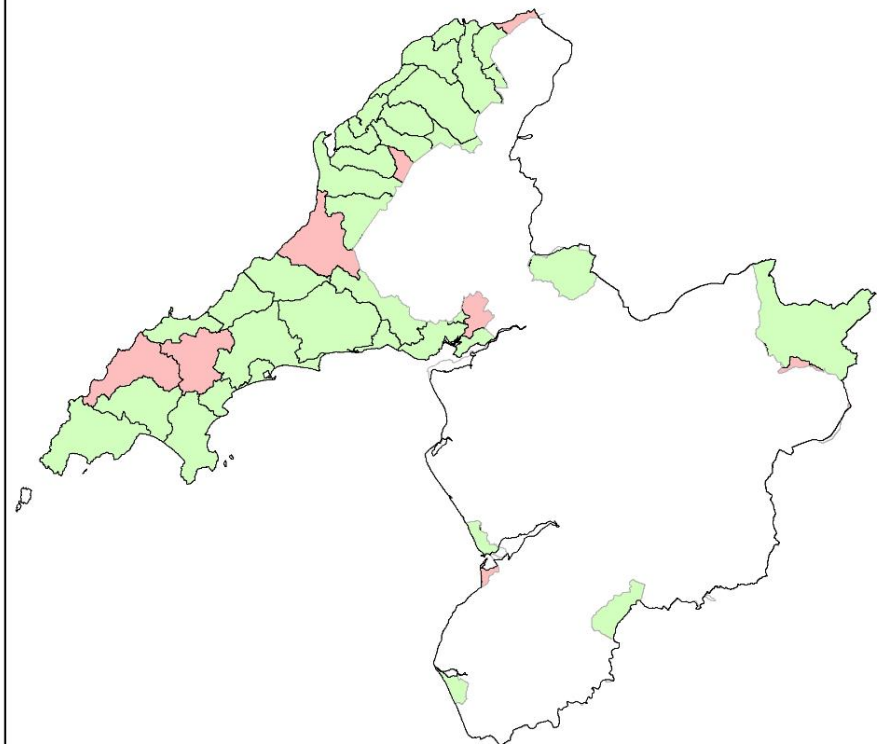


Allwedd / Key

- Caniatadau / Permissions
- Dim Caniatadau / No Permissions

**DOSBARTHIAID CANIATADAU PRESWYL FESUL CYNGHORAU CYMUNED
ERS I'R CYNLLUN CAEL EI FABWYSIADU - 1 AWST 2017 - 31 MAWRTH 2025**

**DISTRIBUTION OF RESIDENTIAL PREMISSIONS PER COMMUNITY COUNCIL
SINCE THE PLAN'S ADOPTION - 1 AUGUST 2017 - 31 MARCH 2025**



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 a year is left in the JLDP period, 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 housing 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:

2020-21	2021-22	2022-23	2023-24	2024-25	Total	Average
38	45	44	55	25	207	41.4 = 41

Given that only a year remains 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 1-year period, namely 41 units.

Based on the April 2025 housing survey it is noted that there are 205 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 a year, 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 7 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 41 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). Whilst there is only a year remaining in the Plan period, there would be a presumption anyhow that for the next two years that 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:

2025/26
41

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

2025/26
No units on new windfall sites completed during the next year.

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:

2025/26
108

Therefore:

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

2025/26
149 (108 large sites / 41 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 346 units.

2020-21	2020-21	2021-22	2022-23	2023-24	Total
51	86	8	69	132	346

Given that there is only a year 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 1-year period i.e. $346/5 = 69.2 = 69$ units

It is noted that table A1 projects that 108 units will be developed on large land bank sites in the final year 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

2025/26
No units on new windfall sites completed during the next year.

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

2025/26
58

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	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
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	0	12	12	COMPLETED 2024/25		
178	Sub-regional Centre	Coed y Maes (Caeau Briwas), 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	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 oad, Bangor	C21/0648/11/LL	39	0	39	39	COMPLETED 2024/25		
5109	Sub-regional Centre	Land at Pen y Ffridd Road, Bangor	C19/1072/11/LL	30	0	22	22	COMPLETED 2024/25		
5200	Sub-regional Centre	Blenheim House, Holyhead Road, Bangor	C20/0669/11/LL	36	36	0	0	0		36
5201	Sub-regional Centre	Maes Berea, Bangor	C18/0365/11/AM	9	9	0	0	0	0	9
5255	Sub-regional Centre	Plas Llwyd Terrace, Bangor	C07A/0755/11/MG	10	10	0	0	0	0	10

LPA reference	Settlement tier	Site name	Planning permission reference	Total site capacity	Units remaining	Overall completions	Completions in JLDP period	Under construction	2025/26	Units beyond the plan period
5305	Sub-regional Centre	Coed Mawr, Bangor	C24/0436/11/LL	10	10	0	0	6	10	0
5242	Sub-regional Centre	340 High Street, Bangor	C22/0950/11/LL	9	0	9	9	COMPLETED 2024/25		
5273	Sub-regional Centre	290-294 High Street, Bangor	C21/0959/11/LL	24	24	0	0	24		24
5298	Sub-regional Centre	Independent School, Bangor	C24/0074/11/LL	9	9	0	0	0		9
2206	Urban Service Centre	Part of OS 8825, Cae Clyd, Manod, Blaenau Ffestiniog	C14/0248/03/LL	5	5	0	0	0		5
5069	Urban Service Centre	Wynne Road, Blaenau Ffestiniog	C20/0538/03/LL	5	0	5	5	COMPLETED 2024/25		
1660	Urban Service Centre	Former Marine Hotel, North Road, Caernarfon	C18/1040/14/LL	15	15	0	0	15		15
5209	Urban Service Centre	Lleiod Garage, Llanberis Road, Caernarfon	C22/0745/14/LL	21	21	0	0	21	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	24		24
1640	Urban Service Centre	Plot 31, Awel y Grug, Porthmadog	C15/0224/44/LL	10	1	9	0	0	0	1

LPA reference	Settlement tier	Site name	Planning permission reference	Total site capacity	Units remaining	Overall completions	Completions in JLDP period	Under construction	2025/26	Units beyond the plan period
4838	Urban Service Centre	Ysgubor Wen land, Pwllheli	C20/0870/45/LL	5	1	4	4	1	1	
743	Local Service Centre	Promenad Abermaw	5/51/815B	26	26	0	0	0		26
4100	Local Service Centre	Whitehouse Hotel site, Abersoch	C14/1208/39/LL	18	18	0	0	18	18	
5023	Local Service Centre	Land near Llain y Pebyll, Bethesda	C20/0018/13/LL	7	0	7	7	COMPLETED 2024/25		
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
5269	Local Service Centre	Natwest bank, Bethesda	C23/0969/13/LL	6	6	0	0	0		6
224	Local Service Centre	Gorseddfa Estate, Cricieth	2/15/143A-Z	13	1	12	0	0		1
225	Local Service Centre	Wern y Wylan Estate, Cricieth	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	12	0
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	0	1

LPA reference	Settlement tier	Site name	Planning permission reference	Total site capacity	Units remaining	Overall completions	Completions in JLDP period	Under construction	2025/26	Units beyond the plan period
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	3/18/2021	50	14	36	0	0		14
4576	Service Village	Cae Bodlondeb, Ael y Bryn (Site 1), Chwilog	C16/1363/41/AM & C20/0674/41/MG	9	0	9	9	COMPLETED 2024/25		
4577	Service Village	Cae Bodlondeb, Ael y Bryn (Site 2), Chwilog	C16/1603/41/AM & C20/0673/41/MG	9	0	9	9	COMPLETED 2024/25		
5177	Service Village	Ebeneser Chapel, Stryd Fawr, Deiniolen	C19/1194/18/LL	7	7	0	0	0	0	7
2477	Service Village	Llwyn Bedw Estate, Rachub	C10A/0040/21/MG	13	1	12	8	0	1	
3966	Local Village	Plot of land near Hen Gapel, Waunfawr Road, Caeathro	C09A/0412/26/LL	12	12	0	0	0	0	12
2216	Local Village	Ceir Cwm, Cwm y Glo	C10A/0087/23/LL	8	5	3	3	0		5
5310	Local Village	Land near Talardd, Dinas	C20/1093/24/LL	16	16	0	0	0	16	
5171	Local Village	Land near Maes Llwyd, Llanystumdwy	C21/1091/41/LL	6	6	0	0	0	4	2
5274	Coastal / Rural Village	Bodernabwy, Aberdaron	C24/0011/30/AM	5	5	0	0	0	0	5
1669	Coastal / Rural Village	Plots 15-23 Heol Seithendre, Fairbourne	C04M/0072/01/LL	9	5	4	0	0	0	5

LPA reference	Settlement tier	Site name	Planning permission reference	Total site capacity	Units remaining	Overall completions	Completions in JLDP period	Under construction	2025/26	Units beyond the plan period
5290	Coastal / Rural Village	Maes Twnti land, Morfa Nefyn	C24/0689/42/LL	9	9	0	0	0	0	9
5107	Coastal / Rural Village	Land near Cae Gors, Tregarth	C21/0617/16/LL	12	0	12	12	COMPLETED 2024/25		
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	18	5
5168	Cluster	Near Bro Infryn, Glasinfryn	C21/1206/25/LL	7	0	7	7	COMPLETED 2024/25		
2428	Cluster	OS 3910, Near St Engan Church, Llanengan	C11/1186/39/MG	6	1	5	5	1	1	
TOTAL				807	479	320	152	144	108	371

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	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	17						17
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						

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	2025/26	Units beyond the Plan period
2213	Urban Service Centre	T28	Land near Lôn Caernarfon, Pwllheli Permission C22/0969/45/LL (for a supermarket) on part of the site Number of units based on the area of the site remaining	90						90
1400	Urban Service Centre	T29	Cae Deiniol, Pwllheli	14	Planning permission C21/0111/45/LL	12	12	2	2	
1399	Urban Service Centre	T30	Former Hockey Field, Pwllheli	14	Planning permission C18/1198/45/AM	0	0	14	14	
2205	Local Service Centre	T41	Land near North Terrace, Criccieth	23	Planning permission C21/1136/35/LL	12	12	11	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

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	2025/26	Units beyond the Plan period
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			SITE COMPLETED				
4604	Local Service Centre	T49	Land near Former Bron Garth Hospital, Penrhyndeudraeth	46						46
4605	Local Service Centre	T50	Land near Canol Cae, Penrhyndeudraeth	31						31
1379	Local Service Centre	T51 (part)	Land near Maes Dulyn, Penygroes Permission C20/0942/22/LL (5064) on part of the site - Number of units based on the area of the site remaining	15						15
5064	Local Service Centre	T51 (part)	Land near Maes Dulyn, Penygroes			SITE COMPLETED				

LPA reference	Settlement tier	Allocated site number	Allocated site name	Total site capacity*	Time lag to construction start in months	Phasing of development				
						Completions	Completions in JLDP period	Under construction	2025/26	Units beyond the Plan period
2142	Local Service Centre	T52	Sŵn y Tonnau, Tywyn	41	Planning permission C06M/0069/09/LL	32	23	0	0	9
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	Planning permission C23/0657/18/LL	0	0	30	30	
4599	Service Village	T58	Land opposite Rhoslan Estate, Bethel	7	Planning permission 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
4594	Service Village	T61	Land near Cefn Capel, Botwnnog	21						21
4595	Service Village	T62	Land near Pentre, Botwnnog	11						11
4125	Service Village	T63	Land to rear of Madryn Arms, Chwilog	SITE COMPLETED						
1364	Service Village	T64	Land near Cae Capel, Chwilog	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

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	2025/26	Units beyond the Plan period
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						82	64	58	58	673
*	For sites with planning permission, the figure indicates the number of units that have been permitted.									
	Completed									
	Extant planning permission (not yet completed)									