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CYNGOR SIR
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ISLE OF ANGLESEY
COUNTY COUNCIL

Mrs Annwen Morgan
Prif Weithredwr – Chief Executive

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RHYBUDD O GYFARFOD	NOTICE OF MEETING
PWYLLGOR GWAITH	THE EXECUTIVE
DYDD LLUN 28 HYDREF 2019 10.00 o'r gloch	MONDAY 28 OCTOBER 2019 10.00 am
SIAMBR Y CYNGOR SWYDDFEYDD Y CYNGOR LLANGFNI	COUNCIL CHAMBER COUNCIL OFFICES LLANGFNI
Swyddog Pwyllgor	Ann Holmes 01248 752518 Committee Officer

AELODAU/MEMBERS

Plaid Cymru/Party of Wales

Llinos Medi Huws, Carwyn Jones, R Meirion Jones, Alun W Mummery, Robert G Parry, OBE, FRAGS, Robin Wyn Williams

Annibynnol/Independent

Richard Dew, Dafydd Rhys Thomas, Ieuan Williams

COPI ER GWYBODAETH / COPY FOR INFORMATION

I Aelodau'r Cyngor Sir / To the Members of the County Council

Bydd aelod sydd ddim ar y Pwyllgor Gwaith yn cael gwahoddiad i'r cyfarfod i siarad (ond nid i bleidleisio) os ydy o/hi wedi gofyn am gael rhoddi eitem ar y rhaglen dan Reolau Gweithdrefn y Pwyllgor Gwaith. Efallai bydd y Pwyllgor Gwaith yn ystyried ceisiadau gan aelodau sydd ddim ar y Pwyllgor Gwaith i siarad ar faterion eraill.

A non-Executive member will be invited to the meeting and may speak (but not vote) during the meeting, if he/she has requested the item to be placed on the agenda under the Executive Procedure Rules. Requests by non-Executive members to speak on other matters may be considered at the discretion of The Executive.

Please note that meetings of the Committee are filmed for live and subsequent broadcast on the Council's website. The Authority is a Data Controller under the Data Protection Act and data collected during this webcast will be retained in accordance with the Authority's published policy.

A G E N D A

1 DECLARATION OF INTEREST

To receive any declaration of interest from any Member or Officer in respect of any item of business.

2 URGENT MATTERS CERTIFIED BY THE CHIEF EXECUTIVE OR HER APPOINTED OFFICERS

No urgent matters at the time of dispatch of this agenda.

3 MINUTES (Pages 1 - 12)

To submit for confirmation, the draft minutes of the meeting of the Executive held on 16 September 2019.

4 MINUTES - CORPORATE PARENTING PANEL (Pages 13 - 18)

To submit for adoption, the draft minutes of the Corporate Parenting Panel held on 9 September 2019.

5 THE EXECUTIVE'S FORWARD WORK PROGRAMME (Pages 19 - 32)

To submit a report by the Head of Democratic Services.

6 COUNCIL HOUSE LETTINGS POLICY (LOCAL CONNECTION) (Pages 33 - 132)

To submit a report by the Head of Housing Services.

7 ANGLESEY FURTHER EDUCATION TRUST ANNUAL REPORT AND ACCOUNTS 2018/19 (Pages 133 - 154)

To submit a report by the Director of Function (Resources)/Section 151 Officer.

8 JOINT LOCAL DEVELOPMENT PLAN ANNUAL MONITORING REPORT (Pages 155 - 296)

To submit a report by the Director of Place and Community Well-being.

9 LOWERING THE ADMISSION AGE TO YSGOL LLANDEGFAN (Pages 297 - 302)

To submit a report by the Director of Education, Skills and Young People.

10 DRAFT NATIONAL DEVELOPMENT FRAMEWORK (Pages 303 - 326)

To submit a report by the Director of Place and Community Well-being.

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11 LLANGEFNI GOLF COURSE (Pages 327 - 340)

To submit a report by the Director of Place and Community Well-being.

12 EXCLUSION OF THE PRESS AND PUBLIC

To consider adoption of the following:-

“Under Section 100(A)(4) of the Local Government Act 1972, to exclude the press and public from the meeting during discussion on the following item on the grounds that it may involve the disclosure of exempt information as defined in Paragraph 16 of Schedule 12A of the said Act”.

13 ANGLESEY FURTHER EDUCATION TRUST UPDATE (Pages 341 - 352)

To submit a report by the Director of Function (Resources)/Section 151 Officer.

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THE EXECUTIVE

Minutes of the meeting held on 16 September, 2019

- PRESENT:** Councillor Llinos Medi (Chair)
Councillor Ieuan Williams (Vice-Chair)
- Councillors Richard Dew, Carwyn Jones, R. Meirion Jones, Alun Mummery, R.G. Parry, OBE FRAGS, Dafydd Rhys Thomas, Robin Williams
- IN ATTENDANCE:** Chief Executive
Deputy Chief Executive
Director of Function (Resources) & Section 151 Officer
Director of Education, Skills and Young People (for item 7)
Director of Place and Community Well-being (for item 10)
Head of Profession (HR) and Transformation (for items 5 & 6)
Head of Children and Families' Services (for item 8)
Head of Housing Services (for items 9 & 18)
Head of Democratic Services (for item 5)
Programme, Business Planning and Performance Manager (GM) (for items 5 & 6)
Principal Development Officer (Economic Development & Regeneration) (TJ) (for item 10)
Schools Effectiveness Officer (MH) (for item 7)
Committee Officer (ATH)
- APOLOGIES:** None
- ALSO PRESENT:** Councillors Aled Morris Jones, Glyn Haynes, Shaun Redmond
-

1. DECLARATION OF INTEREST

No declaration of interest was received.

2. URGENT MATTERS CERTIFIED BY THE CHIEF EXECUTIVE OR HIS APPOINTED OFFICER

None to report.

3. MINUTES

The minutes of the previous meeting of the Executive held on 15 July, 2019 were presented for the Executive's approval.

It was resolved that the minutes of the previous meeting of the Executive held on 15 July, 2019 be confirmed as correct.

4. THE EXECUTIVE'S FORWARD WORK PROGRAMME

The report of the Head of Democratic Services incorporating the Executive's Forward Work Programme for the period from October, 2019 to May, 2020 was presented for consideration and the following new items were noted -

- **For the 28 October, 2019 meeting**
 - Item 4 - Draft National Development Framework (Regulation & Economic Development)
 - Item 7 - Lowering the admission age of Ysgol Llandegfan
- **For the 25 November, 2019 meeting**
 - Item 14 – 2020/21 Council Tax Base
 - Item 15 - North Wales Growth Deal
- **For the 17 February, 2020 meeting**
 - Items 19 to 32 – 2020/21 Budget and Finance related items
 - Item 34 – Strategic Equality Plan 2020 to 2024

It was resolved to confirm the updated Forward Work Programme for the period from October, 2019 to May, 2020 as presented.

5. ANNUAL PERFORMANCE REPORT (IMPROVEMENT PLAN) 2018/19

The report of the Head of Profession (Human Resources) and Transformation incorporating the draft Annual Performance Report for 2018/19 was presented for the Executive's consideration.

The Portfolio Member for Corporate Services reported that the Council is required to produce and publish its Annual Performance Report by 31 October each year; the report is a statutory document that analyses performance over the previous financial year against the improvement and priorities in the Annual Delivery Document and Council Plan. This year's Annual Performance Report differs slightly in format to those of previous years in that it looks at the Council's progress in delivering against its Annual Delivery Document for 2018/19 as outlined under the 3 priority objectives set out in paragraph 1.3 of the report.

The Portfolio Member said that he was pleased to be able to report that based on its performance against national indicators, known as Performance Accountability Measures (PAM), the Council's national standing has once again improved in 2018/19. Whilst there have been some disappointments in 2018/19 with the suspension of the Wylfa Newydd development and the slippage on the Llangefni and Seiriol areas Schools' Modernisation Programme, there has also been a number of notable successes including the completion of the Llangefni Link Road, regeneration of the Market Hall in Holyhead which now houses the local library, the completion and opening of the new Ysgol Santes Dwynwen in Newborough as well as the completion and lease of 7 new business units in Llangefni with 8 further units in Holyhead gaining planning permission with building to take place in 2019/20. The Housing Service succeeded in bringing 78 empty houses back into use across the Island and a total of 48 new homes were built during the year. In highlighting these and other achievements, the Portfolio Member thanked the Council's staff without whose dedication and hard work they would not have been possible. Looking forwards, although the Council continues to face challenge and uncertainty in delivering its services, he was nevertheless confident that with

the support of its staff and partners it would be able to make further improvements and achieve positive outcomes for the people of Anglesey.

Councillor Aled Morris Jones, Chair of the Corporate Scrutiny Committee said that the Scrutiny Committee in considering the Annual Performance Report at its meeting on 11 September was gratified to note the Council's performance benchmarked against that of other Councils in Wales and the consequent improvement in its national standing, and was grateful to the Leader and Officers who attended the meeting for responding with clarity to the questions raised on the report. The Scrutiny Committee was pleased to recommend the Annual Performance Report to the Executive.

The Executive acknowledged the many successes to which the report is testament which it agreed were due to clear leadership, a committed workforce and an effective performance management, assessment and reporting system.

It was resolved to recommend that the final version of the 2018/19 Performance Report be published by the statutory end of October deadline, and that Officers finalise the document in consultation with the Portfolio Holder for presentation to the Full Council on 7 October, 2019.

6. SCORECARD MONITORING REPORT – QUARTER 1 2019/20

The report of the Head of Profession (Human Resources) and Transformation incorporating the Corporate Scorecard for Quarter 1 2019/20 was presented for the Executive's consideration.

The Portfolio Member for Corporate Services reported that the first scorecard of the 2019/20 financial year shows that the majority of the indicators monitored are performing well against targets with very few areas showing red on the scorecard. Where there are underperforming areas, mitigating actions are being implemented to raise the performance into Quarter 2 (section 4 of the report refers).

The Programme, Business Planning and Performance Manager advised that following a workshop in the summer with members of the SLT, the Executive and Shadow Executive some changes to the scorecard have been made in order to provide a more strategic overview of performance; the changes have also led to a closer alignment between the performance monitoring KPIs and the Council's three strategic objectives as set out in paragraph 2.1 of the report.

Councillor Aled Morris Jones, Chair of the Corporate Scrutiny Committee reported that the Scrutiny Committee at its 11 September meeting had discussed the areas where there had been a decline in aspects of performance in Quarter 1 in relation to housing, planning and children's services. The Committee in noting the mitigating actions those services were taking to improve performance in the areas in question as clarified by the Officers at the meeting, had accepted the assurances provided regarding the progress being made.

It was resolved to accept the Scorecard monitoring report for Q1 2019/20, to note the areas which the Senior Leadership Team is managing to secure improvements into the future and to accept the mitigation measures as outlined in the report.

7. FEDERALISATION OF YSGOL GORONWY OWEN AND YSGOL MOELFRE

The report of the Director of Education, Skills and Young People on the outcome of the consultation on the federalisation of Ysgol Goronwy Owen and Ysgol Moelfre was presented for the Executive's consideration.

The Director of Education, Skills and Young People advised that following a request from the governing bodies of the Ysgol Goronwy Owen and Ysgol Moelfre in March, 2019 to conduct a consultation on establishing a federation arrangement between the two schools, meetings were held in April and May at Ysgol Goronwy Owen and Ysgol Moelfre respectively in order to consider the options and the consultation process. Following these meetings, it was concluded that federalisation was the best option for the two schools concerned and in May, 2019 the Executive authorised Officers to proceed to undertake a statutory consultation on the federalisation proposal. The consultation process ran for a period of 6 weeks from 3 June to 15 July, 2019 and produced no objections. The very positive response received from the parents of both schools were complimentary of the leadership, staff and ethos at the two schools (Summary provided in the report and at Appendix 2).

In response to questions about the potential benefits of federalisation in terms of better financial efficiency and improved quality of education provision, the Schools Effectiveness Officer clarified that Ysgol Goronwy Owen and Ysgol Moelfre already work in a voluntary partnership which is monitored by a partnership group. Whilst the federalisation arrangement will not lead to any major changes, it will mean the continuation of the successful collaboration that currently exists. The two schools will run their own budgets and whilst it is not anticipated that federalisation will generate significant savings, it does bring advantages in the form of co-ordinating the best use of the two schools' resources and teaching expertise. The greatest change under federalisation will mean the two schools being managed under a single governing body which will mean less pressure on the Headteacher and stability as regards the school's leadership. The school councils also see advantages to the proposal from the perspective of shared trips and extra-curricular activities, making new friends and positive impact on sports, competitions and games.

It was resolved to authorise the Officers to proceed with the federalisation process between Ysgol Goronwy Owen and Ysgol Moelfre.

8. CHILDREN AND FAMILIES' SERVICES QUARTERLY PROGRESS REPORT

The report of the Head of Children and Families' Services on the progress and improvements made to date within the Service was presented for the Executive's consideration.

The Chair and Portfolio Member for Social Services reported on developments in the period since the previous quarterly update with specific reference to the following –

- Areas that have progressed under the new 3-year Service Development Plan (which has replaced the previous Service Improvement Plan).
- The work and impact of the Resilient Families Team which intervenes with families who present a high level of need to provide intensive intervention and support to support family breakdowns, prevent children from becoming looked after and reunify children with families from care.
- Voices from Care Cymru Project which seeks to facilitate better engagement with local children in care and young people who have left care by listening to their experiences and improving services on their behalf through the development of a Participation Group for children who are, or have been looked after. The group will help co-produce a strategy for children in care and care leavers on Anglesey along with a Corporate Parenting Charter.
- Fostering and Foster Care Recruitment. The Fostering Fortnight which is an annual event to raise the profile of foster carers and to aid recruitment was held in June. The recruitment of potential foster carers has been boosted by the new foster care package

introduced in April, 2019 and the recruitment campaign has resulted in the potential availability of 24 new foster care beds on Anglesey by October, 2019.

The Head of Children and Families' Services advised that as the first year of the Service Development Plan comes to a close, the Service will undertake a review of the position in the next six months through the Social Services Improvement Panel.

Councillor Aled Morris Jones, Chair of the Corporate Scrutiny Committee reported that the Committee had been similarly updated at its 11 September meeting and as well as confirming that it was satisfied with the improvements being made within Children and Families' Services and the pace of progress, the Committee had also reiterated its support for the Leader of the Council in not setting a target for reducing the number of children looked after by the Authority. Additionally, the Committee received its first report by the newly constituted Social Services Improvement Panel (which has replaced the Children's Services Improvement Panel).

The Executive in considering the report raised the following issues –

- That the quarterly progress reports presented over time indicate that as the Service continues on its improvement journey, the improvements it has made to date are being consolidated and are leading to positive change. The Executive queried whether in view of this, the frequency of progress reports should be reduced to a 6 monthly basis and whether they should in future cover Social Services in their entirety in alignment with the new Social Services Improvement Panel. After consulting with the Chair of the Corporate Scrutiny Committee, it was agreed that the matter be put to the Social Services Improvement Panel.
- Whether in light of comments made by the Chief Social Worker for England (Children and Families) about early intervention and prevention not necessarily providing a solution to reducing the number of children who come into care because the families who access early help are traditionally not the families who come into care, the Authority needs to reflect on its emphasis on investing in early intervention and preventative services.

The Head of Children and Families' Services said that he had had a general conversation with the Chief Social Worker for England (Children and Families) at a recent conference which included discussing the different types of families that the Authority works with. He was aware that Heads of Service in Wales are interested in having a more in-depth talk with the Chief Social Worker for England on this matter and perhaps a starting point would be to invite her to engage at a regional level.

It was resolved –

- **To confirm that the Executive is satisfied with the pace of progress and with the improvements made to date within Children and Families Services.**
- **To ask the Social Services Improvement Panel to review the frequency of progress reports and whether in future, those reports should cover Social Services as a whole.**

9. CROESO MENAI'S BID TO BECOME COMMUNITY SPONSORS TO RESETTLE A FAMILY OF REFUGEES FROM SYRIA

The report of the Head of Housing Services seeking the Executive's approval to support Croeso Menai's bid to the Home Office to become community sponsors for a family of refugees in need of resettlement was presented.

The Head of Housing Services reported that the Croeso Menai Group comprises 12 members with expertise in various areas who are working hard to put together an application to the Home Office to become a community sponsor so that another vulnerable family from Syria may be resettled in the Menai area (5 vulnerable families from Syria having already been welcomed by Anglesey). Since the Group has not yet identified a suitable home for the family which could be located on either side of the Menai Straits, the support of both the Isle of Anglesey County Council and Gwynedd Council is required for the application to be presented.

Croeso Menai are sponsored by Citizens Cymru which is part of Citizens UK; Citizens Cymru will act as guarantor for Croeso Menai should the group fail to deliver in future and in such circumstances, they would take over the role of supporting any families in receipt of support from the community sponsors. The Home Office's requirements with regard to Community Sponsors are outlined in the report as is the role of the Local Authorities. The Local Authority may refuse to support a bid if it has concerns about the suitability of the proposed resettlement area or the ability of the community sponsor to provide support for the resettled family. It can also refuse to accept a family if it feels the needs of the family cannot be met within the local area. The Officer confirmed that he was confident that the arrangements to enable Croeso Menai to proceed are in place.

It was resolved to support Croeso Menai's bid to the Home Office to become Community Sponsors to resettle a family of refugees from Syria should they be placed on Anglesey.

10. NORTH ANGLESEY ECONOMIC REGENERATION PLAN

The report of the Director of Place and Community Well-being incorporating the North Anglesey Regeneration Plan was presented for the Executive's consideration.

The Portfolio Member for Major Projects and Economic Development reported that the North Anglesey Place Plan has been created as a direct result of the responses received from members of the public based on their priorities for regenerating the area. The objectives of the plan are to provide a clear direction of travel and provide a platform to bring about sustainable jobs, investment and opportunities for the North Anglesey area against the backdrop of Hitachi's suspension of Wylfa Newydd and the closure of Rehau's Amlwch factory. An initial public and stakeholder consultation process was carried out over the summer 2018 to identify views, issues, ideas and priorities. This process drew over 600 responses reflecting local people's concern about the future of their area and their desire to see something done to improve it. The draft plan was published in April, 2019 and a public and stakeholder consultation on the plan produced 48 responses which were overwhelmingly supportive of the plan and its contents. Since the Council's available resources are limited, an external funding application was developed to secure additional external support from the Nuclear Decommissioning Agency's (NDA) socio-economic fund. Recognising the impact of Hitachi and Rehau's announcements, the NDA pledged funding support of £450k to help progress the Council's North Anglesey Regeneration Plan and support the creation of new economic opportunities on the Island. The funding will be used to further develop and advance some of the concepts and ideas in the Plan to the next stage and to draw down funding/grants from other sources. It must be noted however that it is intended that the Plan should form only one small part of an overall homogenous strategy to regenerate and redevelop the North Anglesey area in collaboration with partners and stakeholders.

The Director of Place and Community Well-being advised that in order for the funding to be released (around £165k per annum for 3 years) the Council has to submit a programme

annually which the NDA must approve. Given that at the time of writing this report the Regulation and Economic Development Service has been approached by a number of groups and individuals requesting funding for their projects/ideas the Council will have to take a firm and disciplined approach to how the funding is used and must prioritise those projects/activities that will have a long-term impact on the area in terms of attracting employment and investment opportunities.

The Executive welcomed the report and Plan as providing a good foundation for redeveloping the North of the Island with the objective of creating jobs and prosperity for the area at a time when the region has suffered serious economic setbacks. The Executive thanked the communities of the North of the Island for their response to the consultation and the Regeneration Plan and for committing to work with the Council on its delivery.

It was resolved –

- **To endorse and support the North Anglesey Economic Regeneration Plan.**
- **To delegate to the Director of Place and Community Well-being and Portfolio Holder the authority to –**
 - **Update the Plan accordingly**
 - **Make funding bids, accept funding offers, and award funding for the projects that will support the delivery of the plan, subject to agreement by the Director of Function (Resources).**
- **That a report on progress be made to the Executive and the Partnership and Regeneration Scrutiny Committee on an annual basis.**

11. REVENUE BUDGET MONITORING – QUARTER 1 2019/20

The report of the Director of Function (Resources)/Section 151 Officer setting out the financial performance of the Council's services at the end of Quarter 1 of the 2019/20 financial year was presented for the Executive's consideration.

The Portfolio Member for Finance reported that based on the financial information available for the first three months of the financial year to the end of June, 2019, the overall projected financial position for the whole of 2019/20 including Corporate Finance and the Council tax fund is an overspend of £1.60m (1.18% of the Council's net budget for 2019/20) largely due to similar pressures experienced in 2018/19 specifically in relation to School Transport and to Adults' Services. The "One" Transport system was implemented in 2018/19 and this together with a re-tendering exercise has reduced the overall overspend on school transport by around £230k from what it otherwise would have been. For Adults' Services, the transition from Children's Services of a complex high cost placement has contributed to the forecast £599k overspend in Learning Disabilities. The Portfolio Member said that it is difficult to make accurate forecasts this early in the financial year but past experiences have shown that the end of year position tends to be better than the first quarter estimate.

The Director of Function (Resources)/Section 151 Officer advised that although the report shows at Appendix 1 that schools' expenditure is in line with the delegated schools' budget it does not indicate what the overall impact will be on schools' balances. It is anticipated that schools' balances will continue to reduce, and that by the end of the current financial year they will be significantly lower than the £600k level at which they stood at the end of 2018/19.

In response to a question about the repercussions of the Saudi Arabia oil attacks for energy prices and the potential impact on the Council's revenue budget, the Director of Function (Resources)/Section 151 Officer clarified that the Council has several long-term contracts whereby the price is fixed for a number of years so if the price of oil increases in the short-term and then reduces again, the effects on the Council will not be significant. However, if the price of oil remains high when the Council comes to renegotiate its contracts then the Council is likely to feel the effects at that time.

It was resolved –

- **To note the position set out in appendices A and B of the report in respect of the Authority's financial performance to date and expected outturn for 2019/20.**
- **To note the summary of contingency budgets for 2019/20 detailed in Appendix C to the report.**
- **To note the position of the invest to save programme in Appendix CH to the report and to approve the use of any remaining balance on the capital/development of the new automated planning and charges system to fund scanning and digitisation of historic files.**
- **To note the position of the efficiency savings for 2019/20 set out in Appendix D to the report.**
- **To note the monitoring of agency and consultancy costs for 2019/20 as set out in Appendices DD, E and F.**
- **To approve the new fees and charges for the Anglesey Business Centre noted in Appendix FF to the report.**

12. CAPITAL BUDGET MONITORING – QUARTER 1 2019/20

The report of the Director of Function (Resources)/Section 151 Officer setting out the performance of the Capital Budget for the first quarter of the 2019/20 financial year was presented for the Executive's consideration.

The Portfolio Member for Finance reported that actual expenditure to 30 June 2019 was £3.076m against profiled expenditure of £4.623m. The majority of projects are on target to be completed within budget. Highlighting the Beaumaris Flood Alleviation Scheme, the Portfolio Member said that the new contractor on the scheme (appointed to replace the failed contractor, Dawnus) has submitted a revised tender on the new works information. This figure was included in a new bid to Welsh Government to cover all new costs and costs associated with Dawnus going into administration. Although this has been approved, the Council's match funding commitment has increased by £0.222m. Due to the increased costs of the scheme the Executive is asked to reallocate £200k of match funding from the Red Wharf Bay Flood Defence Scheme to the Beaumaris Flood Alleviation Scheme as the Council is not in a position to move ahead with the Red Wharf Bay scheme within the current financial year. The additional £0.222m will be funded by the service from existing budgets.

It was resolved –

- **To note the progress of expenditure and receipts against the 2019/20 capital budget at Quarter 1.**
- **To approve the reallocation of £200k match funding from the Red Wharf Bay Flood Alleviation Scheme to the Beaumaris Flood Alleviation Scheme.**

13. HRA BUDGET MONITORING – QUARTER 1 2019/20

The report of the Director of Function (Resources)/Section 151 Officer setting out the financial performance of the Housing Revenue Account (HRA) Budget for Quarter 1 2019/20 was presented for the Executive's consideration.

The Portfolio Member for Finance reported that the revenue financial position for the first quarter shows an overspend of £4k. The income forecast is now £75k better than the original budget, and expenditure is forecast to be on budget. Capital expenditure is £342k above the profiled budget and the forecast expenditure is £142k higher than the budget. The forecast deficit therefore (combining both revenue and capital) is £67k higher than the budget due largely to the higher than budgeted capital expenditure.

The Director of Function (Resources)/Section 151 Officer advised that the Authority continues to use HRA balances to fund capital expenditure in the first place but that as those balances are used up the Authority will look to external borrowing. Following changes to Welsh Government rules which allow greater scope for borrowing, the Authority will review its housing schemes to establish how many new council houses it is able to develop by borrowing whilst also ensuring that the amount of borrowing is at a level affordable to the HRA.

It was resolved to note the following –

- **The position set out in respect of the financial performance of the Housing Revenue Account (HRA) for Quarter 1 2019/20.**
- **The forecast outturn for 2019/20.**

14. MEDIUM TERM FINANCIAL PLAN 2020/21 TO 2022/23

The report of the Director of Function (Resources)/Section 151 Officer incorporating the Medium-Term Financial Plan (MTFP) 2020/21 to 2022/23 was presented for the Executive's consideration. The MTFP sets out the Council's likely resource requirements for the next three financial years and details how the Council plans to balance the resource requirement with the funding available.

The Portfolio Member for Finance reported that the MTFP has been finalised during a period of uncertainty surrounding the UK economy and the impact on future levels of public expenditure. The uncertainty makes it all the more imperative that Welsh Government should make a timely announcement about its indicative financial settlement for local authorities for next year and beyond especially now that it is clearer about its own position following Central Government's Spending Review the outcome of which was made known on 4 September, 2019. It is also essential in view of the continuing pressures on local government, that the funding settlement for councils is a fair one.

The Director of Function (Resources)/Section 151 Officer advised that it had been Central Government's intention to undertake a 3-year Comprehensive Spending Review during the summer, 2019 but this was postponed in favour of a 1-year Spending Review held on 4 September which included the announcement of £600m additional funding for Welsh Government in 2020/21. However, when Central Government promises additional funding for schools etc. it does not necessarily mean that the extra cash will find its way to schools in Wales since how the money is allocated depends on the Welsh Government's spending plans and priorities and until those are known, it is difficult to plan ahead with any certainty. The MTFP is therefore based on the information held at the end of the summer, but given that Welsh Government will receive extra funding, the situation may change for the better. Local Government is facing a number of budget pressures with the Council in Anglesey facing its own unique budget pressures (para 5.1 (i) to (x) of the report refers). The Welsh

Local Government Association recently published a Paper “Resourcing Local Services in 2020/21” which details the impact of austerity on local government in Wales and sets out the budget pressures that councils across Wales are generally trying to grapple with (paper attached at Appendix 2 to the report). Given the financial context it is inevitable that the Council will again have to find significant savings in 2020/21 unless Welsh Government releases additional funds for local government to help make up the funding gap. The MTFP at Table 6 postulates a best and a worst-case scenario under which the Council would have to identify a total of £6m or £8.4m of savings respectively over the next 3-year period. This process has begun with savings to the value of £1m already identified. In the past the Council has managed to set a balanced budget without having to rely on the use of general balances by finding efficiency savings across service budgets whilst still protecting the budgets for schools and increasing the budget for Children’s Services. In the next three years however, the scope to generate the required level of savings by efficiency measures is considerably less thereby making cuts to services more likely.

The Executive in considering the report, acknowledged that the financial outlook for the council remains challenging and that delivering savings on the scale required on an ongoing basis is becoming increasingly difficult without having a direct impact on services or raising the Council Tax by a significant amount neither of which is desirable. The Executive agreed that there should be concerted lobbying of Welsh Government by councils for their fair share of the extra money from Central Government in order to help support the continued delivery of essential local services for which the Council is responsible – including for schools, for the vulnerable and for those in need of care or are in difficult circumstances.

It was resolved to note the contents of the Plan and to approve the assumptions made therein.

15. ANNUAL TREASURY MANAGEMENT REVIEW 2018/19

The report of the Director of Function (Resources)/Section 151 incorporating the Annual Treasury Management Review for 2018/19 was presented for the Executive’s consideration.

The Portfolio Member for Finance reported that the Annual Review is the third in a series of reports which the Authority has to issue under treasury management reporting requirements – the Annual Treasury Management Strategy approved by Council in advance of the financial year and the mid-year review being the other two. The Annual Review for 2018/19 was scrutinised by the Audit and Governance Committee at its 23 July, 2019 meeting and was accepted by the committee without further comment. The report will be presented to the Full Council once it has been accepted by the Executive.

The Director of Function (Resources)/Section 151 Officer advised that due to the prevailing low interest rates the Treasury Management Strategy has largely remained unchanged from the previous year. However, as a result of low cash balances during the year (the Authority’s approach being to use cash where possible to fund capital expenditure), it was decided to borrow externally and in doing so the Council repaid £5m and took out new long-term borrowing to the value of £25m with the PWLB. Monitoring the Council’s cash flow on a daily basis is part of the strategy and ensures that the Council has sufficient cash available when it needs it.

It was resolved –

- **To note that the outturn figures in the report will remain provisional until the audit of the 2018/19 Statement of the accounts is completed and signed off; any resulting significant adjustments to the figures included in the report will be reported as appropriate.**

- To note the provisional 2018/19 prudential and treasury management indicators in the report.
- To accept the annual treasury management report for 2018/19 and to forward the report to the Full Council without further comment.

16. RISK MANAGEMENT POLICY STATEMENT

The report of the Director of Function (Resources)/Section 151 Officer incorporating a Risk Management Policy Statement was presented for the Executive's consideration.

The Portfolio Member for Finance reported that as part of its arrangements for good corporate governance, the Council needs to have a clear statement of its overall policy in relation to managing risks in the achievement of its objectives and the delivery of its services. The Risk Management Policy Statement outlines the responsibilities for identifying, managing and monitoring those risks.

It was resolved to approve the Risk Management Policy Statement as presented.

17. EXCLUSION OF THE PRESS AND PUBLIC

It was considered and resolved to exclude the press and public from the meeting for the discussion on the following item on the grounds that it involved the disclosure of exempt information as defined in Schedule 12A to the said Act and in the Public Interest Test as presented.

18. NEW COUNCIL HOUSING – DEVELOPMENT OF 10 OR MORE UNITS AT LLAINGOCH HOLYHEAD

The report of the Head of Housing Services seeking the Executive's approval to move forward to develop a new housing scheme of 26 units on the former Ysgol Llaingoch site in Holyhead was presented.

The Executive was advised that the site is located adjacent to the current Waenfawr Council and that the proposed development would comprise of a mix of housing units. The need for social rent and intermediate rent housing in Holyhead has been established with 84 applicants in need of affordable housing registered on the Tai Teg website. In addition to providing new homes where there is a real need for them the development offers benefits in terms of securing revenue for the schools' business plan and supporting local businesses and the local economy. The proposal would be based on a design and build agreement with the developer as outlined in the report. Subject to the Executive's approval and the planning application process, it is envisaged that building work would begin in spring 2020 at the earliest.

The Executive discussed the report and in welcoming the proposal for new housing sought further clarity and assurance regarding the building agreement. The Head of Housing Services referred to the advantages of "design and build packages" which was approved as a process for developing new social housing by the Executive in 2017 and is a method already in use by the Council for other schemes.

It was resolved to approve moving forward to develop a new council housing scheme of 26 units on the Ysgol Llaingoch site, Holyhead.

As this was the Chief Executive's last meeting of the Executive prior to retirement, members of the Executive individually and collectively thanked Dr Gwynne Jones for his dedication in the post and for the sound guidance he had provided to the Authority as Chief Executive.

**Councillor Llinos Medi
Chair**

DRAFT

CORPORATE PARENTING PANEL

Minutes of the meeting held on 9 September, 2019

- PRESENT:** Dr Gwynne Jones (Chief Executive) (Chair)
- Councillor Llinos Medi (Leader & Portfolio Member for Social Services)
Councillor Alun Mummery (Portfolio Member for Housing and Supporting Communities)
Councillor Margaret M. Roberts (Partnership and Regeneration Scrutiny Committee)
Barbara Jones (Anglesey Foster Carers' Association)
Liz Fletcher (BCUHB)
Fôn Roberts (Head of Children and Families' Services)
Huw Owen (Independent Reviewing Officer)
Dawn Owen (Independent Reviewing Officer)
Llyr Bryn Roberts (Service Manager, Children's Services)
Dawn Hutchinson (Practice Leader – Resilient Families Team)
Ann Holmes (Committee Officer)
- APOLOGIES:** Councillor R. Meirion Jones (Portfolio Member for Education, Libraries, Culture and Youth), Councillor Richard Griffiths (Corporate Scrutiny Committee)
-

1 DECLARATION OF INTEREST

No declaration of interest was received.

2 MINUTES OF THE 10 DECEMBER, 2018 MEETING

The minutes of the previous meeting of the Corporate Parenting Panel held on 10th June, 2019 were presented and were confirmed as correct.

3 MATTER ARISING

The Children's Services Manager reported that the Panel at its previous meeting in June had asked him to follow-up on an enquiry to the Office of the North Wales Police and Crime Commissioner regarding the availability of proceeds of crime money to help fund the Voices from Care Cymru Project to set up a monthly participation group for care experienced children and young people to help co-produce an Ynys Môn Looked After Children and Care Leavers' Strategy. This followed an initial request to the Office of the North Wales Police and Crime Commissioner which the Children's Services had made as part of a general approach for funding for the project to partners both within and outside the Council. The North Wales Police and Crime Commissioner had declined the request on the basis that to make a contribution would set a precedent for contributing to projects by other North Wales authorities and also because it was developing its own process for engaging with children and young people across North Wales. A subsequent enquiry was made about the possibility of accessing proceeds of crime money instead. The Officer said that no response had been forthcoming at the time of the Panel's June meeting and he confirmed **that no reply had been received to the follow-up enquiry either.**

The Panel noted the position and although disappointed, agreed that it was important that the Service should in any case continue with the work of taking the project forwards. The Head of Children and Families' Services advised that work on the project had started and that representatives from Voices from Care Cymru would be attending the Corporate Parenting Panel's December meeting to provide an update on progress.

4 REPORT OF THE INDEPENDENT REVIEWING OFFICERS

The report of the Independent Reviewing Officers (Safeguarding and Quality Unit) on the progress made on issues raised since the Safeguarding and Quality Unit report in this format was first presented to the Panel in March, 2018 was presented for the Panel's consideration. The Service's response to those issues was also incorporated within the report.

The Independent Reviewing Officers highlighted the main points from the report as follows –

- That inconsistency in the quality of the assessments for Looked after Children remains an issue – from an audit of 15 cases the assessments were current in the case of 9 children (60%) although examples of excellent assessments were also found with clear action steps to improve the outcomes for the child.
- From 70 of the statutory reviews held during June and July, 2019, a Section 6 document was included in 31 reviews (44.2%). The document had been updated in 30 reviews (42.8%). The Independent Review Officers are aware of the great efforts made to prepare the necessary documentation for reviews and acknowledge the Service's response that it has been a challenging period with regard to staff absences which is likely to have impacted on performance.
- The IROs consider that the Section 6 Care and Support document is ineffective in facilitating the review process and are pleased that Children and Families' Services have given detailed consideration to making changes to the document.
- For both of the previous reports to the Panel, an audit of cases was conducted in order to measure to what extent the case notes are current. The two audits highlighted that there were current case notes for each case scrutinised. The IROs are of the opinion that excellent progress has been maintained with regard to the quality and consistency of keeping case notes with notes often being added several times each day. As a result no specific audit was made for this report.
- The IROs are invited to permanent care planning meetings thereby enabling them to express an opinion orally or by e-mail beforehand. This development is to be warmly welcomed. Quarterly meetings are also held between the IROs and the Service Managers to discuss specific matters – the report provides a summary of the issues and concerns raised in the second of those meetings since this new process was established in relation to staff absences and changes in social workers, workloads and expectations and practice matters (Paragraph 5 (a) to (f) of the report refers).
- A sample of 6 cases where there was a need for a Post-16 Learning Plan showed that the plans had not been updated to reflect the current needs of the child.
- The IROs continue to respond to the challenge in terms of ensuring efficiency within the review process and to use different approaches to include and engage children and young people in meetings. The IROs review their current work in the context of Standards and the Practice Guidelines of Wales Review Officers. The Service Manager has prepared a report which considers the implications of the standards which increase the expectations at a time when the number of children in care has also increased. The Panel may wish to ask for this report to be discussed.
- In the opinion of the IROs the key issues arising from this their latest report are the need to ensure that Part 6 documents are presented consistently for all cases for Reviews of Looked After Children and that similarly, all Pathway Plans need to reflect the current needs of the child.

In responding to the report, the Service Manager provided the following clarifications and assurances –

- **Statutory reviews /Part 6 Care and Support Plan** - social workers are expected to complete and update the plan on children in care for each child's care review and, if this is not in place, it is felt that the IRO should postpone and re-arrange the review in order to ensure that the information is up to date and discuss the matter with the Practice Leader in order to remind them of this expectation.

The Service Manager will discuss the audit of statutory reviews held in June and July with the Children in Care Review Officers to ensure that an implementation plan is in place to respond appropriately to the findings.

- **Other Practice matters** – the Officer outlined the Service's arrangements to ensure continuity of care for children who are looked after when staff are absent due to illness or extended leave. Whilst changes in staffing are inevitable, the Service strives to ensure that children in care are provided with stability and continue to live with the same foster carer. Where Pathway Plans do not reflect the current needs of the child, it is felt the IRO should postpone and rearrange the review to ensure that the information is up to date and discuss the matter with the Social Worker and Practice Leader to remind them of the expectation that plans are updated. The Service Manager will discuss the Pathway Plan with the Review Officers to ensure that processes for escalating matters to the Service are clear. With regard to Life Story work which helps children in care gain a perspective on their lives, staff have been trained in this work and further discussions will take place with staff to try to understand and overcome the barriers to the work being completed consistently and in a timely way.

In discussing the report the Panel noted the issues raised by the IROs in relation to inconsistency in some areas of practice, social worker workloads, and changes of social workers be that due to temporary absences or staff turnover and the potential effect this has on the welfare of looked after children, and it sought assurance on these matters. In response, the Officers further clarified –

- That Social Workers' workloads are overseen and supervised regularly by managers with less experienced social workers assigned a lighter caseload than those with greater experience. Workload pressures are sometimes inevitable because of the nature of the work. However, the Service seeks to manage workloads and is satisfied with the caseloads of its less experienced cohort of social workers.
- That changes in staff can potentially be more challenging to manage in terms of getting the right people with the right experience and skills to fill the gap. When staff are absent interim arrangements are put in place to ensure the same level of service continues for children in care. The Practice Leader is responsible for ensuring that these arrangements are in place in order to support the children and placements.

In a further discussion of the issues arising, the Panel acknowledged the pressures on children's social workers and accepted that court timescales can also add to these pressures. The Panel noted that the Service makes use of temporary staff to resolve short-term pressures and vacancy issues and that changes of staff can contribute to variable quality of practice. **The Panel in accepting and noting the report of the IROs recommended that –**

- **When staff leave or are absent the Service has arrangements in place to ensure that where possible, an effective and seamless handover takes place between social workers so that any disruption to or impact on the child is**

minimised. Ideally, the new social worker should be introduced to the child and family well in advance of the handover.

- That the Panel be provided with a report back on the 15 cases which were audited by the IROs for up to date assessment with an analysis of whether the cases were held by temporary or by permanent staff.
- That the Service Manager discusses the practice issues arising with the IROs and updates the Panel on any changes/developments in practice as a result.
- That the section of the IRO's report headed "Success of our Children" be re-designated as it could make children/young people who do not have the same achievements as those referred to feel that they are not a success.

5 RESILIENT FAMILIES TEAM

Dawn Hutchinson, Practice Leader provided the Panel with a progress report on the work of the Resilient Families Team since its establishment in 2017. The team was created in response to the requirements placed on local authorities by the Social Services and Well-being (Wales) Act 2014 that they provide preventative approaches to the delivery of well-being. The team works on the basis of Prevent, Return, Reduce and Review principles i.e. –

- *Prevent* children from becoming looked after when it is unnecessary;
- *Return* children home during the first 8 weeks of care and work with identified families for the reunification of their children from care;
- *Reduce* the nature of looked after accommodation/care required (e.g. from residential care to foster care to family revocation), and
- *Review* the safe return of children in long-term care.

In order to work towards and meet the core aims of Prevent, Return, Reduce and Review, the Team is a group of highly skilled, multi-disciplinary workers who intervene with families which present a high level of need which places their children at risk of becoming looked after, or has recently caused their children to become Looked After or which prevents their children being restored to their care. The team consists of a Practice Leader, 2 Social Workers, 2 Intervention/Support Workers, a Reflect Project worker and 0.3 Business Support Officer. The team also provides consultation, training, advice and guidance to the wider workforce and conducts intensive interventions with families in crises.

The Practice Leader explained that the Team applies an evidence-based model of intervention which is structured into specific stages and levels of support to be best effective in enabling parents to change. The 2 stage model of intervention requires 15-20 hours per week of structured face to face intensive intervention during the first 8 weeks (Stage 1) followed by up to a year of maintaining any changes made (Stage 2). Based on this, a full-time Resilient Families Intervention Worker has the capacity to work with approximately 6 families per year.

In the two years it has been operational the Resilient Families Team **has worked with a total of 57 families and 123 children** who without the intensive intervention provided, may have become looked after children. In addition to providing intensive interventions with families, the team also arranges and holds Family Group Conferences (FGC); these are meetings between immediate and extended family members facilitated by a person independent from case management responsibilities which aim to mobilise a family's own support networks to safeguard the family's children to prevent them from becoming looked after. In the two years it has been operational, **the team has held 32 FGCs involving 79 children.**

The team's "Reflect" project post is funded through separate Welsh Government funding (being incorporated into the Revenue Support Grant for 2019/20) and is part of a national project aimed at increasing the well-being, resilience and stability of women who have one or more children permanently removed from their care through the adoption process, to reduce the amount of repeat pregnancies which result in further removal of children into to the care system. The Reflect Project Worker has been in post since mid-May 2019, and as well as developing the project's profile and establishing links with key statutory and voluntary agencies the post-holder has also begun working with 2 women.

The Practice Leader in giving examples of individual cases where the team's intervention has had positive outcomes for the children and families involved, emphasised that the intervention must be timely and that intervention has less impact the later it happens; families who would benefit from intervention need to be identified before their problems have escalated. However, in those cases where the team has had to intervene at a later stage when it is not able to prevent a child from becoming looked after, it can still provide support in ways that can prevent the child from entering costly residential care.

In thanking the Practice Leader for her report and presentation, the Panel noted the following -

- That the team has been instrumental in helping a number of families in crisis whose children might otherwise have entered the care system, but that the success of the model is dependent on early intervention – helping the right families with the right support at the right time. The local systems for the early identification of families who would benefit from the team's support therefore need to be robust.
- That the team is highly skilled and places emphasis on the development of skills having high expectations of its staff.
- That the Panel would welcome an update/progress report on the Reflect project when feasible.

The Panel noted the report and thanked the Resilient Families Team for its work in providing a valuable preventative service for families and their children.

6 NEXT MEETING

It was noted that the next meeting of the Corporate Parenting Panel was scheduled for Monday, 9 December, 2019 at 10:00 a.m.

7 OTHER MATTERS

The Children's Services Manager brought the following to the Panel's attention –

- The success of Sian Morgan, a Support/Intervention Officer with the Resilient Families Team in being recognised for her use of Welsh in the workplace by the presentation of the Social Care Wales' Care in Welsh award at the National Eisteddfod in Llanrwst in August, 2019 .
- The arrangements for the Star Awards which celebrate the achievements of all the Authority's looked after children and young people which this year will take on the format of a fun day to be held at Ysgol Bodedern on 21 September, 2019.

The Panel congratulated Sian Morgan on her award and noted that it was looking forward to the Star Awards.

Since this was Dr Gwynne Jones's last meeting as Chair of the Corporate Parenting Panel, the Panel thanked him for his chairmanship and guidance throughout his time in the role and wished him well in his retirement.

Dr Gwynne Jones (Chair)

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ISLE OF ANGLESEY COUNTY COUNCIL	
Report to:	The Executive
Date:	28 October 2019
Subject:	The Executive's Forward Work Programme
Portfolio Holder(s):	Cllr Llinos Medi
Head of Service:	Lynn Ball Head of Function – Council Business / Monitoring Officer
Report Author: Tel: E-mail:	Huw Jones, Head of Democratic Services 01248 752108 JHuwJones@anglesey.gov.uk
Local Members:	Not applicable

A –Recommendation/s and reason/s
<p>In accordance with its Constitution, the Council is required to publish a forward work programme and to update it regularly. The Executive Forward Work Programme is published each month to enable both members of the Council and the public to see what key decisions are likely to be taken over the coming months.</p> <p>The Executive is requested to:</p> <p>confirm the attached updated work programme which covers November 2019 – June 2020;</p> <p>identify any matters for specific input and consultation with the Council's Scrutiny Committees and confirm the need for Scrutiny Committees to develop their work programmes further to support the Executive's work programme;</p> <p>note that the forward work programme is updated monthly and submitted as a standing monthly item to the Executive.</p>

* Key:
Strategic – key corporate plans or initiatives
Operational – service delivery
For information

B – What other options did you consider and why did you reject them and/or opt for this option?

-

C – Why is this a decision for the Executive?

The approval of the Executive is sought before each update is published to strengthen accountability and forward planning arrangements.

D – Is this decision consistent with policy approved by the full Council?

Yes.

DD – Is this decision within the budget approved by the Council?

Not applicable.

E – Who did you consult?		What did they say?
1	Chief Executive / Strategic Leadership Team (SLT) (mandatory)	The forward work programme is discussed at Heads of Service meetings ('Penaethiaid') on a monthly basis (standing agenda item). It is also circulated regularly to Heads of Services for updates.
2	Finance / Section 151 (mandatory)	
3	Legal / Monitoring Officer (mandatory)	
5	Human Resources (HR)	
6	Property	
7	Information Communication Technology (ICT)	
8	Scrutiny	
9	Local Members	Not applicable.
10	Any external bodies / other/s	Not applicable.

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For information

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F – Risks and any mitigation (if relevant)		
1	Economic	
2	Anti-poverty	
3	Crime and Disorder	
4	Environmental	
5	Equalities	
6	Outcome Agreements	
7	Other	
FF - Appendices:		
The Executive's Forward Work Programme: November 2019 – June 2020.		

G - Background papers (please contact the author of the Report for any further information):

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THE EXECUTIVE'S FORWARD WORK PROGRAMME

Period: November 2019 – June 2020

Updated: 17 October 2019



The Executive's forward work programme enables both Members of the Council and the public to see what key decisions are likely to be taken by the Executive over the coming months.

Executive decisions may be taken by the Executive acting as a collective body or by individual members of the Executive acting under delegated powers. The forward work programme includes information on the decisions sought, who will make the decisions and who the lead Officers and Portfolio Holders are for each item.

Page 22 It should be noted, however, that the work programme is a flexible document as not all items requiring a decision will be known that far in advance and some timescales may need to be altered to reflect new priorities etc. The list of items included is therefore reviewed regularly.

Reports will need to be submitted from time to time regarding specific property transactions, in accordance with the Asset Management Policy and Procedures. Due to the influence of the external market, it is not possible to determine the timing of reports in advance.

The Executive's draft Forward Work Programme for the period **November 2019 – June 2020** is outlined on the following pages.

Mae'r ddogfen hon hefyd ar gael yn Gymraeg / This document is also available in Welsh.

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THE EXECUTIVE'S FORWARD WORK PROGRAMME

Period: November 2019 – June 2020

Updated: 17 October 2019

Subject & *category and what decision is sought	Decision by which Portfolio Holder or, if a collective decision, why	Lead Service	Responsible Officer/ Lead Member & contact for representation	Pre-decision / Scrutiny (if applicable)	Date to Executive or, if delegated, date of publication	Date to Full Council (if applicable)
November 2019						
1	The Executive's Forward Work Programme (S) Approval of monthly update.	Council Business	Huw Jones Head of Democratic Services Cllr Llinos Medi		The Executive 25 November 2019	
2	Corporate Scorecard – Quarter 2, 2019/20 (S) Quarterly performance monitoring report.	Corporate Transformation	Carys Edwards Head of Profession – HR and Transformation Cllr Dafydd Rhys Thomas	Corporate Scrutiny Committee 21 November 2019	The Executive 25 November 2019	
3	2019/20 Revenue Budget Monitoring Report – Quarter 2 (S) Quarterly financial monitoring report.	Resources	Marc Jones Director of Function – Resources / Section 151 Officer Cllr Robin Wyn Williams	Finance Scrutiny Panel 12 November 2019	The Executive 25 November 2019	
4	2019/20 Capital Budget Monitoring Report – Quarter 2 (S) Quarterly financial monitoring report.	Resources	Marc Jones Director of Function – Resources / Section 151 Officer Cllr Robin Wyn Williams	Finance Scrutiny Panel 12 November 2019	The Executive 25 November 2019	

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5	2019/20 HRA Budget Monitoring Report – Quarter 2 (S) Quarterly financial monitoring report.	This is a matter for the full Executive as it provides assurance of current financial position across the Council.	Resources	Marc Jones Director of Function – Resources / Section 151 Officer Cllr Robin Wyn Williams	Finance Scrutiny Panel 12 November 2019	The Executive 25 November 2019	
6	2020/21 Council Tax Base (S) To determine the tax base for 2020/21	This is a delegated matter for the Executive as it falls within the Council's Budget and Council Tax setting framework.	Resources	Marc Jones Director of Function – Resources / Section 151 Officer Cllr Robin Wyn Williams	Finance Scrutiny Panel 25 September and 12 November 2019	The Executive 25 November 2019	
7	Changes to the Constitution to reflect internal re-structuring	A collective decision by the Executive is required to make a recommendation to the full Council.	Council Business	Lynn Ball Director of Function (Council Business) and Monitoring Officer Cllr Dafydd Rhys Thomas		The Executive 25 November 2019	County Council 10 December 2019
8	North Wales Growth Deal		Regulation and Economic Development	Dylan Williams Director of Place and Community Well-being Cllr Carwyn Jones		The Executive 25 November 2019	

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9	Welsh Government Economic Stimulus	Regulation and Economic Development	Dylan Williams Director of Place and Community Well-being Cllr Carwyn Jones		The Executive 25 November 2019	
10	Introducing Galw Gofal – Care Connect charges for Council Housing Tenants Confirmation of proposals and approval to undertake engagement	Housing	Ned Michael Head of Housing Services Cllr Alun Wyn Mummery	Corporate Scrutiny Committee 21 November 2020	The Executive 25 November 2019	
December 2019						
11	2020/21 Budget (S) To finalise the Executive's initial draft budget proposals for consultation.	Council Business	Marc Jones Director of Function – Resources / Section 151 Officer Cllr Robin Wyn Williams	Finance Scrutiny Panel Date to be confirmed. Corporate Scrutiny Committee 16 December 2019	The Executive 23 December 2019	
12	The Executive's Forward Work Programme (S) Approval of monthly update.	Council Business	Huw Jones Head of Democratic Services Cllr Llinos Medi		The Executive 23 December 2019	

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January 2020						
13	The Executive's Forward Work Programme (S) Approval of monthly update.	The approval of the full Executive is sought to strengthen forward planning and accountability.	Council Business	Huw Jones Head of Democratic Services Cllr Llinos Medi		The Executive 27 January 2020
February 2020						
14	Revenue Budget Monitoring Report – Quarter 3, 2019/20 (S) Quarterly financial monitoring report.	This is a matter for the full Executive as it provides assurance of current financial position across the Council.	Resources	Marc Jones Director of Function – Resources / Section 151 Officer Cllr Robin Wyn Williams	Finance Scrutiny Panel 6 February 2020	The Executive 17 February 2020
15	Capital Budget Monitoring Report – Quarter 3, 2019/20 (S) Quarterly financial monitoring report.	This is a matter for the full Executive as it provides assurance of current financial position across the Council.	Resources	Marc Jones Director of Function – Resources / Section 151 Officer Cllr Robin Wyn Williams	Finance Scrutiny Panel 6 February 2020	The Executive 17 February 2020
16	Housing Revenue Account Budget Monitoring Report – Quarter 3, 2019/20 (S) Quarterly financial monitoring report.	This is a matter for the full Executive as it provides assurance of current financial position across the Council.	Resources	Marc Jones Director of Function – Resources / Section 151 Officer Cllr Robin Wyn Williams	Finance Scrutiny Panel 6 February 2020	The Executive 17 February 2020

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17 Discretionary Business Rate Relief Policy (O) Approve new policy following public consultation.	A collective decision is required detailing additional business rates relief to be awarded to charities and non-profit making organisations.	Resources	Marc Jones Director of Function – Resources / Section 151 Officer Cllr Robin Wyn Williams		The Executive 17 February 2020	
18 Fees and Charges 2020/21 Approval.	This is a matter for the Executive as it falls within the Council's Budget Framework.	Resources	Marc Jones Director of Function – Resources / Section 151 Officer Cllr Robin Wyn Williams		The Executive 17 February 2020	
19 Charges for non-residential services 2020/21 Approval.	A collective decision is required as the matter involves material financial considerations.	Adults' Services	Alwyn Jones Director of Social Services Cllr Llinos Medi		The Executive 17 February 2020	
20 Standard Charge for Council Care Homes 2020/21 Approval.	A collective decision is required as the matter involves material financial considerations.	Adults' Services	Alwyn Jones Director of Social Services Cllr Llinos Medi		The Executive 17 February 2020	

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21 Independent Sector Care Home Fees 2020/21 Approval.	A collective decision is required as the matter involves material financial considerations.	Adults' Services	Alwyn Jones Director of Social Services Cllr Llinos Medi		The Executive 17 February 2020	
22 Housing Rents and Housing Services Charges 2020/21		Housing Services	Ned Michael Head of Housing Services Cllr Alun Mummery		The Executive 17 February 2020	
23 Financial Reserves To provide an update on the situation relating to financial reserves.	This is a matter for the full Executive as it provides assurance of current financial position.	Resources	Marc Jones Director of Function – Resources / Section 151 Officer Cllr Robin Wyn Williams		The Executive 17 February 2020	
24 Medium Term Financial Strategy and Budget 2020/21 (S) Adoption of final proposals for recommendation to the County Council.	This is a matter for the Executive as it falls within the Council's Budget Framework.	Resources	Marc Jones Director of Function – Resources / Section 151 Officer Cllr Robin Wyn Williams	Finance Scrutiny Panel Date to be confirmed Corporate Scrutiny Committee 10 February 2020	The Executive 17 February 2020	25 February 2020

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25	Capital Strategy and Capital Programme	Resources	Marc Jones Director of Function – Resources / Section 151 Officer Cllr Robin Wyn Williams		The Executive 17 February 2020	25 February 2020
26	Treasury Management Strategy 2020/21 Adoption of strategy for the new financial year.	Resources	Marc Jones Director of Function – Resources / Section 151 Officer Cllr Robin Wyn Williams		The Executive 17 February 2020	25 February 2020
27	Capital Budget 2020/21	Resources	Marc Jones Director of Function – Resources / Section 151 Officer Cllr Robin Wyn Williams		The Executive 17 February 2020	25 February 2020
28	The Executive's Forward Work Programme (S) Approval of monthly update.	Council Business	Huw Jones Head of Democratic Services Cllr Llinos Medi		The Executive 17 February 2020	

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29	Strategic Equality Plan 2020-2024 Approval of Plan and recommendation to full Council.	Council Business	Huw Jones Head of Democratic Services Cllr Llinos Medi	Partnership and Regeneration Scrutiny Committee 4 February 2020	The Executive 17 February 2020	25 February 2020
March 2020						
30	The Executive's Forward Work Programme (S) Approval of monthly update.	Council Business	Huw Jones Head of Democratic Services Cllr Llinos Medi		The Executive 23 March 2020	
31	Corporate Scorecard – Q3, 2019/20	Corporate Transformation	Carys Edwards Head of Profession – HR and Transformation Cllr Dafydd Rhys Thomas	Corporate Scrutiny Committee 9 March 2020	The Executive 23 March 2020	
32	CIW Inspection of Children's Services in Anglesey – Improvement Plan – 6 month Progress Report	Children's Services	Fôn Roberts Head of Children and Families Services Cllr Llinos Medi	Social Services Improvement Panel 18 February 2020 Corporate Scrutiny Committee 9 March 2020	The Executive 23 March 2020	

* Key:

S = Strategic – key corporate plans or initiatives

O =Operational – service delivery

FI = For information

THE EXECUTIVE'S FORWARD WORK PROGRAMME

Period: November 2019 – June 2020

Updated: 17 October 2019

Subject & *category and what decision is sought	Decision by which Portfolio Holder or, if a collective decision, why	Lead Service	Responsible Officer/ Lead Member & contact for representation	Pre-decision / Scrutiny (if applicable)	Date to Executive or, if delegated, date of publication	Date to Full Council (if applicable)
April 2020						
33	The Executive's Forward Work Programme (S) Approval of monthly update.	Council Business	Huw Jones Head of Democratic Services Cllr Llinos Medi		The Executive 27 April 2020	
34	Introducing Galw Gofal – Care Connect charges for Council Housing Tenants To consider the results of the engagement and approve a policy.	Housing	Ned Michael Head of Housing Services Cllr Alun Wyn Mummery	Corporate Scrutiny Committee 6 April 2020	The Executive 27 April 2020	
May 2020						
35	The Executive's Forward Work Programme (S) Approval of monthly update.	Council Business	Huw Jones Head of Democratic Services Cllr Llinos Medi		The Executive May 2020	
June 2020						
36	The Executive's Forward Work Programme (S) Approval of monthly update.	Council Business	Huw Jones Head of Democratic Services Cllr Llinos Medi		The Executive June 2020	

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S = Strategic – key corporate plans or initiatives

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ISLE OF ANGLESEY COUNTY COUNCIL	
Report to:	Executive Committee
Date:	28 October, 2019
Subject:	The Allocations Policy – review to include local connection within the banding system
Portfolio Holder(s):	Cllr Alun Mummery
Head of Service:	Ned Michael
Report Author: Tel: E-mail:	Eliw Llŷr, Strategy, Policy and Commissioning Manager, Housing Services 01248 752137
Local Members:	N/A

A –Recommendation/s and reason/s															
<p>It is recommended that the Executive approves the:-</p> <p>R1 Amended Common Allocations Policy</p> <p>Background</p> <p>There are 4734 units of social housing on Anglesey. The following table indicates the percentage of the stock owned by each landlord:</p> <table border="1" style="margin: 10px auto; border-collapse: collapse; text-align: center;"> <thead> <tr style="background-color: #cccccc;"> <th style="padding: 5px;">Landlord</th> <th style="padding: 5px;">Number of Units</th> <th style="padding: 5px;">Percentage of the Stock</th> </tr> </thead> <tbody> <tr> <td style="padding: 5px;">Isle of Anglesey County Council</td> <td style="padding: 5px;">3819</td> <td style="padding: 5px;">81%</td> </tr> <tr> <td style="padding: 5px;">Grŵp Cynefin</td> <td style="padding: 5px;">524</td> <td style="padding: 5px;">11%</td> </tr> <tr> <td style="padding: 5px;">North Wales Housing</td> <td style="padding: 5px;">143</td> <td style="padding: 5px;">3%</td> </tr> <tr> <td style="padding: 5px;">Clwyd Alyn</td> <td style="padding: 5px;">248</td> <td style="padding: 5px;">5%</td> </tr> </tbody> </table> <p>On average, the Housing Options Team allocates around 260 Council houses every year.</p> <p>During 2015/16 the Common Housing Allocations Policy was reviewed and revised from being a points-based system to a band-based system. The new Policy came into effect officially in July 2016.</p>	Landlord	Number of Units	Percentage of the Stock	Isle of Anglesey County Council	3819	81%	Grŵp Cynefin	524	11%	North Wales Housing	143	3%	Clwyd Alyn	248	5%
Landlord	Number of Units	Percentage of the Stock													
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The procedure is based on a banding system as follows:

- Urgent – Local connection and an urgent need for a house
- Band 1 – Need and local connection
- Band 2 – Urgent need but no local connection
- Band 3 – Need but no local connection

The revised Housing Allocations Policy was introduced in order to remove the inefficiency in the housing allocations process, ensuring that social housing are let to those individuals that have the greatest need for a house, and to ensure consistency in terms of how every Registered Social Landlord operates when a property becomes available to be let.

Several changes have been introduced following the implementation of the Common Allocations Policy, in 2016, which are as follows:

- a) Applicants must provide 'proof' in the assessment for accommodation interview.
- b) Registered Social Landlord let their own houses.
- c) The applicant can no longer select a street.
- d) We will only accept one applicant on the Application Form for accommodation.
- e) The use of Orchard.
- f) The use of the banding system in order to reduce the waiting list.
- g) Applicants cannot register unless they have housing needs.

The use of the banding system in order to reduce the waiting list

Housing Services are eager to contribute towards sustainable communities by ensuring that family and community connections are maintained. Our aim was to review the Common Housing Register Policy in order to see whether our current Policy contributes towards sustainable communities.

In order to qualify for inclusion on the Common Housing Register, a person must be in housing need, and this is defined in the Housing Act 1996 and connection in terms of local connection is part of the Housing Act 2014.

At present, it is a requirement that any applicant has a minimum of 5 years' connection with the Island. If a person does not have a connection with the Island but has a need for a house, they will be in a lower band.

Applicants do not need to have a connection with a specific parish /village or town that they have applied for, applicants are able to be considered for any area that we have social rented stock that they have stated they wish to live in.

By reviewing the Policy it provides an opportunity to change some elements of the Policy to ensure it is fit for purpose when moving ahead.

Consultation with local partners and key stakeholders

The Executive Committee agreed to a communications plan which included further research on defining local connection as well as receiving feedback on how this can be achieved in May 2019.

Target Audience

- a) By undertaking consultation with the public and the following key stakeholders:
 - Social Landlords; North Wales Housing, Pennaf and Grŵp Cynefin
 - Supporting People providers; The Wallich, Digartref Ynys Môn, CAIS etc.
 - Those providing advisory services
 - The Welsh Government
- b) Service users that are likely to be affected
- c) Elected Members
- d) Town and Community Councils
- e) Task Group of relevant officers

114 responses were received with support for including the local connection as a consideration within the Policy. A good response was also received to the other questions relating to the implementation of the Policy.

The Corporate Scrutiny Committee, 11.9.19, had the opportunity to scrutinize the results of the consultation and recommended that the Executive approved the Common Allocations Policy.

Based on this **Appendix 2** provides an amended Common Allocations Policy which includes the following main changes:

Local Connection:

An applicant will be assessed in accordance with connection to the Town or Community Council which they have stated they wish to live where the empty property is located. An applicant will be considered within their banding in date order. A local connection of 5 years with the Island will still be required to be eligible, apart from being in urgent housing need as defined by the Housing Act.

The review has also afforded us with an opportunity to look at other issues, such as:

- Being able to offer a transfer to those with children above 11 years who live in a social rented flat
- Remove from the Policy the need to be over 35 years old to have sharing points within Band 1 as the Local Housing Allowance will no longer take effect
- Strengthen the requirement of having to move due to fleeing crime or hate crime

- Create a Band for people with local connection but with no housing need so that the list is increased and provides an further options when it is not possible to allocate a property within the priority banding

Consideration was also given on how to define connection with a specific area by looking at:

1. Community and Town Councils catchment area
2. Local Members Catchment area
3. Catchment area for Secondary schools
- 4.

It was concluded that option 1 would respond to the local connection requirement that this matches the responses to the consultation.

B – What other options did you consider and why did you reject them and/or opt for this option?

The consultation gave us an opportunity to consider changes to the implementation of the Common Allocations Policy. Without changing the policy, it will be impossible to change any arrangements in terms of how social housing is allocated.

C – Why is this a decision for the Executive?

Changes to the Common Allocations Policy is a decision for the Executive.

D – Is this decision consistent with policy approved by the full Council?

Yes

DD – Is this decision within the budget approved by the Council?

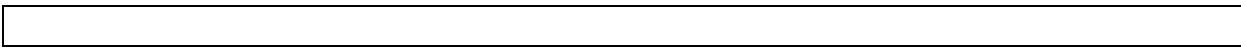
Yes

E – Who did you consult?		What did they say?
1	Chief Executive / Senior Leadership Team (SLT) (mandatory)	No further comments following discussion at SLT 27.8.19
2	Finance / Section 151 (mandatory)	As above
3	Legal / Monitoring Officer (mandatory)	As above
5	Human Resources (HR)	n/a
5	Property	n/a
6	Information Communication Technology (ICT)	n/a
7	Procurement	n/a
8	Scrutiny	11.9.19 recommends that the Executive Committee approves the Policy
9	Local Members	
10	Any external bodies / other/s	See link in G below for results of consultation

F – Risks and any mitigation (if relevant)		
1	Economic	none
2	Anti-poverty	none
3	Crime and Disorder	none
4	Environmental	none
5	Equalities	Equalities impact conducted – none identified
6	Outcome Agreements	none
7	Other	

FF - Appendices:
Appendix 1 Amended Common Allocations Policy

G - Background papers (please contact the author of the Report for any further information):
Link to Corporate Scrutiny Committee: http://democracy.anglesey.gov.uk/ieListDocuments.aspx?CId=153&MId=3461&Ver=4&LLL=0



COMMON HOUSING ALLOCATION POLICY

YNYS MÔN SOCIAL HOUSING ALLOCATION PARTNERSHIP

Draft August 2019



This policy is divided into sections and follows a 'question and answer' format. Please refer to the list of chapters (page 3) and the contents (pages 4 to 10) to find the section you need.

A summary of this policy is available on the Council's website at

<http://www.anglesey.gov.uk/housingallocation>

Isle of Anglesey County Council's Housing Options Team manages the Common Housing Register on behalf of Clwyd Alyn Housing Association, Grŵp Cynefin, North Wales Housing and Tŷ Glas Housing Society.

Housing Options Team
Isle of Anglesey County Council
Council Offices
Llangefni
Anglesey
LL77 7TW

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housing@anglesey.gov.uk

www.anglesey.gov.uk/housingallocation

www.angleseyhousing.co.uk

CHAPTERS

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2. How do I apply for social housing?
3. What do I need to do once my interview has been arranged?
4. What choices do I have, and what housing do I qualify for?
5. When will I get a decision on my application?
6. Will I be allowed onto the housing register?
7. What priority will I have for housing?
8. What happens once I'm registered on the waiting list?
9. How does the banding system work?
10. How do the landlords decide who receives offers of accommodation?
11. What happens when I'm offered a property?
12. Your right to ask for decisions to be reviewed
13. What if I need an adapted or accessible property or have a medical need for housing?
14. Local and sensitive letting policies
15. Immediately available to let properties
16. What does the law say about how housing must be allocated?
17. How do social landlords monitor the allocation of housing?

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Appendix 3 – Ineligibility because of immigration and nationality status

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- 1.4 Does this policy apply to people who are already social housing tenants as well as those who don't have a social tenancy?
- 1.5 Does this policy include all of the rules social landlords apply when letting social housing?
- 1.6 What is a housing 'allocation'?
- 1.7 Are there any other ways I can get social housing apart from receiving an allocation?
- 1.8 Do you hold a list of people who are entitled to be considered for an allocation of housing?
- 1.9 Who is responsible for managing the Housing Register?

2. HOW DO I APPLY FOR SOCIAL HOUSING?

- 2.1 Can I apply for social housing?
- 2.2 How do I apply for social housing?
- 2.3 I am 16 or 17 years old. Are there any special rules?
- 2.4 Can I apply with someone else?
- 2.5 I applied before and my application was refused. Can I re-apply?
- 2.6 Must I attend a housing options interview?
- 2.7 Will my request for an interview be acknowledged in writing?
- 2.8 Do I have a choice about when I'm interviewed?
- 2.9 What if I'm homeless or I'm going to lose my home?
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- 16.6 What information do I have a legal right to ask for?

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APPENDICES

Appendix 1 – Ways of obtaining social housing that do not count as an allocation

Appendix 2 – Letting areas

Appendix 3 – Ineligibility because of immigration and nationality status

Appendix 4 – Ineligibility because of serious unacceptable behaviour

1. INTRODUCTION

- 1.1 What is this policy about?
- 1.2 Is there a summary of this policy?
- 1.3 Does this policy cover lettings by all social landlords with properties on Anglesey?
- 1.4 Does this policy apply to people who are already social housing tenants as well as those who don't have a social tenancy?
- 1.5 Does this policy include all of the rules social landlords apply when letting social housing?
- 1.6 What is a housing 'allocation'?
- 1.7 Are there any other ways I can get social housing apart from receiving an allocation?
- 1.8 Do you hold a list of people who are entitled to be considered for an allocation of housing?
- 1.9 Who is responsible for managing the Housing Register?

1.1 What is this policy about?

This policy explains how social housing on Anglesey is allocated. It contains the rules we follow when assessing applications for housing and deciding who is offered social housing.

1.2 Is there a summary of this policy?

Yes. You can find it on the Council's website at www.anglesey.gov.uk/housingallocation or ask us to send you a copy.

1.3 Does this policy cover lettings by all social landlords with properties on Anglesey?

Yes. All lettings by partner landlords are covered by this policy, subject only to the exceptions contained in this policy. The partner landlords are Clwyd Alyn Housing Association, Grŵp Cynefin, Isle of Anglesey County Council, North Wales Housing and Tŷ Glas Housing Society.

1.4 Does this policy apply to people who are already social housing tenants as well as those who don't have a social tenancy?

Yes.

1.5 Does this policy include all the rules social landlords apply when letting social housing?

This policy includes most of the rules partner landlords apply. There are also procedures and guidance that help housing officers administer this policy. Please see **16.6** for your legal right to ask for a copy of the whole allocation scheme.

1.6 What is a housing 'allocation'?

An allocation happens when you are selected from the Housing Register to be offered a tenancy of a property owned by one of the partner landlords.

1.7 Are there any other ways I can get social housing apart from receiving an allocation?

Yes. People sometimes become a social housing tenant but not because of an allocation. Please see **Appendix 1** for details of these exceptions. This policy does not cover these other ways of obtaining social housing.

1.8 Do you hold a list of people who are entitled to be considered for an allocation of housing?

Yes. It is called the 'Housing Register'. This is the waiting list for housing. **Sections 2 and 3** explain how you can apply to be included on the Register. **Sections 6 to 10** explain how we assess applications and how we decide who is offered social housing.

1.9 Who is responsible for managing the Housing Register?

The Council manages and maintains the Register on behalf of all social landlords who have properties on the Isle of Anglesey. All the partner landlords access the Housing Register to make allocations, and to record contact with customers when properties are allocated and tenancies are offered.

2. HOW DO I APPLY FOR SOCIAL HOUSING?

- 2.1 Can I apply for social housing?
- 2.2 How do I apply for social housing?
- 2.3 I am 16 or 17 years old. Are there any special rules?
- 2.4 Can I apply with someone else?
- 2.5 I applied before and my application was refused. Can I re-apply?
- 2.6 Must I attend a housing options interview?
- 2.7 Will my request for an interview be acknowledged in writing?
- 2.8 Do I have a choice about when I'm interviewed?
- 2.9 What if I'm homeless or I'm going to lose my home?
- 2.10 What if I'm already listed on someone else's housing application?
- 2.11 What if I need support to apply for housing?

2.1 Can I apply for social housing?

If you are aged 16 or over you can apply to be included on the Housing Register.

2.2 How do I apply for social housing?

If you want to apply visit Housing Services at the Council Offices in Llangefni or phone the Council's Housing Customer Services Team on (01248) 752200. Customer Services will:

- give you advice
- arrange a housing options advice appointment, and
- confirm the information and documents you need to bring to your interview.

2.3 I am 16 or 17 years old. Are there any special rules?

Yes. If you're 16 or 17 you can apply for housing like anyone else. However, if you're offered housing before you reach 18 the landlord will expect you to provide a guarantor and trustee. The landlord will need to be satisfied this person (or organisation) is appropriate and able to act as your guarantor and trustee. For example they must be able to afford to pay the rent for any tenancy you're given (in case you don't pay the rent). If you're unable to provide a guarantor and trustee the landlord may refuse to offer you the tenancy. If you're 16 or 17 we'll advise you about providing a guarantor and trustee during your housing options interview.

2.4 Can I apply with someone else?

When you apply we'll ask you if you'd like a sole tenancy or a joint tenancy with someone else in your household. Only one person can be the applicant. This will be the person we'll contact in relation to the application. See **11.3** for when the landlords give joint tenancies.

If you apply and are thinking of asking for a joint tenancy it's very important to be aware that:

- a joint tenant will have the same rights as you under the tenancy, including the right to occupy the whole of the property (because there would only be one tenancy, which you'd jointly hold)
- there's no legal right to 'convert' a joint tenancy into a sole tenancy, eg if your joint tenant moves out and you want a sole tenancy in just your own name
- a joint tenant can end your tenancy without your permission by giving the landlord a notice to quit . Your joint tenant doesn't even have to tell you before they do this
- if your joint tenant ends your tenancy and you're left living at the property without a tenancy it won't always be possible to give you a new tenancy, eg if you have more bedrooms than you need
- joint tenants are 'jointly and severally' responsible for all of the rent and all other obligations under the tenancy agreement until the tenancy ends. If you're a joint tenant you'll continue to be responsible for rent and all tenancy obligations, even if you move out of the property, as long as the tenancy continues
- if your joint tenant dies you become a sole tenant automatically. However if you then die your family members cannot 'succeed' to the tenancy. The position if you were given a sole tenancy is different: members of your family who are living with you may succeed to the tenancy when you die.

2.5 I applied before and my application was refused. Can I re-apply?

If your application was refused under the previous policy you can re-apply. We'll then decide if you qualify to go on the Housing Register under this policy.

If you've had an application refused under this policy you can re-apply if your situation has changed. We may refuse to consider your application if there's been no material change in your circumstances since the previous decision.

2.6 Must I attend a housing options interview?

You may be asked to attend an interview if you have initially having been assessed as having a housing need which places you in Urgent or Band 1. This is to ensure that good quality housing advice is given.

2.7 Will my request for an interview be acknowledged in writing?

Yes. We'll send you a letter or email to:

- Confirm the date and time of your housing options interview
- Tell you what information and documents you must bring to your interview
- Tell you where you can find a summary of this policy online.

2.8 Do I have a choice about when I'm interviewed?

Yes. We'll try and arrange a time that's suitable for you.

2.9 What if I'm homeless or I'm going to lose my home?

If you're homeless or may become homeless within 56 days we'll arrange an appointment so we can decide if the Council owes you any duties under the

homelessness legislation. We'll also help you apply for social housing if this is appropriate in your particular situation.

2.10 What if I'm already listed on someone else's housing application?

If you're already registered on someone else's housing application we'll ask you to confirm that you don't want to be re-housed with them. Once you've confirmed this you'll be able to apply in your own right. We will also contact the other applicant and may suspend their application (see **8.8**).

2.11 What if I need support to apply for housing?

We'll make sure you're offered support if you need support to apply for housing. For example we'll make sure you get any help you need because of a disability or literacy issue, or if you need translation services.

3. WHAT DO I NEED TO DO ONCE MY INTERVIEW HAS BEEN ARRANGED?

- 3.1 What if I can't attend the housing options interview?
- 3.2 Do I need to bring anything to my housing options interview?
- 3.3 What if I don't bring the documents to my housing options interview?
- 3.4 What if I repeatedly fail to bring my documents to my interviews?
- 3.5 What if I'm having difficulty finding the documents I've been asked to bring to my interview?
- 3.6 What will the housing options interview involve?
- 3.7 Will the Council need to contact anyone else before processing my application?
- 3.8 Does the Council consider every application for housing?
- 3.9 What do I have to do to make sure my application is considered?
- 3.10 What happens if I don't meet the 'procedural requirements' listed at 3.9?
- 3.11 What if I don't have a settled address?
- 3.12 Will I be visited at home?

3.1 What if I can't attend the housing options interview?

We'll try to arrange a date and time that's convenient for you. If you find you can't attend please contact us to arrange an alternative time. If you genuinely can't attend a housing options interview in person we'll offer you a telephone interview. For example if you live a long distance away. If you can't attend an interview at our offices because you're disabled we can visit you at home.

3.2 Do I need to bring anything to my housing options interview?

Yes. We'll tell you when we make the appointment what you need to bring. We'll also confirm this in your appointment letter (or email). We'll usually ask you to bring documents to prove:

- Your identity.
- Your income, capital, and ownership of any properties.
- Your current place of residence.
- The identity of people living with you (or who may live with you) and where they are living.

If you have any letters or documents that are relevant to why you need housing please bring these with you, eg a notice to quit from your landlord.

3.3 What if I don't bring the documents to my housing options interview?

If you don't bring the documents we've asked you to provide (see 3.2) we can't take your application. We'll arrange another appointment for you.

3.4 What if I repeatedly fail to bring my documents to my interviews?

If you don't bring the documents we've asked you to provide (see **3.2**) to a re-arranged interview (see **3.3**) we'll ask you to send the documents to us. We'll only arrange another interview and agree to take your application once we've received the documents.

3.5 What if I'm having difficulty finding the documents I've been asked to bring to my interview?

If you think you may have difficulty getting the documents we've asked you to bring to your interview it's important you tell us before the day of your interview so we can advise you.

3.6 What will the housing options interview involve?

The interview gives you a chance to discuss your situation in detail. We'll tell you if you're likely to qualify for social housing. We'll also advise you if waiting for social housing is realistic in your particular situation. During the interview you'll be:

- Told about criminal offences you must avoid when applying for social housing.
- Told how your personal information will be used, and your legal rights in relation to your personal information.
- Asked to give permission for how your personal information will be used (eg by giving us permission to contact other organisations if we need to).
- Asked to provide your contact details, and given a choice about whether you want to receive correspondence by email or post.
- Asked to provide information about your situation and the type of housing you need. You will also be asked about what type of housing you would prefer, including its type, size and location.
- Asked to confirm if you or your household members need any special kind of housing or have any particular needs, eg ground floor accommodation because of restricted mobility, or adaptations because of a physical disability.
- Advised how your application is likely to be treated, including what priority band you're likely to be awarded (see **section 9**), and if you're likely to be offered social housing.
- Told what will happen next. We will usually write to you after the interview confirming the decision we've made on your application (see **5.1** and **5.2**).
- Advised on ways of keeping your present accommodation or other ways of finding housing (if appropriate, eg if you may lose your current housing or if you're at risk of homelessness).

3.7 Will the Council need to contact anyone else before processing my application?

We may need to contact other organisations to get information we need before processing your application. For example we may need to check information you have

provided, eg by asking for tenancy references. We will ask your permission to contact third parties when you apply for housing.

3.8 Does the Council consider every application for housing?

Yes. We consider every application, providing you comply with certain procedural requirements (see **3.9** for these 'things you must do'). However it's important to note that having your application assessed does not necessarily mean you'll be entitled to go onto the Housing Register. See **6.1** for who isn't entitled to be registered on the waiting list.

3.9 What do I have to do to make sure my application is considered?

If you want your application to be considered you must:

- Attend or participate in a housing options interview.
- Cooperate by answering the questions we ask about your situation and your household's circumstances.
- Provide acceptable evidence of your identity.
- Provide acceptable evidence of your nationality and immigration status – if we need evidence to be satisfied you're eligible for a housing allocation (see **6.3** to **6.7** and **Appendix 3** for the rules about immigration and nationality).
- Provide a postal address.
- Provide acceptable evidence of where you live.
- Provide acceptable evidence of the identity of persons residing in your household and where they are living.
- Allow us to visit you at home (if we decide a home visit is needed).

We may need you to do other things. These 'things you must do' are called 'procedural requirements'. Additional procedural requirements may be included in the guidance for staff that accompanies this policy.

3.10 What happens if I don't meet the 'procedural requirements' listed at 3.9?

If you don't do those 'things you must do' listed above at **3.9** we'll tell you in writing that we cannot make a decision on your application. We'll give you a reasonable amount of time to put this right. If you still don't put this right we'll cancel your application. We'll tell you in writing if we do this.

3.11 What if I don't have a settled address?

If you only have temporary housing you should give us that address. If you don't have any accommodation at all you'll need to provide a c/o address so we can write to you. This can be the address of a family member or friend who's willing to receive post for you. If you provide a c/o address you'll need to make sure someone at that address tells you when you receive letters. You can ask us to send you correspondence by email.

3.12 Will I be visited at home?

We may need to visit you at home to confirm your situation, so we can make a decision on your eligibility and priority for re-housing. For example we may visit you at home if we need to check overcrowding, poor property conditions, that a property has been brought up to standard (if you have a tenancy with a partner landlord), or for other reasons. We may also visit you at home if we're satisfied we need to because you suffer from a disability which adversely affects your ability to visit the Council Offices or participate in an interview by phone.

4. WHAT CHOICES DO I HAVE, AND WHAT HOUSING DO I QUALIFY FOR?

- 4.1 Can I choose the areas I want to live in?
- 4.2 Can I choose which roads or estates I want within a letting area?
- 4.3 What letting areas can I choose?
- 4.4 How do I find out what housing is available in each area?
- 4.5 How do I find out how many properties are likely to become available in my preferred areas?
- 4.6 Are there any situations where my chosen areas won't be accepted?
- 4.7 I'm homeless. Will this affect my choice of areas?
- 4.8 Can I choose the types of properties I want?
- 4.9 I'm homeless. Will this affect the types of property I can choose?
- 4.10 How does the Council decide what size of property I'm entitled to?
- 4.11 Who can be registered as part of my household?
- 4.12 How many bedrooms am I entitled to?
- 4.13 I am pregnant. When will I be entitled to an extra bedroom?
- 4.14 Are there any situations where I might be offered a larger property than I'm entitled to?
- 4.15 Can I choose which landlord I want?
- 4.16 Can the Council and housing associations set qualifying criteria for certain properties or housing schemes?

4.1 Can I choose the areas I want to live in?

Yes. You can choose as few or as many areas as you like (unless you're homeless, see **4.7** below). You should only choose an area if you genuinely want to live there. This is because your application will be removed from the Register if you refuse two offers of housing (see **11.8**). Unfortunately some areas have very little social housing or have a lot of people wanting to live there. We'll tell you if it's realistic to choose a particular area during your housing options interview.

4.2 Can I choose which roads or estates I want within a letting area?

No. If you choose an area you could be offered a property in any part of that letting area.

4.3 What letting areas can I choose?

Please see **Appendix 2** for a map showing each letting area.

4.4 How do I find out what housing is available in each area?

We routinely publish a summary of what housing we have in each letting area. It's important to note that this is the total number of properties and only a few properties (or none) may become available each year. We therefore also routinely publish the following information:

- (a) how many properties have previously become available for an allocation in each area during the past year
- (b) what band priority the successful applicant had, and
- (c) how long they had to wait in that band before being allocated the property they accepted.

The above information is available on the Council's website and given to any customer who asks for it.

The information at (b) and (c) will not be available until six months after this policy takes effect.

4.5 How do I find out how many properties are likely to become available in my preferred areas?

We don't know in advance what properties will become available. We can only provide you general information, eg how many properties of the type and size you need have previously become available in a letting area over a particular length of time, and how many people are ahead of you on that waiting list (see **4.4**). This gives you a rough idea of how long it's likely to be before you might be allocated a property (see also **16.6** for your right to ask for information).

4.6 Are there any situations where my chosen areas won't be accepted?

Yes. We may refuse to register you for an area if we think it's unlikely you'll be offered housing in that area. For example there may be little or no housing of the size and type you need in a particular area. Or you may not meet the landlord's letting criteria.

4.7 I'm homeless. Will this affect my choice of areas?

Yes. If the Council owes you one of the homeless duties below you'll have to choose at least six letting areas. The only exception is if we decide there aren't six areas where it's likely accommodation would be legally suitable for you (as defined by the homelessness legislation). The homeless duties are:

- the section 66 duty under the Housing (Wales) Act 2014 (the duty to help prevent you losing accommodation because you may become homeless within 56 days)
- the section 68 duty under the 2014 Act (the duty to ensure interim accommodation is available for you if we have reason to believe you may be eligible for help, may be homeless and may be in priority need)
- the section 73 duty under the 2014 Act (the duty to help you find accommodation if you're homeless), and
- the section 75 duty under the 2014 Act (the duty to ensure accommodation is available for you if you're unintentionally homeless and in priority need, and your homelessness was not resolved when the section 73 duty was owed).

If you're owed one of the above duties you'll have two months in which you can express a preference about the letting areas in which you'd like to be re-housed. At the end of the two months, beginning with the acceptance of one of the duties, we may widen the letting areas you're registered for. However, this will only be done if we think it's likely that accommodation in the additional letting areas would be suitable for you when ending the homelessness duty.

4.8 Can I choose the types of property I want?

Yes. You can choose the types of properties (house, flat etc) and the floor levels you want to be considered for. However, the type of property you're eligible for is decided not only by what you'd like, but also by your household type (see **4.12** below).

If you are over 55 years of age you can specify that you want to be considered for properties and housing schemes reserved for older persons.

4.9 I'm homeless. Will this affect the types of property I can choose?

Yes. If the Council owes you one of the duties listed at **4.7** you may have your preferences overridden. We may choose the types of properties you are eligible to be offered, based on what we consider is suitable for you.

4.10 How does the Council decide what size of property I'm entitled to?

We assess the size of home you need according to your household size and composition. We'll assess the number of bedrooms you need. See **4.11** and **4.12** below.

4.11 Who can be registered as part of my household?

We'll decide who is entitled to be included on your housing application as part of your household. People counted as needing to live with you must usually:

- normally reside with you as a member of your family, or
- be your child and be dependent on you.

If you have a child who is dependent on both you and someone else (eg a former partner) we'll consider if they should be treated as part of your household. If there's a shared custody arrangement we may decide the child should not be treated as part of your household, eg because they've already got accommodation with their other parent/guardian.

4.12 How many bedrooms am I entitled to?

The number of bedrooms you need is assessed using the following rules. You qualify for one bedroom for each of the following people in your household:

- a single person or couple aged 16 or over
- two children of the same gender, if both of the children are aged under 16
- two children aged under 10, regardless of gender
- any remaining child.

You may qualify for an extra bedroom if:

- you or your partner is disabled, and a non-resident overnight carer is needed, or
- it's unreasonable for two persons to share a bedroom because of an illness or disability

providing this need is evidenced and we're satisfied you'd be able to afford the accommodation.

The following table provides a guide to the size of properties the most common types of household are usually registered for.

HOUSEHOLD & PROPERTY SIZE

Household make-up	Number of bedrooms				
	1	2	3	4	5
Single person					
Couple					
Pregnant woman (single or in couple)					
Couple or single parent with one child under 16					
Couple or single parent with two children under 16 of the same sex, or with two children of opposite sex who are both under 10					
Couple or single parent with two children under 16 of opposite sex where one child is at least 10					
Couple or single parent with three children under 16					
Couple or single parent with four children under 16, in any of the following cases: <ul style="list-style-type: none"> ▪ all of same sex; ▪ two boys and two girls; ▪ three of one sex, where at least two of different sex are under 10. 					
Couple or single parent with four children under 16, three of one sex, where either three of one sex are all over 10, or the child of the other sex is over 10.					
Couple or single parent with five children under 16					
Couple or single parent with more than five children under 16					

Applicants who have dependent children between the ages of 17 and 21 years old will be considered for the above criteria of household and property size.

4.13 I am pregnant. When will I be entitled to an extra bedroom?

Once you are 26 weeks' pregnant we will treat you as if your child has already been born (for the purpose of calculating the size of property you're entitled to). We may exercise our discretion to change your bedroom entitlement earlier than this date if we consider it is appropriate to do so, having regard to issues such as:

- whether your circumstances are exceptional;
- demand from other applicants for the type and size of property which you would be entitled to;
- whether the waiting list for an increased size of property in the area(s) you have chosen has been exhausted; and
- your ability to afford the increased rent and costs associated with a larger property.

4.14 Are there any situations when I might be offered a larger property than I'm entitled to?

You'll usually only be offered the size of property you qualify for (see **4.12** above). We may sometimes offer a larger property, but this will usually only happen if:

- the waiting list has been exhausted, and
- the landlord is satisfied you can afford the rent.

4.15 Can I choose which landlord I want?

No. If you're accepted onto the Housing Register you may be offered a tenancy with any of the four partner landlords.

4.16 Can the Council and housing associations set qualifying criteria for certain properties or housing schemes?

Yes. For example some properties may be reserved for people over a certain age.

5 WHEN WILL I GET A DECISION ON MY APPLICATION?

- 5.1 When will I receive a decision on my application?
- 5.2 What will the decision letter tell me?
- 5.3 What if I want an update on how my application is progressing?
- 5.4 If I disagree with the Council's decision can I ask them to reconsider it?

5.1 When will I receive a decision on my application?

We'll process your application once you've met all the procedural requirements (these 'things you must do' are explained at **3.9**). We'll write to you within 21 calendar days of your housing options interview or within 21 days of having all the information and documents we need (if this is later). We may email you the decision if you've agreed to receive emails.

5.2 What will the decision letter tell me?

We'll write to you and tell you:

- whether you've been accepted onto the waiting list.

If you're accepted onto the waiting list we will tell you:

- what priority (band) you've been awarded (see **9.6 to 9.10**)
- what your waiting time date is (see **8.1**)
- the type (or types) of housing you're registered for (see **4.8**), and
- the size of properties you qualify for (see **4.10 to 4.14**).

We'll also tell you if we make any of the following types of decision:

- A decision that you're not eligible to be included on the Housing Register (see **section 6**). We'll tell you the reasons why.
- A decision that your priority band status has been reduced (see **9.11**) and if so what band you have been awarded. We'll tell you the reasons why.

We'll tell you about your right to ask for a review if you're dissatisfied with our decision on your application (see **section 12.5**).

The decision letter explains that a copy of the decision notification is available to collect from the Council's office for a reasonable period. The letter also explains that if you do not receive the decision letter (or email) you'll be treated as having been notified when the letter was sent to the postal or email address you gave us.

5.3 What if I want an update on how my application is progressing?

If you have any questions about your application please phone Housing's Customer Services on (01248) 752200 or email them at housing@anglesey.gov.uk

If your interview was in the last 21 days and you haven't received a decision we suggest you wait for our letter or email confirming the outcome of your application.

5.4 **If I disagree with the Council's decision can I ask them to reconsider it?**

Yes. When we write and tell you about the decision on your application we'll also tell you about your right to ask for a review (see **section 12** for more details about your right to ask us to reconsider decisions).

6 WILL I BE ALLOWED ONTO THE HOUSING REGISTER?

- 6.1 Is everyone entitled to go onto the Housing Register?
- 6.2 How will the Council help me if I'm not entitled to go on the Housing Register?
- 6.3 Why do you look at nationality and immigration status?
- 6.4 How do I find out if my immigration status disqualifies me from being allocated housing?
- 6.5 I'm ineligible for housing because of my immigration status. Can I be given a joint tenancy with someone else?
- 6.6 Restricted persons
- 6.7 My children are ineligible because of their immigration status. Will you take their needs into account?
- 6.8 Are there situations where the Council won't register someone on the waiting list because of past behaviour?
- 6.9 When isn't someone entitled to go on the Housing Register because of past behaviour?
- 6.10 Will the Council ask for tenancy references?
- 6.11 If the Council decides someone in my household is ineligible because of unacceptable behaviour can they be given a joint tenancy with me?

6.1 Is everyone entitled to go onto the Housing Register?

No. Some people aren't entitled to be registered on the waiting list. For example you won't be placed on the Housing Register:

- If you haven't met the 'procedural requirements' (see **3.9** for these 'things you must do').
- If you have sufficient financial resources to meet your housing needs (see **7.3** and **7.4** for more details).
- If you're ineligible because of your immigration status (see **6.3** to **6.7** and **Appendix 3** for the rules about immigration and nationality)
- If you're ineligible because of past behaviour (see **6.8** to **6.9** and **Appendix 4** for the rules about being unsuitable to be a tenant).
- If you've applied before, had your application refused, and your situation hasn't materially changed since the previous decision (see **2.5**).

We'll write and tell you if we decide you don't qualify to be included on the Register. We'll tell you our reasons for making the decision and tell you about your right to ask for a review (see **section 12** for more details about your right to ask us to reconsider decisions).

6.2 How will the Council help me if I'm not entitled to go on the Housing Register?

We'll advise you about your other housing options.

6.3 Why do you look at nationality and immigration status?

By law we can't allocate housing to people who are disqualified because of their immigration status. We won't register applications from anyone who is ineligible for an allocation under section 160A(1)(a) of the Housing Act 1996 and the related regulations.

6.4 How do I find out if my immigration status disqualifies me from being allocated housing?

Appendix 3 lists the groups of people who are ineligible for a housing allocation because of their immigration or nationality status. Please contact us if you need advice on how this may affect your application.

6.5 I'm ineligible for housing because of my immigration status. Can I be given a joint tenancy with someone else?

No. A household member who is ineligible can't be granted a sole or joint tenancy with an eligible applicant as the result of an allocation.

6.6 Restricted persons

We won't register the application of anyone who falls into a 'reasonable preference' group (see **16.1**) because of homelessness but only because their household includes a 'restricted person'. A restricted person is someone who:

- is ineligible for help under Chapter 2 of the Housing (Wales) Act 2014, and
- is subject to immigration control within the meaning of the Asylum and Immigration Act 1996, and
- either:
 - does not have leave to enter or remain in the United Kingdom, or
 - has leave to enter or remain in the United Kingdom subject to a condition to maintain and accommodate themselves, or any dependents, without recourse to public funds.

6.7 My children are ineligible because of their immigration status. Will you take their needs into account?

Yes. If you're eligible but you have ineligible dependents we'll take their housing needs into account, eg when deciding your priority and the type and size of housing you qualify for. However, we may take relatives' immigration status into account when deciding if they form part of your household. If your household includes a 'restricted person' we may not give you priority for housing (see **6.6**).

6.8 Are there situations where the Council won't register someone on the waiting list because of past behaviour?

Yes. If we decide that your immigration and nationality status means you're eligible for the Housing Register we'll then go on to consider if you may be ineligible because of unacceptable behaviour.

6.9 When isn't someone entitled to go on the Housing Register because of past behaviour?

We consider:

- if you or a member of your household has been guilty of unacceptable behaviour, and if so
- if the behaviour is serious enough to make you unsuitable to be a social housing tenant, and if so
- if you remain unsuitable to a tenant at the time we consider your application.

Appendix 4 gives more information on how we make this decision and the rules we apply.

6.10 Will the Council ask for tenancy references?

Yes. If you're currently a tenant or have held tenancies in the past we'll contact your landlord(s) and ask them to give details of how your tenancy was conducted. This helps us decide if you're suitable to be a tenant (see **6.9**).

6.11 If the Council decides someone in my household is ineligible because of unacceptable behaviour can they be given a joint tenancy with me?

No. Someone who is ineligible because of previous behaviour cannot be given a joint tenancy with an eligible applicant as the result of an allocation.

7 WHAT PRIORITY WILL I HAVE FOR HOUSING?

- 7.1 How does the Council decide what priority I have for housing?
- 7.2 What if I don't qualify for any of the priority bands?
- 7.3 Will the Council take my income and financial situation into account?
- 7.4 What does the Council take into account when deciding if I can afford housing in the private sector?
- 7.5 What if I'm already on the Housing Register when this policy takes effect?
- 7.6 Will I get more priority if I apply as homeless?

7.1 How does the Council decide what priority I have for housing?

If you're eligible to go on the Housing Register (see section 6) we'll then go on to decide if you have a housing need. There are four 'bands'. Your band award is based on whether or not you have a local connection and how urgently you need housing. The bands, in descending order of priority, are:

Band	You qualify if you have:
Urgent	a) an urgent housing need with an Anglesey Connection b) an urgent housing need (with no Anglesey connection)
Band 1	A housing need with and Anglesey connection
Band 2	A housing need with no Anglesey connection
Band 3	No housing need with an Anglesey connection

* There are some exceptions to this general rule. In Band 3 a local connection is required for housing need categories 28 and 30.

The banding groups are fully explained in **section 9**.

7.2 What if I don't qualify for any of the priority bands?

If you don't qualify for any of the bands you won't be allowed onto the Housing Register. This means you won't be considered for an allocation of housing. We'll send you our decision in writing and explain why you don't qualify for the waiting list. We'll also tell you about your right to ask for a review (see **section 12** for more details about asking us to reconsider decisions). If you have no housing need and no Anglesey connection will not be registered or subsequently cancelled if a current application. We can advise you on your other housing options if you need it.

7.3 Will the Council take my income and financial situation into account?

Yes. Social housing is usually only provided if you will have difficulty obtaining suitable housing because of your financial situation. We may decide you can't be included on the Housing Register if you can afford to obtain housing in the private sector. We may disqualify you if you can't afford private housing where you'd prefer to live, but could afford suitable housing elsewhere on the Isle of Anglesey.

7.4 What does the Council take into account when deciding if I can afford housing in the private sector?

We'll take various factors into account, depending on your situation. For example:

- your financial resources and those of household members (if any). Financial resources means gross income of £75,000 per annum and / or capital assets or savings exceed £50,000. This means you may be included on the register but you will not be registered until the financial resources no longer exceed the stated limits.
- ownership of and equity in land or property
- your reasonable expenditure and commitments
- the supply and cost of private market housing on the Isle of Anglesey that would be suitable for you
- if your current property could be sold and the resulting equity released to buy or rent privately
- your mortgage potential
- if adaptation of your current property is a viable option (if relevant).

The procedures for housing officers (see **1.5**) includes guidance on how to assess individual cases, including guideline figures for the amount of income, savings and capital that may typically be considered acceptable for different types of household. When formulating these guideline figures the partner landlords will have regard to the Council's Local Housing Market Assessment and data concerning housing costs.

The following payments will be disregarded from the financial assessment:

- i. lump sums, on-going pensionable awards and/or Guaranteed Income Payments received by a member of the British Armed or Reserve Forces as compensation for an injury, medical condition or disability whilst sustained on active service. This includes sums received from the War Pensions Scheme and the Armed Forces Compensation Scheme.
- ii. compensation payments received by victims of crime or through personal injury claims.
- iii. Benefit payments designed to help people with the extra costs caused by ill-health or disability including but not limited to:
 - Personal Independent Payments;
 - Disability Living Allowance;
 - Attendance Allowance; and
 - Forces Independence Payment.

7.5 What if I'm already on the Housing Register when this policy takes effect?

If you have an active housing application when this policy takes effect we'll reassess your eligibility for housing using the new rules. If you don't qualify for one of the bands your application will be removed from the Register.

We'll write to tell you whether or not your application is included on the Register. If you qualify under the new policy we'll confirm your priority band status and waiting time date. If you have an active application when this policy takes effect your waiting time date will be the date you would have qualified for your band status had the banding scheme been previously operating. If your application is taken off the Register we'll confirm the reasons for the decision. We'll also tell you about your right to ask for a review (see **section 12** for more details about your right to ask us to reconsider decisions).

7.6 Will I get more priority if I apply as homeless?

If the Council accepts you're homeless you'll be awarded a band status reflecting your priority for re-housing (see **9.6** to **9.10** for the banding categories). However applying as homeless will not necessarily increase your chances of being offered social housing. This is because we can end homelessness duties by arranging privately rented housing. Also if you're owed a homelessness duty you'll have less choice about:

- where you are offered housing (see **4.7**), and
- the type of properties you'll be offered (see **4.9**).

8 WHAT HAPPENS ONCE I'M REGISTERED ON THE WAITING LIST?

- 8.1 Where will I be placed when I'm first entered onto the list?
- 8.2 Can I lose my waiting time date?
- 8.3 Can my waiting time date be backdated?
- 8.4 When will I get to the top of the waiting list?
- 8.5 Will I definitely be offered social housing?
- 8.6 What happens if my situation changes?
- 8.7 Are there situations where I may need to provide information or attend an interview to continue to qualify for an offer of housing?
- 8.8 Are there any situations where my application will be suspended so I don't qualify for an offer of housing?
- 8.9 Can I ask for my housing application to be suspended, for example if I don't want to be offered housing until sometime in the future?
- 8.10 Are there any situations where my application may be removed from the Housing Register?
- 8.11 What if I'm homeless or at risk of losing my home?
- 8.12 Do I have to regularly renew my application?

8.1 Where will I be placed when I'm first entered onto the list?

If you're a new applicant your application will be entered at the bottom of the priority band that you're entitled to (see **Section 9** for details of the banding system). This is because all applicants are awarded a 'waiting time date'.

Your waiting time date is the date on which you were awarded your current band status.

You'll be placed below other applicants in your band (who need the same type and size of housing) because they've been waiting longer to be re-housed. Those who apply after you will be below you on the waiting list (assuming they need the same type of housing in the same area).

8.2 Can I lose my waiting time date?

Yes, this can happen if:

- your application is removed from the housing register (see **8.10**);
- your application is sanctioned by your priority being reduced (see **9.11**);
- you do not inform us of a change in your circumstances that could affect your priority for housing (within one calendar month of the change taking effect if we don't have any contact with you, eg we're not in the process of allocating you a property) (see **8.6**);
- you do not respond to a request for confirmation of your current circumstances (see **8.7**);

- you do not respond when we ask you to renew your application (see **8.12**); or
- you are awarded 'Urgent' band priority and refuse an offer of tenancy (see **11.7**).

If we have reduced your priority for housing by suspending your application (see **9.12**) your waiting time date will be amended to the date you become eligible again to be offered housing (assuming your application is de-suspended). This will mean your application goes to the bottom of the relevant band when your application is de-suspended.

8.3 Can my waiting time date be backdated?

We may decide to award you a different waiting time date if there are exceptional circumstances. For example we may award an earlier date if we unreasonably delayed in processing your application, and this was not because of anything you did, eg failing to provide information or documents.

8.4 When will I get to the top of the waiting list?

You will gradually move up the waiting list as other applicants with the same band priority and earlier waiting time dates are re-housed or come off the list. We can give you advice about how many properties of the type you need have previously become available and how many people are ahead of you on the list in a particular area (see **4.4**). This can help you decide if you want to wait for social housing, consider other options, or choose other letting areas (see **4.1**) or other types of housing (see **4.8**).

8.5 Will I definitely be offered social housing?

No. We can't guarantee you'll be offered housing, even if you're accepted onto the waiting list. Unfortunately there aren't as many vacancies as people wanting social housing.

8.6 What happens if my situation changes?

You must tell us if your situation changes. If you become aware of any changes in circumstances that might affect your priority for housing please tell the Council's Housing Customer Services Team. For example you must tell us if:

- you move home
- someone leaves or joins your household
- your income or financial situation changes.

We may cancel your application if you don't tell us about your situation changing (see **8.10**). We may also be unable to offer you a property when you get to the top of the waiting list (see **10.8**). We may ask you to attend a housing options interview and provide supporting information and documentation if your circumstances change.

8.7 Are there any situations where I may need to be provide information or attend an interview to continue to qualify for an offer of housing?

Yes. For example, we may ask you to provide information or attend an interview if:

- We receive information suggesting we may need to remove your application from the housing register.
- We receive information suggesting we may need to reduce your priority on the waiting list.

The above is not an exhaustive list.

We may remove your application from the housing register if you do not provide the information we need or if you do not attend an interview (see **8.10**).

8.8 Are there any situations where my application will be suspended so I don't qualify for an offer of housing?

Yes. We may suspend your application or withdraw an allocation if:

- We've received information suggesting your situation may have changed and you may no longer be eligible for an allocation of housing, or your band priority status.
- You're a social housing tenant and haven't brought the condition of your home or garden up to the required standard.
- You're not in a position to take up an offer of accommodation, eg because you're in hospital, custody or an institution.
- We think one of the situations at **8.10** may apply but we've yet to make a decision.

We'll write to you and tell you if we suspend your application (or withdraw an allocation). We'll tell you the reasons for our decision. We'll also tell you if you need to provide information or do something before your application can be made active again.

8.9 Can I ask for my housing application to be suspended if I don't want to be offered housing until sometime in the future?

This is not usually allowed. The housing register is for people who *currently* need housing. We may make an exception if you're unable to accept an offer of housing because of a *temporary* situation preventing you from accepting housing, but you continue to need accommodation, eg:

- You have been admitted to hospital.
- You have been placed in custody.

8.10 Are there any situations where my application may be removed from the Housing Register?

Yes. We may remove your application from the waiting list if:

- You refuse two reasonable offers of accommodation (see **11.8**).
- You ask us to withdraw your application.
- Your situation changes and you're not entitled to remain on the Housing Register (see **6.1**).
- You withhold or fail to provide information we have asked you to provide in connection with your application.

- You don't comply with our 'procedural requirements' (see **3.9** for these 'things you must do').
- You don't reply to us when we've attempted to contact you, eg a request for you to confirm your circumstances and that you want to remain on the Housing Register (see **8.12**).
- You knowingly or recklessly give false or misleading information in connection with your application.
- You are ineligible for an allocation (see **section 6**).
- You accept an offer of accommodation following an allocation of accommodation.

8.11 What if I'm homeless or at risk of losing my home?

If you may be losing your home it's important to contact us as soon as possible. We'll be able to give you help and advice. You may be entitled to help under the homelessness legislation. If you become homeless we may have a duty to arrange temporary accommodation for you. Contact the Customer Services Team on (01248) 852200 as soon as you think you may become homeless. They will usually make you an appointment with a housing options officer.

8.12 Do I have to regularly renew my application?

Yes. You'll need to renew your application or re-apply at regular intervals. We need to keep an accurate record of people wanting social housing who continue to qualify. We will contact you if you need to renew your application, using the contact details you've given us. You'll be asked to confirm your current situation when we review your application.

If you don't respond or don't provide the information we need we'll remove you from the Register. We'll tell you in writing if we do this. You can ask us to review any decision to remove you from the waiting list (see **section 12** for more details about your right to ask us to reconsider decisions).

9 HOW DOES THE BANDING SYSTEM WORK?

- 9.1 What is banding?
- 9.2 How does banding work?
- 9.3 How does my priority compare with other people who've been awarded the same band?
- 9.4 What bands do I need a local connection for?
- 9.5 What counts as a local connection?
- 9.6 Who qualifies for the 'Urgent' band?
- 9.7 Who qualifies for Band 1?
- 9.8 Can I qualify for Band 1 if I'm intentionally homeless?
- 9.9 Who qualifies for Band 2?
- 9.10 Who qualifies for Band 3?
- 9.11 Can my priority be reduced?
- 9.12 If the Council decides to reduce my priority how will you reduce it?
- 9.13 How does the Council decide if my priority should be reduced?
- 9.14 Will the Council tell me if my priority is reduced?
- 9.15 Can I ask the Council to look again at a decision to reduce my priority under 9.11?
- 9.16 Are there any situations when I could be given a higher priority than under the usual rules?

9.1 What is banding?

We use banding to decide what priority you have for housing. Banding helps us to rank your application against everyone else who's entitled to go on the Housing Register. The priority you're entitled to depends on the following:

- if you need housing very urgently;
- if you have a local connection; and
- how long you've spent waiting for social housing.
- No housing need – if you have no housing need but you have an Anglesey Connection may be registered and placed in Band 3. If you have no housing need and no Anglesey Connection you will not be registered or subsequently cancelled if a have a current application.

Properties will be allocated in the first instance to applicants in Band 1. If there are no qualifying applicants in Urgent Band then the property will be allocated to an applicant in Band 1 and so on. If you are placed in Band 3 you may be considered for 'available to let' properties where there are no eligible applicants from Bands Urgent to 2.

9.2 How does banding work?

There are four bands. If you're eligible to be included on the Register we'll award you a band that reflects your particular situation.

In descending order of priority the bands are:

- Urgent Band
- Band 1
- Band 2
- Band 3

You can find out which band you qualify for by looking at **9.6** to **9.10**.

9.3 How does my priority compare with other people who've been awarded the same band?

Within each band applications are prioritised by how long everyone has been waiting for social housing (according to applicants' 'waiting time date'; see **8.1**).

9.4 Which bands do I need a local connection for?

You need a local connection to be awarded the Urgent a, Band 1 and Band 3 (see **7.1**, **9.5**, **9.6** and **9.10**).

9.5 What counts as an Anglesey connection?

You have an Anglesey connection if you or a member of your household:

- have been normally resident in the area for five years (at any time), or
- have family associations in the area. Family associations normally arise when someone has a parent, adult child, brother or sister who has resided in the area for a period of at least five years at the date of application, and you and the locally residing close relative in question indicate a wish for you to be near the relative, or
- provide or receive essential support from a person or specialist provider in the area, or
- have been employed in the area for five years (at any time), or
- have been offered employment in the area but have a disability and are unable to take up the offer because of difficulties in finding adequate accessible housing in the area (the disability and the employment offer must be evidenced), or
- need to move to the area so that a member of the household with a disability can attend school or receive specialist support, but are unable to do so because of the difficulty in finding adequate accessible housing in the area (the need must be a consequence of the disability, and the disability and the need to move to the area must be evidenced), or
- are serving in the Armed Forces and are either employed or resident in the area;
- are serving in the Armed Forces or are former members of the Armed Forces who are not currently employed or resident in the area but have previously been resident in the area, including residency as a result of a former posting in the area while serving in the Armed Forces.

Within the Bands where there is a requirement for a connection with Ynys Môn, you will be prioritised based on the following:

- You or members of your household, with 5 years or more residency in the Community area in which the property to be allocated is situated.
- Your application will then appear in date order, with the application which has the earliest registration (or relevant) date considered first, and so on.
- If no applications fulfil the above criteria, then applications with less than 5 years' residency (or no residency at all) in the Community Council Area where the property to be allocated is situated will be considered. Each application will then appear in date order, with the application which has the earliest registration (or relevant) date considered first, and so on.
- In certain circumstances, applicants who have not resided in a neighbouring community can carry over their residency to another community. This can only happen where there is a need for specialised accommodation, which is not available in their current community and is available in a neighbouring community. Specialised accommodation would include sheltered housing, accessible housing or housing which provides a specialised and specific service.
- If there are no properties within your chosen community area discussions will take place to carry over their residency to another community, for example, if there are no one bedroom flat within the community area the stock of the neighbouring area will be considered.

9.6 Who qualifies for the 'Urgent' band?

You qualify for the 'Urgent' band if you:

- have an urgent housing need (as set out in the box below), and
- have an Anglesey connection (please see 9.5 for what counts as a Anglesey connection)
- have an urgent housing need (as set out in the box below) and no Anglesey connection (please see 9.5 for what counts as a Anglesey connection)

The Urgent Band is reserved for very urgent cases. Very few applicants are likely to be awarded this status.

URGENT BAND

1. Urgent medical, welfare or disability related need

Applicants whose household includes someone who:

- (a) has a medical condition which is life-threatening or likely to become so, and the current accommodation (or lack of accommodation) is significantly detrimental to the condition, or re-housing is likely to result in significant improvement;
- (b) has been assessed as having a need to move urgently to an accessible property;
- (c) has a serious physical or mental illness, disability, medical condition or behavioural disorder, which is causing serious dysfunction to themselves or the household unit such that they are unable to cope in their present accommodation and re-housing would alleviate the problem. For example, terminal illness or advanced progressive condition;
- (d) is hospitalised and unable to return home because the accommodation is wholly unsuitable for their long term needs by way of design, location and/or is unsuitable for adaptations that are required because of disability;
- (e) is disabled and is unable to access essential facilities within the property, for example where bathing or toilet or access to the property itself is wholly unsuitable. The property cannot be economically adapted to meet their needs;
- (f) needs to move to provide support to a person with a serious illness, disability or medical condition, and that person cannot cope in their present accommodation without the applicant's support; or
- (g) is living in overcrowded accommodation which leaves the person vulnerable to a potentially fatal or very serious infection, for example where they are suffering from late stage HIV.

Evidence will be required in these cases to demonstrate the legitimacy of the claim.

2. Loss of home as a result of a disaster

Applicants who suddenly and permanently lose their existing home as a result of a disaster and who have a reasonable prospect of an allocation within a short period.

3. Leaving armed forces or serious injury whilst serving in armed forces

- (a) An applicant who needs to move to suitable adapted accommodation because of a serious injury, medical condition or disability which they, or a member of their household, sustained as a result of service in the armed forces.
- (b) An applicant needing accommodation because of leaving the armed forces and losing military accommodation. People who have left the armed forces under Discharge as

of Right (DAOR) are excluded from this provision and are not given urgent housing need band status.

- 4. People accommodated by the local authority in care or approved supported housing who are deemed ready to 'move on'**
- 5. The household needs social housing urgently to prevent a child being taken into care or remaining in care**

Examples include:

- (a) Foster parents who urgently need accommodation to take care of a child.
- (b) Cases where a child care plan has identified the need for accommodation to prevent the child being looked after by the authority (for example, child in need / looked after child / child protection).

- 6. Existing tenants who are either under-occupying by one or more bedroom and wish to transfer to a smaller property or who are occupying an adapted property which they do not need, provided that one of the following applies:**

- (a) They are suffering financial hardship (in the case of under-occupying social housing tenants); or
- (b) Their moving is likely to release a property for someone in need (in the case of both under-occupying tenants and tenants not requiring their adapted property).

Applicants must hold a social housing tenancy on Anglesey with a partner landlord.

- 7. Homeless because of abuse or threat of abuse**

Those owed one of the following homelessness duties by Isle of Anglesey County Council:

- (a) the section 73 duty under the Housing (Wales) Act 2014; or
- (b) the section 75 duty under the Housing (Wales) Act 2014,

and who needs housing urgently as the result of:

- (aa) abuse, within the meaning of 58 of the 2014 Act (in the case of the section 73 and 75 duties).

This includes:

- Victims of domestic or other violence (those cases discussed at a MARAC).
- Victims of hate incidents
- Witnesses of crime, or victims of crime, who would be at risk of intimidation amounting to violence or threats of violence if you remained in your current homes.

- 8. Exceptional case of urgent need where the circumstances or the urgency of the circumstances are not dealt with elsewhere in this scheme**

An applicant who has been assessed as having an exceptional housing need and where Urgent band status has been approved by the Council's Head of Housing Services.

9.7 Who qualifies for Band 1?

You qualify for Band 1 if you:

- have a housing need (as set out in the box below), and
- have a Anglesey (please see 9.5 for what counts as a Anglesey).

BAND 1

9. Applicants who are homeless within the meaning of Part 2 of the Housing (Wales) Act 2014, except where there is reason to believe they may have become homeless intentionally, as defined in section 77 of the 2014 Act.

This category includes homeless applicants both in priority need and not in priority need, provided there is no reason to believe they may have become homeless intentionally (even if no decision has yet been taken under Part 2 of the 2014 Act on whether the applicant has become homeless intentionally).

The definition of homelessness is contained in sections 55 to 57 of the Housing (Wales) Act 2014. A person is homeless if they do not have accommodation which they are entitled to occupy, which is physically and legally available for them to occupy, and which is reasonable for them to continue to occupy. This includes the following:

- (a) A person who has no accommodation available for their occupation in the United Kingdom or elsewhere, which they
 - (i) are entitled to occupy by virtue of an interest in it or by virtue of a court order;
 - (ii) have an express or implied license to occupy; or
 - (iii) occupy as a residence by virtue of any enactment or rule of law giving the person the right to remain in occupation, or restricting the right of another person to recover possession.
- (b) A person is also homeless if they have accommodation but
 - (i) they cannot secure entry to it, or
 - (ii) it consists of a moveable structure, vehicle or vessel designed or adapted for human habitation and there is no place where the person is entitled or permitted both to place it and reside in it.

A person is not treated as having accommodation unless it is accommodation which would be reasonable for them to continue to occupy, as defined under section 57 of the 2014 Act.

Accommodation may only be regarded as available for a person's occupation if it is available for occupation by that person together with:

- (aa) a person who normally resides with them as a member of their family, or
- (bb) any other person who might reasonably be expected to reside with them.

Applicants will usually be awarded this status by a housing options officer following a homelessness assessment under section 62 of the 2014 Act (or a review of such an assessment).

Where an applicant is homeless and there is reason to believe the applicant may have become homeless intentionally they may qualify for lesser priority under Band 3, categories 18 or 19.

10. Applicants who, because of homelessness or threatened homelessness, are:

- **owed a duty under section 66 of the 2014 Act, and there is no reason to believe they may have become threatened with homelessness intentionally;**
- **owed a duty under section 73 of the Housing (Wales) Act 2014, and there is no reason to believe they may have become homeless intentionally;**
- **owed a duty under section 75 of the 2014 Act a duty to secure accommodation for applicants in priority need (when the duty in section 73 ends)**

This category includes applicants who are:

- (a) threatened with homelessness and owed the section 66 duty to help to secure that suitable accommodation does not cease to be available for their occupation, providing there is no reason to believe the applicant may have become threatened with homelessness intentionally (even though a decision on the homelessness application about intentionality has yet to be made). The duty can be owed by any local housing authority.
- (b) homeless and owed the section 73 duty to help to secure accommodation, providing there is no reason to believe the applicant may have become homeless intentionally within the meaning of section 77 of the 2014 Act (even though a decision on the homelessness application about intentionality has yet to be made). The duty can be owed by any local housing authority;
- (c) unintentionally homeless and in priority need, and owed the 'full' duty to secure ongoing accommodation under section 75. The duty can be owed by any local housing authority;
- (d) unintentionally homeless and in priority need, and owed the main housing duty under section 193(2). The duty must be owed by Isle of Anglesey County Council.

Where an applicant is either homeless or threatened with homelessness within 56 days and there is reason to believe the applicant may have become homeless (or threatened with homelessness) intentionally they may qualify for lesser priority under Band 2, categories **18** or **19**.

11. Applicants occupying insanitary or overcrowded housing or otherwise living in unsatisfactory housing conditions

This category includes the following:

- (a) Applicants whose current property:
 - (i) lacks a bathroom with facilities or the facilities are located in an insanitary location, for example within a kitchen;
 - (ii) lacks a kitchen and/or appropriate cooking facilities;
 - (iii) lacks an inside toilet;
 - (iv) lacks a hot or cold water supply due to a defect to the property;
 - (v) lacks an electrical supply due to a defect to the property;
 - (vi) lacks a gas supply due to a defect with the property where such a supply is required to operate existing or necessary services such as heating.
- (b) Applicants living in overcrowded housing. Accommodation is deemed to be overcrowded if it lacks at least one bedroom under the following definition on a permanent basis. One bedroom is deemed necessary for each of the following persons in the applicant's household:
 - (i) a single person or couple aged 16 or over; and
 - (ii) two children of the same gender, where both of the children are aged under

16; and

- (iii) two children aged under 10, regardless of gender; and
- (iv) any remaining child.

In addition, an additional bedroom will be deemed necessary where:

- (v) the tenant or their partner is disabled, and they require a non-resident overnight carer, providing the Council is satisfied that the applicant would be able to afford accommodation of the relevant size; or
- (vi) it is unreasonable for two persons to share a bedroom, as the result of an illness or disability, providing that the Council is satisfied the applicant would be able to afford accommodation of the relevant size.

- (c) Applicants who have been referred by the Council's Enforcement Team for re-housing because they are occupying private sector accommodation where Category 1 hazards exist under the Health and Housing Safety Rating System, which the Council are satisfied the landlord or licensor should remedy, but which are unlikely to be remedied.

All applicants citing insanitary or hazardous accommodation in the private sector will be referred to the Council's Enforcement Team (part of the Contract Planning and Public Protection Service) so that the problem can be resolved, if possible, to enable the applicant to remain in their present accommodation.

Category 1 and Category 2 hazards are assessed under Part 1 of the Housing Act 2004 using the Housing Health and Safety Rating System. The Enforcement Team's investigating officer will assess the property to determine whether Category 1 and Category 2 hazards exist.

In most cases hazards are dealt with informally by negotiation with the landlord. If negotiation fails and the hazards are not removed within a reasonable period time, the Enforcement Team must take the form of enforcement action they consider appropriate where a Category 1 hazard exists (such as the issuing of an enforcement notice or hazard awareness notice). Where a Category 2 hazard exists the Housing Enforcement Team may take appropriate action.

Where applicants are referred to the Enforcement Team because there is reason to believe there may be unsatisfactory housing conditions and Housing Enforcement consider a Category 1 hazard exists within the property to such an extent that there is an **imminent or serious risk of harm to the occupants** of the property that necessitates the service of one of the following types of enforcement notice:

- (i) Emergency Remedial Action;
- (ii) Emergency Prohibition Order; or
- (iii) Prohibition Order,

then Enforcement will refer the case with a recommendation for priority if, despite their best efforts, they consider the above definition is satisfied and the problem cannot be resolved within a reasonable period of time.

The Enforcement Team has a legal obligation to contact private sector landlords where there are issues of disrepair and attempt to resolve them.

- (d) Applicants occupying social housing accommodation that is insanitary or applicants experiencing unsatisfactory social housing conditions.

All applicants occupying social housing accommodation on Anglesey citing insanitary or unsatisfactory housing conditions will be visited by a housing officer. Enquiries will also ordinarily be made with the landlord so that the problem can be resolved, if possible, to enable the applicant to remain in their present accommodation.

If the Housing Options Team is satisfied that the conditions will not be remedied within a reasonable period of time, priority may be awarded.

12. People sharing accommodation

This category includes:

- (a) Applicants sharing facilities with occupiers who are not part of the applicant's

household on a permanent basis. This applies to the sharing of a kitchen, bathroom/shower, or toilet.

13. People who reside in privately rented accommodation on Anglesey and have affordability issues

You must be able to show that their current private accommodation is not affordable and there is no other affordable private sector alternative.

14. People who need to move on medical or welfare grounds

The following categories of applicant qualify:

- (a) Applicants whose household includes someone with a medical condition which is directly linked to unsuitable housing and where re-housing is necessary to significantly improve their health.
- (b) Applicants occupying accommodation that is causing difficulties with access to the property for a member of the household, which has a detrimental impact on the person's welfare such that it cannot be resolved in the current property, and would be significantly alleviated if they were suitably re-housed.
Such cases will be assessed following advice from a relevant practitioner on whether the person requires a move to an accessible property within the above definition.
- (c) Applicants whose household includes a person who has social care needs that are not being met, and re-housing is necessary to significantly improve their care.

15. Existing social housing tenants who are under-occupying by one or more bedroom and wish to transfer to a smaller property

Applicants must hold a social housing tenancy on Anglesey with a partner landlord. Under-occupying social housing tenants who are experiencing financial hardship may qualify for higher 'Urgent' band priority if they qualify under housing need **category 6**.

16. People who need to move to a particular locality in the district, where failure to meet that need will cause hardship (to themselves or to others)

Examples include:

- (a) A failure to move to the particular locality will cause exceptional financial hardship.
- (b) The applicant or a member of their household is at risk of being admitted to residential care or hospital if they are not re-housed in the particular locality.
- (c) The applicant needs to move to the particular locality due to a relationship breakdown, and there is need to safeguard and promote the welfare of associated child(ren).
- (d) The applicant is a 'relevant child' under the Children Leaving Care Act 2000, is a care leaver, is vulnerable and has a high housing need that is best met by the provision of long term settled housing in the particular locality.
- (e) The applicant or a member of their household has permanent employment which cannot continue, or an offer of the same which they cannot take up, unless they reside in the particular locality.
- (f) The applicant is giving or receiving essential support, which can only be delivered if they live in the particular locality.
- (g) The applicant has been living in a flat for at least 2 consecutive years and have 1 or more children aged less than 11 years old

17. Exceptional case of housing need where the circumstances are not dealt with elsewhere in this scheme

An applicant who has been assessed as having an exceptional housing need and where Band 1 status has been approved by the Council's Head of Housing Services.

9.8 Can I qualify for Band 1 if I'm intentionally homeless?

No. If we've decided you're homeless but that you became homeless intentionally you won't qualify for Band 1. This is the case even if your situation is covered by one of the other Band 1 categories and you have a local connection. Instead you'll be awarded Band 2 status (see Band 2 categories 18 and 19 at 9.10). You'll be disqualified from having priority under any of the Band 1 categories for six months. The six months starts when we decide you became homeless intentionally. The Council's Head of Housing Services may decide this sanction should not be applied if there are exceptional circumstances.

If you then get accommodation and are no longer homeless you'll no longer qualify for Band 2 priority under category 22 or 23. If your application is removed from the Housing Register and you re-apply for housing after six months you may be awarded Band 1 priority if your situation is covered by one of the housing need categories, and you have a local connection.

If we've decided that you're homeless or likely to become homeless within 56 days but we have reason to believe you may have become homeless (or threatened with homelessness) intentionally you won't qualify for Band 1. This is the case even if your situation is covered by one of the other Band 1 categories and you have a local connection. Instead you'll be awarded Band 3 status (see Band 3 categories 18 and 19 at 9.10). However, you won't necessarily be disqualified from having priority under any of the Band 1 categories for six months (as would happen if a decision was formally made on a homelessness assessment review that you are not owed the 'full' section 75 homelessness duty because you became homeless intentionally).

9.9 Who qualifies for Band 2?

You qualify for Band 2 if you:

- have a housing need (as set out in the box below), and
- do not have a local connection (please see 9.5 for what counts as a local connection).

* There are some exceptions to this general rule with Band 2. You also qualify for Band 2 if:

(a) you:

- (i) have a housing need because of homelessness or threatened homelessness (as set out at 22 or 23 below), and
- (ii) have a local connection, but
- (iii) do not qualify for a higher band, because you have become homeless intentionally, or because there is reason to believe you may have become homeless or threatened with homelessness intentionally (see 9.8).

(b) you:

- (i) are aged 55 years or over, and have expressed an exclusive preference for older persons' housing (as set out at 25 below), and
- (ii) you have a local connection.

(c) you are a displaced agricultural worker (as set out at 24 below), irrespective of whether you have a local connection.

BAND 2

18. Applicants who are homeless within the meaning of Part 2 of the Housing (Wales) Act 2014.

The definition of homelessness is contained in sections 55 to 57 of the Housing (Wales) Act 2014. A person is homeless if they do not have accommodation which they are entitled to occupy, which is physically and legally available for them to occupy, and which is reasonable for them to continue to occupy. This includes the following:

- (a) A person who has no accommodation available for their occupation in the United Kingdom or elsewhere, which they
 - (i) are entitled to occupy by virtue of an interest in it or by virtue of a court order;
 - (ii) have an express or implied license to occupy; or
 - (iii) occupy as a residence by virtue of any enactment or rule of law giving the person the right to remain in occupation, or restricting the right of another person to recover possession.
- (b) A person is also homeless if they have accommodation but
 - (i) cannot secure entry to it, or
 - (ii) it consists of a moveable structure, vehicle or vessel designed or adapted for human habitation and there is no place where the person is entitled or permitted both to place it and reside in it.

A person is not to be treated as having accommodation unless it is accommodation which would be reasonable for them to continue to occupy, as defined under section 57 of the 2014 Act.

Accommodation may only be regarded as available for a person's occupation if it is available for occupation by that person together with:

- (cc) a person who normally resides with them as a member of their family, or
- (dd) any other person who might reasonably be expected to reside with them.

Applicants will usually be awarded this status by a housing options officer following a homelessness assessment under section 62 of the 2014 Act (or a review of such an assessment).

This category includes homeless applicants in priority need and not in priority need (including those whose priority need status has not been established), and cases where the authority has reason to believe the applicant may have become homeless intentionally.

19. Applicants who, because of homelessness or threatened homelessness, are:

- **owed a duty under section 66 of the Housing (Wales) Act 2014;**
- **owed a duty under section 73 of the 2014 Act;**
- **owed a duty under section 75 of the 2014 Act; or**
- **owed a duty by Isle of Anglesey County Council under section 193(2) of the Housing Act 1996.**

This category includes applicants who are:

- (a) threatened with homelessness and owed the section 66 duty to help to secure that suitable accommodation does not cease to be available for their occupation. The duty can be owed by any local housing authority.
- (b) homeless and owed the section 73 duty to help to secure accommodation. The duty can be owed by any local housing authority;
- (c) unintentionally homeless and in priority need, and owed the 'full' duty to secure ongoing accommodation under section 75. The duty can be owed by any local housing authority;
- (d) unintentionally homeless and in priority need, and owed the main housing duty under section 193(2) of the 1996 Act. This duty must be owed by Isle of Anglesey County Council.

Applicants will usually be awarded this status by a housing options officer following a homelessness assessment under section 62 of the 2014 Act (or a review of such an assessment).

This category includes homeless applicants in priority need and not in priority need (including those whose priority need status has not been established), and cases where the authority has reason to believe the applicant may have become homeless (or threatened with homelessness) intentionally.

20. Applicants occupying insanitary or overcrowded housing or otherwise living in unsatisfactory housing conditions

This category includes the following:

- (a) Applicants whose current property:
 - (i) lacks a bathroom with facilities or the facilities are located in an insanitary location, for example within a kitchen;
 - (ii) lacks a kitchen and/or appropriate cooking facilities;
 - (iii) lacks an inside toilet;
 - (iv) lacks a hot or cold water supply due to a defect to the property;
 - (v) lacks an electrical supply due to a defect to the property;
 - (vi) lacks a gas supply due to a defect with the property where such a supply is

required to operate existing or necessary services such as heating.

- (b) Applicants living in overcrowded housing. Accommodation is deemed to be overcrowded if it lacks at least one bedroom under the following definition on a permanent basis. One bedroom is deemed necessary for each of the following persons in the applicant's household:
- (i) a single person or couple aged 16 or over; and
 - (ii) two children of the same gender, where both of the children are aged under 16; and
 - (iii) two children aged under 10, regardless of gender; and
 - (iv) any remaining child.

In addition, an additional bedroom will be deemed necessary where:

- (v) the tenant or their partner is disabled, and they require a non-resident overnight carer, providing the Council is satisfied that the applicant would be able to afford accommodation of the relevant size; or
 - (vi) it is unreasonable for two persons to share a bedroom, as the result of an illness or disability, providing the Council is satisfied that the applicant would be able to afford accommodation of the relevant size.
- (c) Applicants who have been referred by the Council's Enforcement Team for re-housing because they are occupying private sector accommodation where Category 1 hazards exist under the Health and Housing Safety Rating System, which the Council are satisfied the landlord or licensor should remedy, but which are unlikely to be remedied.

All applicants citing insanitary or hazardous accommodation in the private sector will be referred to the Council's Enforcement Team (part of the Contract Planning and Public Protection Service) so that the problem can be resolved, if possible, to enable the applicant to remain in their present accommodation.

Category 1 and Category 2 hazards are assessed under Part 1 of the Housing Act 2004 using the Housing Health and Safety Rating System. The Enforcement Team's investigating officer will assess the property to determine whether Category 1 and Category 2 hazards exist.

In most cases hazards are dealt with informally by negotiation with the landlord. If negotiation fails and the hazards are not removed within a reasonable period time, the Enforcement Team must take the form of enforcement action they consider appropriate where a Category 1 hazard exists (such as the issuing of an enforcement notice or hazard awareness notice). Where a Category 2 hazard exists the Housing Enforcement Team may take appropriate action.

Where applicants are referred to the Enforcement Team because there is reason to believe there may be unsatisfactory housing conditions and Housing Enforcement consider a Category 1 hazard exists within the property to such an extent that there is an **imminent or serious risk of harm to the occupants** of the property that necessitates the service of one of the following types of enforcement notice:

- (i) Emergency Remedial Action;
- (ii) Emergency Prohibition Order; or
- (iii) Prohibition Order,

then Enforcement will refer the case with a recommendation for priority if, despite their best efforts, they consider the above definition is satisfied and the problem cannot be resolved within a reasonable period of time.

The Enforcement Team has a legal obligation to contact private sector landlords where there are issues of disrepair and attempt to resolve them.

- (d) Applicants occupying social housing accommodation that is insanitary or applicants experiencing unsatisfactory social housing conditions.

All applicants occupying social housing accommodation on Anglesey citing insanitary or unsatisfactory housing conditions will be visited by a housing officer. Enquiries will also ordinarily be made with the landlord so that the problem can be resolved, if

possible, to enable the applicant to remain in their present accommodation.

If the Housing Options Team is satisfied that the conditions will not be remedied within a reasonable period of time, priority may be awarded.

21. People sharing accommodation

People occupying accommodation on Anglesey who share facilities with occupiers who are not part of the applicant's household on a permanent basis. This applies to the sharing of a kitchen, bathroom/shower, or toilet.

22. People who need to move on medical or welfare grounds

The following categories of applicant qualify:

- (a) Applicants whose household includes someone with a medical condition which is directly linked to unsuitable housing and where re-housing is necessary to significantly improve their health.
- (b) Applicants occupying accommodation that is causing difficulties with access to the property for a member of the household, which has a detrimental impact on that person's welfare that cannot be resolved in the current property, and would be significantly alleviated if they were suitably re-housed.
Such cases will be assessed following advice from a relevant practitioner on whether the person requires a move to an accessible property within the above definition.
- (c) Applicants whose household includes a person who has social care needs that are not being met, and re-housing is necessary to significantly improve their care.

23. People who need to move to a particular locality in the district, where failure to meet that need will cause hardship (to themselves or to others)

Examples include:

- (a) A failure to move to the particular locality will cause exceptional financial hardship.
- (b) The applicant or a member of their household is at risk of being admitted to residential care or hospital if they are not re-housed in the particular locality.
- (c) The applicant needs to move to the particular locality due to a relationship breakdown, and there is need to safeguard and promote the welfare of the associated child(ren).
- (d) The applicant is a 'relevant child' under the Children Leaving Care Act 2000, is a care leaver, or is vulnerable and has a high housing need that is best met by the provision of long term settled housing in the particular locality.
- (e) The applicant or a member of their household has permanent employment which cannot continue, or an offer of the same which they cannot take up, unless they reside in the particular locality.
- (f) The applicant is giving or receiving essential support, which can only be delivered if they live in the particular locality.

24. Displaced agricultural workers

This category applies where the Housing Options Team, taking account of any advice received from the Agricultural Dwelling House Advisory Committee, is satisfied that:

- (a) the applicant is an agricultural worker who is being displaced from a dwelling house on Anglesey,
- (b) the dwelling from which the worker is displaced is needed to accommodate another agricultural worker,
- (c) the farmer cannot provide suitable alternative accommodation for the displaced worker, and
- (d) the displaced worker needs to be re-housed in the interests of efficient agriculture.

25. Applicants aged 55 years or over, who have expressed an exclusive preference for housing schemes reserved for older persons, and have a local connection

Applicants aged 55 years may qualify for higher priority under another housing need

category.

26. Exceptional case of housing need where the circumstances are not dealt with elsewhere in this scheme

An applicant who has been assessed as having an exceptional housing need and where Band 2 status has been approved by the Council's Head of Housing Services or a senior Council manager.

9.10 Who Qualifies for No Housing Need band?

You qualify for no housing need if you:

- Have no urgent housing need or housing need
- Have an Anglesey connection (please see 9.5 for what counts as an Anglesey connection)

NO HOUSING NEED

27. Applicants in Band 3 may be considered for available to let properties where there are no eligible applicants from Bands Urgent to Band 2

9.11 Can my priority be reduced?

Yes. We may reduce your priority if we're satisfied:

- you have sufficient financial resources to meet your housing needs (see **7.3** and **7.4**), or
- your behaviour or the behaviour of a member of your household means you're unsuitable to be a tenant (see **Appendix 4**);
- you have property-related debts (such as rent arrears, council tax arrears, housing benefit overpayment, a debt resulting from property damage etc) exceeding £100, either relating to your existing or a former home, providing the debt is legally recoverable; or
- you have deliberately worsened your housing situation.

9.12 If the Council decides to reduce my priority how will you reduce it?

We may reduce your priority by:

- awarding you a lower band priority than you would otherwise be entitled to (see **9.6** to **9.10** for the priority bands)
- adjusting your waiting time date (see **8.1**)
- temporarily suspending you from being entitled to an allocation (so your application is 'bypassed' when we allocate a property that you'd normally be entitled to be considered for), or
- a combination of the above.

For example we may decide temporary suspension is appropriate because you owe a debt to a partner landlord and suspending your application gives you a chance to clear the debt or a chance to agree a repayment plan and demonstrate you can keep to the agreement.

If we adjust your waiting time date we may decide it's appropriate to award a date reflecting when the 'offending' issue was resolved or when a suspension was lifted (see **8.2**).

9.13 How does the Council decide if my priority should be reduced?

When deciding whether to sanction an application (under **9.11**) and what the sanction should be (under **9.12**) we treat each case on its own merits and consider all relevant issues. We also consider the need to achieve broader policy aims such as the need to achieve fairness between applicants, equality of opportunity, social inclusion, and the need to move under-occupying tenants who rely on welfare benefits to appropriately sized accommodation.

In exceptional circumstances we may decide no sanction should be applied even though one of the criteria at **9.11** applies. If you have a property-related debt of over £100 we may decide not to reduce your priority if you have made an agreement to reduce the debt by making regular payments and have kept to the agreement for a significant period. The procedural guidance for housing officers includes guidance on how decisions to reduce priority are made (see **1.5**).

9.14 Will the Council tell me if my priority is reduced?

Yes. We'll confirm a decision to reduce your priority in writing, and set a date by when we'll review the reduction in priority. We'll write to you again if, when reviewing the reduction in priority, we decide the reduction in priority should continue. Whenever we write to you to tell you about a decision on reducing your priority we'll also tell you about your right to ask for a review (see **9.15** and section **12**).

9.15 Can I ask the Council to look again at a decision to reduce my priority under 9.11?

Yes. If you want us to reconsider the decision we must receive your request for a review within 21 days of being notified of the decision (see **12.6**).

9.16 Are there any situations where I could be given a higher priority than under the usual rules?

This is rare and only happens in exceptional circumstances. For example we may place someone in a higher band or award an earlier waiting time because the Public Services Ombudsman for Wales has recommended this, or because of a legitimate expectation (legally binding promise) (see also **8.3**).

10 HOW DO THE LANDLORDS DECIDE WHO RECEIVES OFFERS OF ACCOMMODATION?

- 10.1 Are there different ways applicants can be selected for an allocation of housing?
- 10.2 How do the landlords decide which method will be used to allocate a property?
- 10.3 How do the landlords decide which applicant is going to be allocated a property?
- 10.4 Can a landlord 'bypass' the applicant at the top of the waiting list?
- 10.5 When will you select a housing applicant and allocate a property?
- 10.6 What happens if the person allocated a property refuses it?
- 10.7 I have previously engaged in anti-social behaviour in the area in which a vacant property is becoming available. Can I be considered for the property?
- 10.8 Will you review my situation if you're considering allocating me a property?
- 10.9 What happens if I've the same priority and waiting time as another applicant?

10.1 Are there different ways applicants can be selected for an allocation of housing?

Yes. For example, certain properties may be reserved for someone who:

- has a particular connection with the locality in which the property is situated (see **section 14**)
- needs an adapted or accessible home because of a physical disability (see **section 13**)
- meets criteria applying to that particular property or housing scheme (see **4.16**), or
- has specifically applied for a particular property.

Some properties don't have any particular letting criteria and can be allocated to anyone on the waiting list (providing they've chosen that letting area and qualify for that type and size of property).

10.2 How do the landlords decide which method will be used to allocate a property?

When a property becomes available we'll decide the method to be used to allocate it. If a property is reserved for a particular type of applicant (see **4.16** and **10.1**) we'll use that method to select who should receive an allocation.

The partner landlords may change the letting methods used to allocate particular housing schemes or properties, but will inform Housing Services so appropriate advice can be given to customers, and so the procedural guidance can be amended.

10.3 How do the landlords decide which applicant is going to be allocated a property?

We decide:

- (a) Which letting method will be used (see **10.1**).
- (b) Which applicants meet the specific letting criteria (if there are any).
- (c) Which applicants qualify for that type and size of property. Partner landlords may specify if the bedrooms are suitable for one or two people.

- (d) Which applicant has the highest priority. For properties with no specific letting criteria this usually means the applicant with the highest band priority that has been waiting the longest (according to their waiting time date, see **8.1** and **9.3**).

10.4 Can a landlord ‘bypass’ the applicant at the top of the waiting list?

Yes. However, a landlord can only do this if it’s allowed by the terms of the allocations scheme. Examples include:

- The property’s bedroom sizes are not suitable for the applicant’s household size (see **10.3(c)**).
- The Housing Options Team decides to suspend an application to enable its priority to be reviewed (see **8.8**).

A full list of the situations where applicants can be ‘bypassed’ and details of the procedure that must be followed is contained in the guidance for staff that accompanies this policy (see **1.5**).

10.5 When will you select a housing applicant and allocate a property?

We can decide to allocate a property either before or after the property becomes available to let. Sometimes we allocate the property before the previous tenant moves out.

10.6 What happens if the person allocated a property refuses it?

If the applicant we select for a property refuses it we will select someone else from the Housing Register to receive an allocation. For properties with no specific letting criteria this usually means the applicant with the next highest priority by band status and waiting time.

10.7 I have previously engaged in anti-social behaviour in the area in which a vacant property is becoming available. Can I be considered for the property?

We may not consider your application when choosing who should receive an allocation. We may do this if you, a member of your household, or a visitor to your home were previously responsible for anti-social behaviour in the area in which the property is situated. We can decide to ‘bypass’ you on the waiting list when short-listing for this reason even if we think you’re suitable to be a tenant (see **6.9**). We may advise you to consider choosing other letting areas if you’re likely to be affected by this rule.

10.8 Will you review my situation if you’re considering allocating me a property?

Yes. We can review how we have assessed your case before you’re allocated a property or offered a tenancy. If you haven’t told us about a change to your situation we may be unable to offer you a tenancy, even if you have received an allocation (see **8.6**).

10.9 What happens if I’ve the same priority and waiting time as another applicant?

If you have the same priority band status and waiting time as another applicant we’ll exercise our discretion when deciding who should receive the allocation. We’ll consider various factors. For example, someone may be favoured because they’ve spent more time waiting for social housing before being awarded their current band status, or

because it may free up a larger unit of accommodation, or because they have a stronger connection with the letting area. This isn't a complete list. We may take other factors into account, depending on the particular situation.

11 WHAT HAPPENS WHEN I'M OFFERED A PROPERTY?

- 11.1 How will I know I've been offered a property?
- 11.2 If the Council verbally offers me a tenancy can I insist the offer is confirmed in writing before I accept or refuse the offer?
- 11.3 Can I be offered a joint tenancy with my partner or someone in my household?
- 11.4 Can I view the property?
- 11.5 Do I have to accept a property I'm offered?
- 11.6 How long will I be given to accept or refuse an offer of tenancy?
- 11.7 How many offers can I receive?
- 11.8 What happens if I refuse two offers of housing?
- 11.9 What if I think the accommodation offered to me was unsuitable?
- 11.10 I think a refusal of housing should not be counted as one of my two offers. What can I do?
- 11.11 Are there any situations where an allocation can be withdrawn?
- 11.12 My application has been removed from the Housing Register because I've refused two offers. Can I reapply and go back on the waiting list?

11.1 How will I know I've been offered a property?

If we allocate you a property one of the partner landlords will usually tell you about this in writing. We may tell you by letter or email.

We may initially tell you about an allocation verbally (eg by phoning you). If you refuse the offer this will count towards your two refusals (see **11.7** and **11.8**) providing you were entitled to the allocation.

11.2 If the Council verbally offers me a tenancy can I insist the offer is confirmed in writing before I accept or refuse the offer?

Yes. You can then choose if you want to accept or refuse the offer of tenancy.

11.3 Can I be offered a joint tenancy with my partner or someone in my household?

If you're the applicant you can ask to be given a joint tenancy with your partner or someone else in your household if they:

- are eligible for housing (see **6.5** and **6.11**)
- are aged 16 or over (if they are 16 or 17 years old you need to be 18 or over)
- are included on your application
- intend to occupy the property as their only and main home.

If you've asked for a joint tenancy the landlord will decide whether or not to grant a joint tenancy. If a landlord refuses to grant a joint tenancy it will give you reasons in writing for the refusal.

11.4 Can I view the property?

Yes. The landlord will give you a time when you can view the property. A housing officer will be present to answer any questions you have about the property. You would usually be expected to accept or refuse the tenancy at the viewing.

11.5 Do I have to accept a property I'm offered?

No. You're free to accept or refuse any property offered to you. However it's important to note that refusing an offer may result in:

- you being taken off the Housing Register (see **11.8**), and
- the Council deciding that any duty owed to you under the homelessness legislation has ended.

11.6 How long will I be given to accept or refuse an offer of tenancy?

We must make sure properties are let quickly. You'll therefore need to decide quickly if you want to accept the offer of tenancy. We'll give you a time you need to tell us by. This is usually when you view the property. If you don't tell us whether you want to accept or refuse an offer of tenancy within the time we've given you we may decide you have refused the offer (i.e. infer from your behaviour that you have rejected the offer).

11.7 How many offers can I receive?

You can receive a maximum of two offers of accommodation if you've been awarded Band 1, 2, or 3 priority.

If you've been awarded the Urgent Band you'll receive one offer before losing the Urgent Band award. If you refuse that offer you'll then be placed in Band 1 and be eligible for one further offer. Your waiting time date (see **8.1**) will be amended to reflect your new band award.

11.8 What happens if I refuse two offers of housing?

If you refuse two offers your application will be placed in Band 3 for non priority applications for a period of 6 months. This is to ensure fairness to other applicants who also need housing. You must notify the Housing Options Team when the 6 months period has come to an end. Should you refuse a further two offers in Band 3 you will be removed from the register for a 6 month period.

In exceptional circumstances the Housing Options Manager or a senior Housing Services manager may decide not place your application in Band 3 and approve further offers. However, this will only be done if there are exceptional circumstances.

11.9 What if I think the accommodation offered to me was unsuitable?

If you refuse a property of the type you qualify for, in an area you chose, the refusal will count as one of your two offers. There would have to be exceptional circumstances for this not to be the case.

11.10 I think a refusal of housing should not count as one of my two offers. What can I do?

There may be situations where you think refusing a property should not be counted against you. For example if the property was not in one of your chosen areas, or if you think you should not have been offered that type of property. If you're unhappy with a decision that you've refused an offer or that your refusal should be counted against you, you can ask us to review that decision.

If it was your first offer you must ask for the review within 21 days of the date by which you were required to accept or refuse the offer.

If it was your second offer you must ask for the review within 21 days of us notifying you of the decision that you've been taken off the Housing Register (see **section 12** for more details about your right to ask us to reconsider decisions).

11.11 Are there any situations where an allocation can be withdrawn?

Yes. There may be situations where we withdraw an allocation (or an offer of tenancy resulting from an allocation). For example an allocation or offer may be withdrawn if:

- An affordability assessment could show that you are assessed as high risk of not being able to afford the property, on this basis the offer could be withdrawn. This will not mean a blanket no offer for other property types.
- Your situation has changed since we last reviewed your housing application, and you're no longer entitled to the same priority on the waiting list, or you're no longer entitled to remain on the housing register.
- You're a social housing tenant and have not brought the condition of your current home or garden up to the required standard.
- You're in arrears of rent, or have a property-related debt (see **9.11**).
- We become aware that you, or a member of your household, have engaged in behaviour that makes you unsuitable to be a tenant (see **6.8** and **6.9**).
- The allocation or offer was made in error.

The above is not exhaustive list.

12 YOUR RIGHT TO ASK FOR DECISIONS TO BE REVIEWED

- 12.1 What decisions can I ask the Council to reconsider?
- 12.2 What does category 12.1(h) mean?
- 12.3 How do I find out if I have a right to review a particular decision?
- 12.4 When will the Council tell me about my right to ask for a review?
- 12.5 What will the Council tell me about my right to review when I receive a decision on my application?
- 12.6 How do I ask for a review?
- 12.7 What if I don't receive the decision letter? Can I still ask for a review?
- 12.8 I've missed the 21-day time limit. Can I still ask for a review?
- 12.9 Do I need to provide reasons for asking for a review?
- 12.10 What procedure does the Council follow if I ask for a review?
- 12.11 Can I ask for a copy of my housing file?
- 12.12 Who will make the review decision?
- 12.13 How will the decision on my review be made?
- 12.14 How will you tell me about the review decision?
- 12.15 When will I get the review decision?
- 12.16 I'm dissatisfied with the review decision. Can I appeal?
- 12.17 Can I complain about the review decision?

12.1 What decisions can I ask the Council to reconsider?

You can ask the Council to review the following decisions:

- (a) a decision about what priority band status you're entitled to (see **9.6** to **9.10** for the banding groups)
- (b) a decision about what your waiting time date is (see **8.1**)
- (c) a decision that you're not entitled to go on the Housing Register (see **Section 6** for the rules on who is allowed onto the Housing Register)
- (d) a decision that your application will be taken off the Housing Register (see **8.10**)
- (e) a decision that your priority has been reduced (see **9.11** and **9.12**)
- (f) a decision that you refused an offer of housing (see **11.10**)
- (g) a decision that a refusal of housing should count as one of your two offers (see **11.10**)
- (h) a decision about the facts of your case that are likely to be, or have been, taken into account when considering whether to allocate accommodation (see **12.2**).

See **5.2** for details of what our initial decision letter will contain.

12.2 What does category 12.1(h) mean?

Category **12.1(h)** covers various possible negative decisions that you may not be told about. These decisions usually form part of another decision that you *will* have been notified of. For example, you may want us to review a decision that someone doesn't form part of your household, a decision about your financial resources, or a decision about the nature and effect of a medical condition you have. We may not tell you about these kinds of decisions because they're part of another decision, eg what band priority you are entitled to, or whether or not you're entitled to go on the Housing Register. If you want us to look again at a decision of the type described at **12.1(h)** it's usually a good idea to ask us first to confirm the information we took into account. This will help you to effectively exercise your right to a review.

12.3 How do I find out if I have a right to review a particular decision?

Please refer to **12.1** above. If you're still unsure if you can ask us to reconsider a decision contact the Housing Customer Services Team and we'll help you. You can contact Customer Services by telephoning (01248) 752200 or by emailing housing@anglesey.gov.uk

12.4 When will the Council tell me about my right to ask for a review?

We'll tell you about your right to ask for a review whenever we notify you of a decision that carries the right to review.

12.5 What will the Council tell me about my right to review when I receive a decision on my application?

We'll tell you:

- About your right to ask for a review of the decision.
- The decisions you can ask us to reconsider (see **12.1**).
- That if you want to ask for a review we must receive your request within 21 days of you being notified of the decision (unless the decision concerns the refusal of offers, see **11.10**)
- About where you can get independent advice.

The decision letter will explain that a copy of the decision notification is available to collect from the Council's office for a reasonable period. The letter also explains that if you do not receive the decision letter (or email) you'll be treated as having been notified when the letter was sent to the postal or email address you gave us.

12.6 How do I ask for a review?

If you want us to review a decision you must ask us within 21 days of being notified of the decision (subject to **11.10** where the review concerns the refusal of offers). If you don't receive the decision letter you must ask us within 21 days of when the decision letter was produced and sent to the address or email address you gave us. You don't need to complete a special form to ask for a review (although you can choose to use the form we provide for requesting a review). You can telephone or email us and ask for review.

You'll need to make sure you clearly ask for a review and tell us which decision(s) you want us to look at again.

Or you can complete the review form which is available online at:

www.anglesey.gov.uk/housingallocationreview

12.7 What if I don't receive the decision letter? Can I still ask for a review?

Yes, you can still ask for a review if you don't receive a copy of the decision. However, there are special rules. You must ask us to reconsider the decision within 21 days of when you're legally treated as having received the decision (this is called 'the date of deemed service').

The date of deemed service depends on how we sent the decision to you, and is:

- the second business day after the letter was posted, if sent by first class post, or
- the day you were sent or given the decision if it was hand delivered, personally served or emailed to you on a business day before 4.30 pm, or if after 4.30 pm, on the next business day.

If you don't ask us to reconsider the decision within 21 days of the date of deemed service you will lose your right to a review. However you can still ask if we're willing to extend the time limit (see **12.8**).

12.8 I've missed the 21-day time limit. Can I still ask for a review?

A review request received after the 21-day period has expired will be referred to the Housing Options Team Manager or another senior Council officer. They'll consider why your request was late and decide if we should extend the time limit and carry out a review.

12.9 Do I need to provide reasons for asking for a review?

Yes. We prefer it if you provide your reasons when you submit your review request. This helps us to make a quicker decision. However we'll write to you and give you a date by when you must provide your reasons and provide any supporting information you want us to consider (see **12.10** for details of the review procedure).

12.10 What procedure does the Council follow if I ask for a review?

Once we've received your review request we will, within 21 days, notify you in writing:

- that you, or someone acting on your behalf, can make representations in writing to the Housing Options Team in connection with the review
- of the procedure we'll follow in connection with the review, including the dates by which:
 - we must receive any supporting information (this cannot be earlier than 14 days from our letter confirming the procedure)
 - the date by which you'll be notified of the decision
- who will be carrying out the review
- the reviewing officer's contact details

- that the review decision will be notified in writing
- of the reasons for any adverse decision
- that you may ask for further information about any decision made about the facts of your case (see **12.1(h)**).

The reviewing officer may offer you an opportunity to make verbal representations in connection with the review. They may also ask other officers within the Housing Options Team to carry out tasks in connection with the review, eg making enquiries.

If, before the deadline for receipt of representations, you ask for further information about any decision relevant to the decision under review (for example matters covered by **12.1(h)**) the reviewing officer will ensure a response is given. He or she will extend the period for receiving representations if necessary to ensure fairness.

The Council will notify you of the decision made on your review within eight weeks of the date on which you asked for the review (unless an extension to this deadline is needed; see **12.15**).

12.11 Can I ask for a copy of my housing file?

Yes. We may charge you £10 to provide this. Please also see **16.6** about your legal rights to obtain information.

12.12 Who will make the review decision?

A Housing Services officer who was not involved in the original decision and who is senior to the officer who made the original decision will make the decision on your review.

12.13 How will the decision on my review be made?

The reviewing officer will consider the information you've given, and reconsider all of the relevant facts at the time the review is decided, in light of this policy and any legal requirements. We will consider information received since the original decision was made if it is relevant.

12.14 How will you tell me about the review decision?

We'll confirm the review decision in writing by post or email.

12.15 When will I get the review decision?

We'll usually notify you of the decision within eight weeks of when we received your review request. We may take longer if:

- we need more time to make the decision
- the extension of time is reasonable, having regard to the facts of your particular case, and
- we have notified you in writing of our reasons for needing an extension.

12.16 I'm dissatisfied with the review decision. Can I appeal?

No. You don't have any statutory right to appeal a negative review decision. You may be able to go to court using a process called judicial review. However to apply to court

you'd need reasons for claiming that the Council has acted unlawfully. You should seek independent legal advice.

12.17 Can I complain about the review decision?

Yes. You can complain under the Council's Concerns and Complaints Policy if you're dissatisfied with a review decision or the manner in which it was made. You can also complain if you're dissatisfied with any other aspect of how your housing application has been dealt with. A copy of the Council's Concerns and Complaints Policy is available on the Council's website.

If your complaint is about something a partner Registered Social Landlord (housing association) has done (that doesn't concern something the Council has done or is responsible for) you may complain using that landlord's complaints policy (details of complaints policies are given on each partner landlord's website).

If you want to complain to the Public Services Ombudsman for Wales you must usually first exhaust the formal complaints procedure.

13 WHAT IF I NEED AN ADAPTED OR ACCESSIBLE PROPERTY OR HAVE A MEDICAL NEED FOR HOUSING?

- 13.1 I have a medical condition. Does this mean I'll get extra priority for housing?
- 13.2 Who gets priority for medical reasons?
- 13.3 How do I apply for medical priority?
- 13.4 Do I need to supply evidence?
- 13.5 Who decides if I get extra priority on medical grounds?
- 13.6 I have a serious medical condition and provided supporting letters. Why haven't I received extra priority because of my ill-health?
- 13.7 What if I need an extra bedroom on medical grounds?
- 13.8 What if I need a physically adapted property?
- 13.9 What happens next?
- 13.10 I'm unhappy with how the Council have assessed my needs. What can I do?
- 13.11 Do you reserve certain properties for people who need an accessible or adapted home?
- 13.12 How do you decide which applicant is allocated a particular adapted property?
- 13.13 Will the partner landlords ensure information about obtaining accessible housing is widely available?

13.1 I have a medical condition. Does this mean I'll get extra priority for housing?

Having a medical condition does not necessarily mean you'll be given priority for housing (or awarded a higher band).

13.2 Who gets priority for medical reasons?

To receive priority because of a medical condition your situation must be covered by one of the priority groups contained in the banding scheme (see **section 9**). The table below lists the groups where a medical condition can give you a priority for housing:

Band	Category	Section	Found on page...
Urgent	1	9.6	41
Urgent	3	9.6	41
1	14	9.7	46
2	22	9.9	52

13.3 How do I apply for medical priority?

We'll ask you at your housing options interview if you have any medical conditions. We'll discuss with you how your medical condition is affected by your housing situation. If you may qualify for priority because of your medical condition under the banding categories we'll take details of your medical condition and how it affects your need for housing.

13.4 Do I need to supply evidence?

Yes. We'll need to see evidence of your medical condition and why this means you need housing. You can provide a letter from your GP (or another medical professional).

However the letter should:

- confirm the nature of your medical conditions
- give details of what treatment and medications (if any) you receive, and
- say how your current accommodation is having an adverse effect on your medical condition (or how having suitable accommodation would alleviate the condition).

The letter is only likely to help your case if it includes the above information.

13.5 Who decides if I get extra priority on medical grounds?

We'll decide if you're entitled to priority under the banding system because of your medical condition. This will be based on the information you provide. If someone has provided information supporting your application (eg a doctor) this will also be considered. If we can't make a decision without more information we may make enquiries and/or contact your doctor. We may also get advice on what you need from someone who is medically qualified before we make our decision.

13.6 I have a serious medical condition and have provided supporting letters. Why haven't I received extra priority because of my ill-health?

Medical priority is only awarded if your situation is covered by the one of the banding categories (see **section 9** and **13.2**). This normally means that your housing (or lack of suitable housing) must be having a significant detrimental effect on your medical condition. No matter how serious your medical problems, we can't give you priority unless we're satisfied your housing situation is making your condition worse. For the same reason you won't necessarily get priority just because you've provided supporting letters. If we don't award you priority (or higher priority) because of your ill-health it doesn't mean that we haven't accepted you have a medical condition.

13.7 What if I need an extra bedroom on medical grounds?

We'll only decide you need an extra bedroom if there are exceptional circumstances. Please see **4.12** for the rules on how many bedrooms you're entitled to.

We would usually expect evidence that an extra bedroom is essential for the health and well-being of a household member, or that you need care overnight on a regular and ongoing basis. If your child has challenging behaviour we'll consider your situation and what you need. However, you will only qualify as needing an extra bedroom if we're satisfied you meet the criteria at **4.12**.

13.8 What if I need a physically adapted property?

We'll discuss any need you have for adaptations at your housing options interview. If you may need adaptations we will assess what you need.

13.9 What happens next?

We may arrange for an occupational therapist to visit you at home to carry out a detailed assessment of your needs. We'll make a decision once we're satisfied we have all the information we need. We'll then write and tell you the outcome of the assessment and what band you've been awarded.

13.10 I'm unhappy with how the Council have assessed my needs. What can I do?

You can ask us to review the decision if you disagree with how we have assessed your needs (see **section 12** for more details about your right to ask us to reconsider decisions).

13.11 Do you reserve certain properties for people who need an accessible or adapted home?

Yes. Properties may be excluded from the general pool and earmarked for allocation to applicants who need adaptations because of a physical disability. We allocate adapted properties to households that will make best use of the facilities in place. This helps to ensure we make best use of the properties we have and avoids unnecessary expenditure. We may also exclude properties from the general housing pool if they aren't currently adapted but are suitable for adaptations.

13.12 How do you decide which applicant is allocated a particular adapted property?

We keep a record of:

- the adaptations you need, and
- what adaptations each property becoming available has.

We may also keep a record of additional adaptations that may be made to particular properties.

When a property in the 'adapted properties pool' becomes available we match applicants with the property and decide which applicant should receive the allocation. Before confirming the allocation we may seek further information from relevant professionals and we may ask an occupational therapist to visit the property to advise us on its suitability.

13.13 Will the partner landlords ensure information about obtaining accessible housing is widely available?

Yes. By doing this we will increase housing choices for disabled people and comply with our legal duties under the Equality Act 2010.

14 LOCAL AND SENSITIVE LETTINGS POLICIES

- 14.1 Introduction
- 14.2 How do the partner landlords identify a local letting policy is needed?
- 14.3 How are local letting policies approved?
- 14.4 What are sensitive letting policies and when are they used?
- 14.5 Section 106 agreements

14.1 Introduction

This policy recognises that partner landlords may wish to adopt policies designed to tackle local housing issues through the use of local lettings policies and sensitive lettings. Local lettings policies are used to achieve a wide variety of housing management and other housing policy objectives. They are usually developed when we decide we need to manage the balance of the community.

All local lettings policies must be based on a sound evidence base and are developed following a robust assessment of this evidence. When proposing a new local lettings policy the partner landlord must provide details of:

- (a) The particular issue affecting the community which requires a local lettings policy.
- (b) The area and list of dwellings to be incorporated.
- (c) The proposed duration of the policy.
- (d) The objectives the landlord hopes to achieve.
- (e) The policy provisions.
- (f) The impact the policy is likely to have on those groups of applicants who re-housing opportunities are reduced, including persons with protected characteristics under the equality legislation.

14.2 How do the partner landlords identify a local letting policy is needed?

All local policies will be based on an identified and evidenced need. Examples of local housing issues that may require a local policy include:

- (a) concentrations of deprivation
- (b) under-occupation
- (c) overcrowding
- (d) a need to facilitate tenant employment through job-related moves
- (e) the needs and sustainability of rural communities, for example where affordability of accommodation is an issue
- (f) allowing transfers for existing social housing tenants even where they do not fall into a reasonable preference category
- (g) ensuring compliance with planning obligations under section 106 of the Town and Country Planning Act 1990

- (h) properties being located within a regeneration area
- (i) large new developments

14.3 How are local letting policies approved?

The formulation of local policies will follow a protocol agreed by the Housing Allocations Sub-Group of the Anglesey Housing Partnership (see **17.1**). A proposal for a local lettings policy must:

- (a) contain detailed criteria governing the procedures by which lettings will be made
- (b) be approved by the Housing Allocations Sub-Group, and
- (c) make provision for the policy to be reviewed after a certain period of time.

When considering whether to approve the local policy the Sub-Group must invite views of the operational managers with responsibility for overseeing administration of the housing allocation function and allocations, and must have particular regard to the ease of administering the proposed criteria. The Sub-Group must have particular regard to the ease of administering the proposed criteria.

14.4 What are sensitive lettings and when are they used?

There may be occasions when partner landlords wish to make lettings outside the usual allocation rules to protect the interests of existing residents. For example, a sensitive lettings approach may be considered appropriate when re-letting a property if a community has been subject to serious and prolonged anti-social behaviour.

Partner landlords will inform the Housing Options Manager of any sensitive lettings made, together with:

- the reasons why the sensitive letting is needed, and
- the position on the waiting list of the applicant who the letting is made to (if applicable).

14.5 Section 106 agreements

Section 106 agreements determine the allocation of housing on new developments. These agreements are adopted to provide ways of restricting the occupancy of dwellings to those who have a local community need for an affordable home, both on first occupation and in perpetuity. Properties developed on sites incorporating a section 106 agreement will be let under the terms of that agreement.

15 IMMEDIATELY AVAILABLE TO LET PROPERTIES

- 15.1 Introduction
- 15.2 How can I find out about immediately available to let properties?
- 15.3 How do I apply to be considered for an immediately available to let property?
- 15.4 How do the partner landlords decide who is offered an immediately available property?
- 15.5 What information will I have to provide?

15.1 Introduction

There may be a small number of properties that are immediately available to let at any given time. This will usually happen when there's no-one on the Housing Register eligible to be offered a particular property, or where the Register has been exhausted.

The number and type of available properties may vary greatly and will be allocated on a case-by-case basis, having regard to the property type and any other allocation criteria which may apply to that particular dwelling i.e. local letting policy, property designation criteria etc.

15.2 How can I find out about immediately available to let properties?

We advertise details of any immediately available to let properties on the Council's social media platforms or you can contact Housing's Customer Services Team on 01248 752200.

15.3 How do I apply to be considered for an immediately available to let property?

If you want to be considered for a property you've seen advertised you should contact Housing Services' Customer Services Team (see page 2) or follow the guidance contained in the property advert.

15.4 How do the partner landlords decide who is offered an immediately available property?

Any allocation will be based on an applicant's circumstances including such matters as:

- your need for housing
- your local connection (either to the district or to the locality the property is situated in)
- your financial situation
- your previous tenancy record, and/or
- any other matters relevant to the aim of letting the property to a person in housing need.

15.5 What information will I have to provide?

You'll need to provide documents to verify your identity. The landlord may also ask you to provide other information and documents so they can be satisfied of your circumstances.

16 WHAT DOES THE LAW SAY ABOUT HOW HOUSING MUST BE ALLOCATED?

- 16.1 What legal requirements are there in relation to allocation policies?
- 16.2 Displaced agricultural workers
- 16.3 Equality and diversity
- 16.4 Confidentiality and the protection of your personal data
- 16.5 What role do elected members (councillors) have in the allocation process?
- 16.6 What information do I have a legal right to ask for?

16.1 What legal requirements are there in relation to allocation policies?

The various legal requirements concerning the allocation of social housing by councils are principally contained in Part 6 of the Housing Act 1996.

Councils are required to have an allocations scheme for determining the priorities and procedure to be followed in allocating social housing. The Council can adopt its own policy, provided the scheme complies with certain statutory requirements and basic legal principles of fairness and rationality. The Council must act in accordance with this policy and the accompanying procedures.

The housing association partners are Industrial and Provident Societies with charitable aims. The charitable aims of each association require them to accommodate people who need assistance with housing and accommodation because of financial hardship (because their financial means are so limited they are unable to obtain suitable accommodation on the open market) or because of needs relating to their age or infirmity.

The allocation scheme must state which officers make each type of decision (not by name but by description). This information is included in the procedures and guidance that accompanies this policy and which helps housing officers administer this policy (see **1.5**).

The allocation scheme must ensure that reasonable preference (a 'head start') is given to the following groups:

- (a) People who are homeless within the meaning of Part 2 of the Housing Act 2014.
- (b) People who are owed a duty by a local housing authority under sections 66, 73 or 75 of the 2014 Act.
- (c) People occupying insanitary or overcrowded housing or otherwise living in unsatisfactory housing conditions.
- (d) People who need to move on medical or welfare grounds.
- (e) People who need to move to a particular locality in the district, where failure to meet that need would cause hardship.

The registering of an application and a priority award is no guarantee that an allocation will be made. There is no legal right to be allocated long term social housing.

This policy ensures reasonable preference is given to the above groups by adopting priority categories based on the statutory preference groups and by excluding people who do not have a housing need. The legislation allows for, and this policy provides, additional preference (or extra weight) for persons with urgent housing needs and people with a local connection. This policy also takes advantage of the legal power to take into account, when defining priority for re-housing, applicants' financial resources and behaviour by an applicant or a household member that affects their suitability to be a tenant. In addition, we have exercised the power to make provision for excluding applicants or demoting an applicant's priority because of serious unacceptable behaviour. More detail about how applicants are prioritised is given in **section 9**.

The Council must have regard to statutory guidance issued by the Welsh Ministers under section 169 of the Housing Act 1996, both when formulating the allocation scheme, and when making decisions on individual housing applications. The Council will have regard to guidance contained in Part 1 of the *Code of Guidance for Local Authorities on the Allocation of Accommodation and Homelessness* (Welsh Government, 24 March 2016), and any amendments or subsequent statutory guidance.

The Council must, and has, given its partner registered social landlords an opportunity to comment on this allocation scheme. The Council has also taken reasonable steps to bring the policy to the attention of those likely to be affected by it, including people who were registered under the previous policy and tenants of the partner landlords. Partner organisations were consulted, including advice agencies. The Council has also taken into account its local housing strategy, and its homelessness review and strategy when formulating this policy.

16.2 Displaced agricultural workers

The Rent (Agriculture) Act 1976 requires the Council to use its best endeavours to provide accommodation for qualifying displaced agricultural workers. Section 27 of the 1976 Act requires the Council to be satisfied that:

- (a) the dwelling-house from which the worker is displaced is needed to accommodate another agricultural worker;
- (b) the farmer cannot provide suitable alternative accommodation for the displaced worker; and
- (c) the Council should provide suitable accommodation in the interests of efficient agriculture.

In reaching a decision, the Council may have regard to the advice of the Agricultural Dwelling-House Advisory Committee (ADHAC). The ADHAC's role is to advise on whether the interests of efficient agriculture are served by the re-housing of the worker, and on the applicant's urgency. If the Council is satisfied that the applicant's case is substantiated, they have a duty under section 28 of the 1976 Act to use their best endeavours to provide suitable alternative accommodation for the displaced worker. In assessing the application's priority the Council is required to consider:

- (d) the case's urgency;

- (e) the competing claims on the accommodation; and
- (f) their resources.

This policy aims to ensure the requirements of the 1976 Act are met by affording priority to qualifying agricultural workers (see Band 3, housing need **category 29**).

If it is considered that awarding Band 3 priority would not afford sufficient priority, approval must be sought to award a higher band (see housing need categories **8, 16** and **21**).

16.3 Equality and diversity

We are committed to providing equality of opportunity to everyone who wants to apply for housing. The partners are satisfied this policy does not discriminate against any person on the grounds of race, gender, sexuality, age, disability, class, appearance, religion or religious beliefs, responsibility for dependents, unrelated criminal activity, HIV or AIDS status, or any other matter that might cause a person to suffer injustice. This policy has been subject to an equality impact assessment. The partner landlords are satisfied this policy complies with their respective equality policies.

We will comply with the statutory requirements relating to equality and the relevant codes of practice. The operation of this policy will be monitored to ensure fair and equitable treatment of customers and legal compliance, including the obligation not to discriminate directly or indirectly on grounds related to the protected characteristics listed at section 4 of the Equality Act 2010.

Where we are aware applicants will experience difficulty understanding communications and that this is likely to impact upon their ability to apply for housing or meet procedural requirements we will record this fact and make appropriate arrangements to ensure future communications can be understood. This may, for example, include arranging for a third party to receive written correspondence on an applicant's behalf, or phoning an applicant to explain the nature and content of letters sent to them.

The Council's Welsh Language Standards and Welsh Language Policy apply to the maintenance of the Housing Register and those functions administered by the Council. The partner housing associations will comply with the relevant Welsh language policies and/or standards applying to them. We will communicate with customers in their preferred language. All materials and advice are available in Welsh and English.

16.4 Confidentiality and the protection of your personal data

If you apply for social housing you have a right to confidentiality. The fact you have applied for housing cannot be divulged to any other member of the public without your consent.

You will be asked to give permission to allow the Council to ask other people or organisations for information if we need to do this to administer your application. You will be told about your statutory rights and how your personal data will be used.

The partner landlords will share relevant information about housing applicants for the purpose of administering applications, making allocations and managing tenancies. It is

therefore a condition of applying for housing that you must be willing to consent to the sharing of your personal data with the partner landlords.

Each partner will ensure they have appropriate policies and arrangements in place to ensure customers' personal data is held securely and lawfully processed.

The partner landlords will agree a protocol governing the sharing of information about housing applicants, which complies with the Wales Accord on the Sharing of Personal Information (WASPI) standard.

16.5 What role do elected members (councillors) have in the allocation process?

The Council's elected members can advise and represent you if you have applied for housing. They have an important role in ensuring this policy is followed and operates in a fair and consistent way. You can contact your local councillor if you want them to make representations or make enquiries on your behalf.

Councillors aren't legally allowed to be involved in an allocation decision if the accommodation or your sole or main residence is located in their ward. It is important that landlords are not placed under (or give an appearance of) undue influence.

Councillors making enquiries on your behalf about the status of your housing application or a related matter must provide your written consent. We may ask for written clarification from you if it's unclear if the consent remains effective. For example, we may ask for evidence to demonstrate the consent is contemporaneous or covers the matter about which information is being sought.

An elected member may ask about the status of a property. We will tell them if it is currently held under a tenancy or 'void' (not subject to a tenancy), and if void if it has been allocated to another applicant. However, to comply with the Data Protection Act 1998 personal information (whether relating to an existing tenant, a prospective tenant or a new tenant) cannot be disclosed.

16.6 What information do I have a legal right to ask for?

The partner landlords provide general advice and information to members of the public about the right to apply for social housing. If you want to apply for housing you will be advised to contact the Council's Housing Customer Services Team (see **2.2**).

This policy and a summary of the allocation scheme is available on the Council's website. You are entitled to be given a free copy of the summary.

You can also ask for a copy of the housing allocation scheme. This is a full copy of all the rules, covering all aspects of the allocation process, including the procedures and guidance we provide for staff. A fee of £10 is payable. A copy of the housing allocation scheme is also available for you to inspect at the Council's Housing Services department at the Council Offices in Llangefni.

If you apply for social housing you have a legal right to ask for certain information. You are entitled to ask for and be given:

- (a) such general information as will help you assess:

- (i) how your application is likely to be treated under this policy, including if you're likely to be treated as a member of a group given priority
 - (ii) if appropriate accommodation is likely to be made available to you, and if so how long it is likely to be before accommodation becomes available for allocation to you
- (b) information about any decision about the facts of your case which has been, or is likely to be, taken into account when considering whether to allocate accommodation
- (c) details of the information you have previously provided about yourself or your family that we have recorded as being relevant to your application.

We will tell you the information at (a)(i) during your housing options interview. This will help you evaluate your chances of being offered social housing. We will provide you the information at (a)(ii), (b) and (c) if you ask for it.

The information at (a)(ii) will be given by telling you about the number of vacancies in a previous period (or periods) for the relevant size and type of property in the letting areas for which you are registered (or for the letting area where you're likely to have to wait the shortest time for accommodation), and by confirming the number of other applicants with greater priority than you (see **4.4** and **4.5**).

If you ask for it we'll provide information about specific aspects of the housing allocation process if we're legally obliged to.

The above rights are in addition to your right to access your personal information under section 7 of the Data Protection Act 1988. Further information about the partner landlords' data protection policies and how to access your personal information are available on each partner's website.

17 HOW DO SOCIAL LANDLORDS MONITOR THE ALLOCATION OF HOUSING?

- 17.1 How is this policy monitored?
- 17.2 Are lettings made outside of the usual allocation rules monitored?
- 17.3 Do the partner landlords set targets for who receives social housing?

17.1 How is this policy monitored?

Clwyd Alyn Housing Association, Grŵp Cynefin, Isle of Anglesey County Council, North Wales Housing and Tŷ Glas Housing Society participate in the Anglesey Housing Partnership. A sub-group of the Partnership meets regularly to monitor allocations and the effectiveness of this policy in meeting the Council's strategic objectives. The Housing Allocation Sub-Group consists of at least one senior manager from each of the partner landlords. The Council and partner Registered Social Landlords also report to their respective committees / boards as appropriate.

The Sub-Group will:

- Agree their terms of reference.
- Meet at least twice a year, or more often if required.
- Ask the Housing Options Manager and partner landlords to provide regular statistical information concerning the administration of housing applications and the letting of properties.
- Agree a schedule of the statistical indicators the Housing Options Team and partner landlords must provide, having regard to the ease of producing the indicators.
- Consider the effectiveness of arrangements for administering applications for housing.
- Monitor compliance with the terms of the allocation scheme by participating landlords.
- Consider the need for amending policy and procedures in light of changes to:
 - the law
 - statutory guidance
 - strategic objectives
 - the outcomes of review and appeals, or
 - any other relevant matters.
- Consider proposals to introduce local lettings policies and review their impact.
- Monitor the use of sensitive lettings by partner landlords.
- Monitor the use of management moves by partner landlords.
- Monitor the number of applicants not offered tenancies by the Registered Social Landlord partners because an offer would conflict with their charitable objectives.

17.2 Are lettings made outside of the usual allocation rules monitored?

Yes. The Housing Allocation Sub-Group (see **17.1**) monitors the number of management moves and sensitive lettings. Each partner landlord must notify the Housing Options Manager when they propose to make a sensitive letting, and confirm:

- the reason why they consider the letting is justified, and
- the position on the Housing Register (if any) of the applicant who is being considered.

The Housing Options Manager or a senior Housing Services manager will report to the Housing Allocation Sub-Group and confirm:

- the number of sensitive lettings made by each partner landlord
- the reasons for the use of sensitive lettings, and
- the mean average number of applicants overlooked when sensitive lettings have been made.

17.3 Do the partner landlords set targets for who receives social housing?

The Housing Allocation Sub-Group (see **17.1**) may (but does not have to) adopt targets to ensure a proportion of allocations (or a proportion of particular types of property) go to particular groups of applicants.

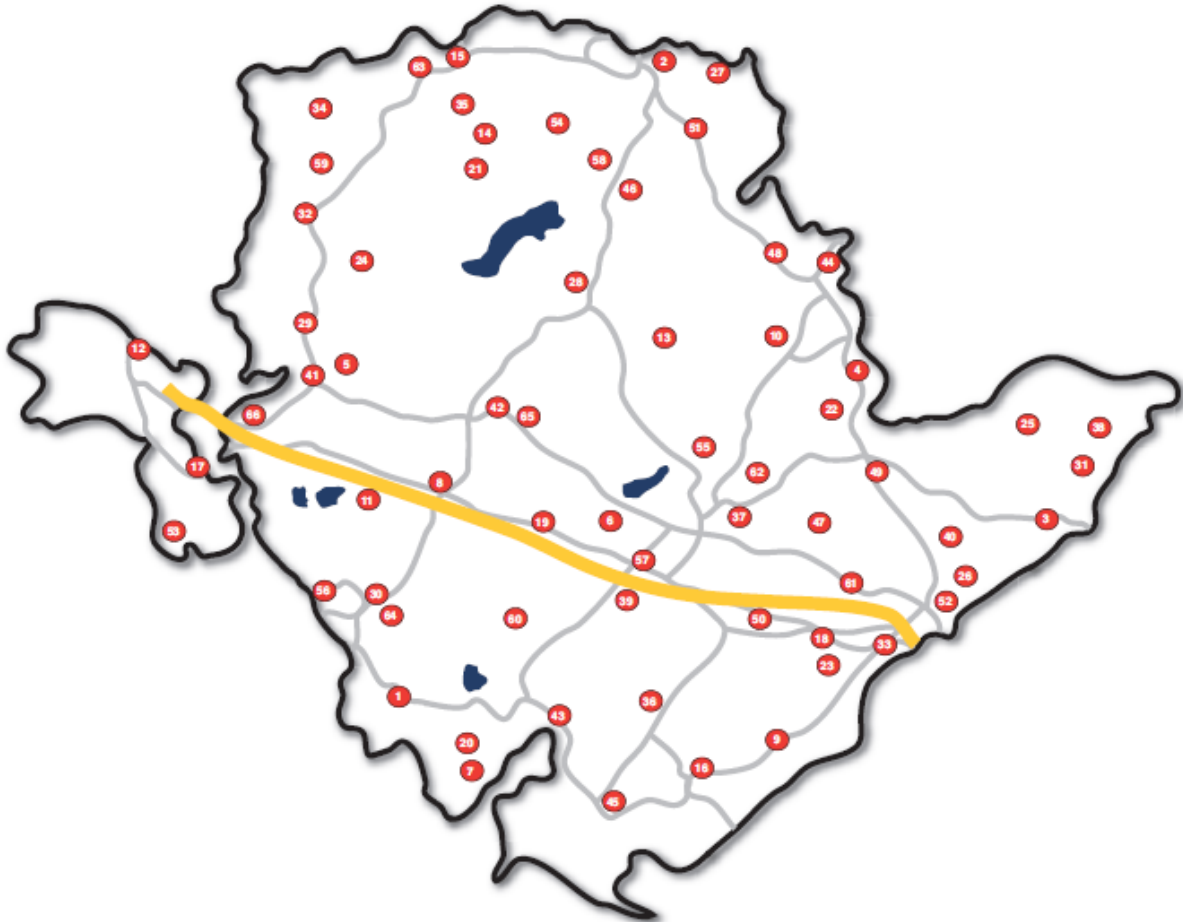
APPENDIX 1 – WAYS OF OBTAINING SOCIAL HOUSING THAT DO NOT COUNT AS AN ALLOCATION

This policy does not cover the following ways you may obtain accommodation:

- (a) A transfer initiated by the landlord, for example to enable property works or for management reasons.
- (b) Being provided temporary accommodation under the homelessness legislation.
- (c) Being granted a tenancy that is not an introductory, secure, assured shorthold or assured tenancy.
- (d) Automatically becoming a secure tenant when an introductory tenancy ends, or becoming an assured tenant when an assured shorthold tenancy ends.
- (e) Succeeding to an existing tenancy when the previous tenant dies.
- (f) Becoming a tenant by assignment, e.g. when exercising a legal right to exchange your tenancy with another social housing tenant ('mutual exchange').
- (g) Becoming a tenant because a court has ordered an existing tenancy to be transferred to you.
- (h) Re-housing because of compulsory purchase.
- (i) Being provided accommodation by the Council under the Land Compensation Act 1973, s.39.
- (j) Being provided accommodation that is let at an intermediate market rent.
- (k) Being offered 'extra-care' housing.

APPENDIX 2 – LETTING AREAS

The map below and the key on the opposite page show the letting areas you can choose. Not all property types are available in every area.



Key to letting areas

No.	Letting area	No.	Letting area
1	Aberffraw	34	Llanfairynghonwy
2	Amlwch	35	Llanfechell
3	Beaumaris	36	Llangaffo
4	Benllech	37	Llangefni
5	Bodedern	38	Llangoed
6	Bodffordd	39	Llangristiolus
7	Bodorgan	40	Llansadwrn
8	Bryngwran	41	Llanynghenedl
9	Brynsiencyn	42	Llynfaes
10	Brynteg	43	Malltreath
11	Caergeiliog	44	Moelfre
12	Caergybi / Holyhead	45	Niwbwch / Newborough
13	Capel Coch	46	Parc
14	Carreglefn	47	Penmynydd
15	Cemaes	48	Penrhoslligwy
16	Dwyran	49	Pentraeth
17	Four Mile Bridge	50	Pentre Berw
18	Gaerwen	51	Penysarn
19	Gwalchmai	52	Porthaethwy / Menai Bridge
20	Hermon	53	Rhoscolyn
21	Llanbabo	54	Rhosgoch
22	Llanbedrgoch	55	Rhosmeirch
23	Llanddaniel	56	Rhosneigr
24	Llanddeusant	57	Rhostrehwfa
25	Llanddona	58	Rhosybol
26	Llandegfan	59	Rhydwyn
27	Llaneilian	60	Soar
28	Llanerchymedd	61	Star
29	Llanfachraeth	62	Talwrn
30	Llanfaelog	63	Tregele
31	Llanfaes	64	Ty Croes
32	Llanfaethlu	65	Tyn Lôn
33	Llanfairpwll	66	Y Fali / Valley

APPENDIX 3 – INELIGIBILITY BECAUSE OF IMMIGRATION AND NATIONALITY STATUS

1. What rules do the Council have to apply when deciding if I'm eligible to go on the Housing Register on immigration or nationality grounds?

The Government sets the rules we have to apply. They are contained in section 160A of the Housing Act 1996 and in regulations issued by the Welsh Ministers. These regulations are currently The Allocation of Housing and Homelessness (Eligibility) (Wales) Regulations 2014 if you applied for housing on or after 31 October 2014. The rules explained below from 5 to 6 are the rules if you applied on or after this date.

2. Will I need to provide documents to prove my nationality and immigration status?

Yes, if we need it to be satisfied you're eligible for a housing allocation (see 3.9).

3. I'm already a social housing tenant and have a secure / introductory / assured tenancy. I received my accommodation because of a previous allocation from a council waiting list. Am I eligible to go on the waiting list and be allocated social housing?

Yes. If this is your situation you are eligible even if you wouldn't normally qualify under the rules explained below.

4. What does 'subject to immigration control' mean?

You're subject to immigration control if you:

- need permission to enter or remain in the United Kingdom but don't yet have permission, or
- have permission to enter or remain in the UK only if you don't claim benefits or use other public funds, or
- were given permission to enter or remain in the UK within the last five years on the grounds that someone else signed a maintenance undertaking agreeing to support you.

5. I'm subject to immigration control. Am I eligible for an allocation of housing?

The general rule is you will be ineligible for housing if you are subject to immigration control. However, there are exceptions. If you are subject to immigration control and fall into on the following groups you will be eligible for an allocation of housing:

- (a) You are recorded by the Secretary of State as a refugee within the definition of Article 1 of the Refugee Convention and have leave to enter or remain in the United Kingdom.
- (b) You:
 - (i) have exceptional leave to enter or remain in the UK granted outside the provisions of the Immigration Rules, and

- (ii) your leave to enter or remain is not subject to a condition requiring you to maintain and accommodate yourself, and any person who is dependent on you, without recourse to public funds.
- (c) You are habitually resident in the UK, the Channel Islands, the Isle of Man, or the Republic of Ireland and your leave to enter or remain in the UK is not subject to any limitation or condition, unless you:
 - (i) were given leave to enter or remain in the UK upon an undertaking given by your sponsor, and
 - (ii) you have been resident in the UK, the Channel Islands, the Isle of Man or the Republic of Ireland for less than five years beginning on the date of entry or on the date on which the undertaking was given in respect of you, whichever date is the latter, and
 - (iii) your sponsor or where there is more than one sponsor, at least one of your sponsors is still alive.
- (d) You have humanitarian protection granted under the Immigration Rules.
- (e) You are habitually resident in the UK, the Channel Islands, the Isle of Man or the Republic of Ireland and you have limited leave to enter the UK as a relevant Afghan citizen under paragraph 276BA1 of the Immigration Rules.

6. I'm not subject to immigration control. Am I eligible for an allocation of housing?

The general rule is you are eligible for housing if you are not subject to immigration control. However, there are exceptions. If you are not subject to immigration control and fall into on the following groups you will be ineligible for an allocation of housing:

- (a) You are not habitually resident in the United Kingdom, the Channel Islands, the Isle of Man, or the Republic of Ireland and you do not fall into any of the following categories:
 - (i) a worker
 - (ii) self-employed
 - (iii) treated as a worker under the definition of a “qualified person” in Regulation 6(1) of the Immigration (European Economic Area) Regulations 2013 (right of residence of an accession State national subject to worker authorisation)
 - (iv) the family member of a person who is a worker, self-employed or treated as a worker under the “qualified person” definition
 - (v) someone with a right to reside permanently in the UK under Regulation 15(1)(c), (d) or (e) of the Immigration (European Economic Area) Regulations 2013, or
 - (vi) in the UK as a result of your deportation, expulsion or other removal by compulsion of law from another country to the UK.
- (b) Your only right to reside in the UK:

- (i) is derived from your status as a jobseeker or a family member of a jobseeker, or
 - (ii) is an initial right to reside for a period not exceeding three months under regulation 13 of the Immigration (European Economic Area) Regulations 2013, or
 - (iii) is a derivative right to reside to which you are entitled under regulation 15A(1) of the EEA Regulations, but only in a case where the right exists under that regulation because you satisfy the criteria in regulation 15A(4A) of those regulations, or
 - (iv) is derived from Article 20 of the Treaty on the Functioning of the European Union, if your right to reside arises because a British citizen would otherwise be deprived of the genuine enjoyment of the substance of their rights as a European Union citizen.
- (c) Your only right to reside in the Channel Islands, the Isle of Man or the Republic of Ireland:
- (i) is a right equivalent to one of those mentioned above in (b)(i), (ii) or (iii) which is derived from the Treaty on the Functioning of the European Union, where your right to reside:
 - (aa) in the Republic of Ireland arises because an Irish Citizen, or
 - (bb) in the Channel Islands or the Isle of Man arises because a British citizen also entitled to reside there,
 would otherwise be deprived of the genuine enjoyment of the substance of their rights as a European Union citizen.

APPENDIX 4 – INELIGIBILITY BECAUSE OF SERIOUS UNACCEPTABLE BEHAVIOUR

1. What effect does a decision about unacceptable behaviour have on my application?

If we decide that your behaviour, or the behaviour of a member of your household, makes you unsuitable to be a tenant we may:

- exclude you from the Housing Register (see **6.8** and **6.9**), or
- reduce your priority (see **9.11** and **9.12**).

2. What counts as unacceptable behaviour that may disqualify me from being considered for housing?

Examples of behaviour that may affect your suitability to be a tenant include:

- rent arrears
- anti-social behaviour
- a previous property-related debt resulting from damage to premises, or
- a housing benefit overpayment.

The above are only examples, and other situations can result in us deciding you're unsuitable to be a tenant.

3. How does the Council decide if behaviour is unacceptable and makes me unsuitable to be a social housing tenant?

By law we must consider:

- (a) whether – if you were a Council tenant – the behaviour was serious enough to entitle the Council to an outright possession order under section 84A of the Housing Act 1985 or under section 84 of the 1985 Act on any of the grounds listed in Part 1 of Schedule 2 to that Act (other than ground 8), and if so
- (b) Was the behaviour serious enough to render you as an applicant or a household member unsuitable to be a tenant
- (c) Whether you're unsuitable to be a tenant because of the behaviour at the time of your application.

4. If the Council decides I've been guilty of unacceptable behaviour will I definitely be excluded from the Housing Register?

No. We consider each case on its own merits, taking all relevant factors into account. We also consider the need to achieve broader policy aims such as equality of opportunity, social inclusion and the needs of existing residents.

Where the Council is satisfied on all three aspects, we will consider exercising its discretion to decide that you should be treated as ineligible for an allocation. In reaching its decision, the Council will consider each application on its own merits. Having regard for each applicant's personal circumstances (and the personal circumstances of the applicant's

household), including his or her health and medical needs, dependants and any other factors relevant to the application. A decision to treat an applicant as ineligible must be underpinned by compliance with the law and the Code of Guidance.

A sanction of 1 year will be applied if a to c above is applicable, your application will be deferred, which means that you will not be considered for any properties during this period.

We may exercise our discretion and not treat you as ineligible for housing and so include your application on the Housing Register. We may not sanction your application at all. Or we may include you on the waiting list, but award you a lower band than you would otherwise qualify for (see **9.11** and **9.12**. See also **9.6** to **9.10** for the priority categories).

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ISLE OF ANGLESEY COUNTY COUNCIL

REPORT TO:	EXECUTIVE COMMITTEE	
DATE:	28 OCTOBER 2019	
SUBJECT:	Anglesey Further Education Trust Annual Report and Accounts 2018/19	
PORTFOLIO HOLDER(S):	Councillor Robin Williams (Resources) Councillor R G Parry OBE FRAgS (Highways, Waste and Property) Councillor R Meirion Jones (Learning)	
HEAD OF SERVICE:	R MARC JONES	
REPORT AUTHOR:	Bethan Owen	
TEL:	(01248) 752663	
E-MAIL:	BethanOwen2@anglesey.gov.uk	
LOCAL MEMBERS:		
A - Recommendation/s and reason/s		
<ul style="list-style-type: none"> To approve the Annual Report and Accounts for the Anglesey Further Education Trust for the years 2018/19 (Appendix A). 		
B - What other options did you consider and why did you reject them and/or opt for this option?		
C - Why is this a decision for the Executive?		
This matter is delegated to the Executive.		
CH - Is this decision consistent with policy approved by the full Council?		
Yes		
D - Is this decision within the budget approved by the Council?		
Yes		
DD - Who did you consult?		What did they say?
1	Chief Executive / Strategic Leadership Team (SLT) (mandatory)	
2	Finance / Section 151 (mandatory)	n/a – this is the Section 151 Officer's report
3	Legal / Monitoring Officer (mandatory)	
4	Human Resources (HR)	
5	Property	
6	Information Communication Technology (ICT)	
7	Scrutiny	
8	Local Members	
9	Any external bodies / other/s	
E - Risks and any mitigation (if relevant)		
1	Economic	
2	Anti-poverty	
3	Crime and Disorder	
4	Environmental	
5	Equalities	
6	Outcome Agreements	
7	Other	

F - Appendices:

- Appendix A - Anglesey Further Education Trust Annual Report and Accounts 2018/19

FF - Background papers (please contact the author of the Report for any further information):

Anglesey Further Education Trust

1. Purpose

- 1.1 This report provides an overview of the background of the Anglesey Further Education Trust. It provides information about the legal status of the Trust and the different elements within it. The financial performance of the Trust is summarised. The key purpose of this report is to request the Executive's approval of the final Annual Report and Accounts for the financial year 2018/19.

2. Background

- 2.1 The Anglesey Further Education Trust is comprised of three funds: The David Hughes Endowment and the Anglesey Further Education Fund 1/3 and the Anglesey Education Trust Fund 2/3 which provide specific educational benefit.

2.1.1 David Hughes Charitable Estate (Endowment Fund)

Endowment dates back to 1608 and currently consists of several plots of smallholding land and cottages and other investments. This fund collects rents from its investment property and dividends and interest on its Investment Fund investments which are managed by Blackrock Investment Fund Managers. The management, financial and administration costs of the estate are deducted from the rents received to arrive at the net income for the year that can be distributed. A payment of a quarter of any net surplus income is made to an unconnected charity, "The David Hughes Charity for the "Poor", for purposes connected with the relief of poverty in the community of Llantrisant. The remaining income forms the Anglesey Further Education Fund, which is split into two.

2.1.2 Anglesey Further Education Trust Funds 1/3 (Restricted Fund)

In addition to the net income from the David Hughes Endowment Estate, this trust also receives income from investments managed by Blackrock similar to the David Hughes Endowment. One third of the Anglesey Further Education Fund is allocated to provide special benefit of any kind, not normally provided by the Authority, to assist senior pupils to finish their course at any one of the schools specified in the scheme, the five secondary schools maintained by the County Council. No grants were issued in 2018/19.

2.1.3 Anglesey Further Education Trust Funds 2/3 (Restricted Fund)

This element of the trust receives income similar to the above (2.1.2). The remaining two thirds of the Anglesey Further Education Fund is available to benefit persons under the age of 25 who have attended any one of the schools specified in the scheme for at least two years, who is in need of financial assistance for further or higher education or training. One grant was issued in 2018/19 for £5,000.

2.2 Legal Status

The Anglesey Further Education Trust is a registered charity for which the Isle of Anglesey County Council is the sole trustee. There is no specific reservation to full Council or delegation to an officer in respect of the Trusteeship, so the decision-making in relation to the Trust is delegated to the Executive Committee. Certain functions in respect of the Trust have been delegated to officers in conjunction with the relevant portfolio holder. The Head of Service (Lifelong Learning) has the delegated authority in respect of educational grants. The Head of Service (Highways, Waste and Property) has the delegated authority to agree tenancies, set rents and organise a programme of maintenance and refurbishment. The Director of Function (Resources) / Section 151 Officer has delegated authority to sign the Annual Report and Accounts of the Trust each year. The Chief Executive Officer can exercise any function which has been delegated to Heads of Service.

3. Financial Performance

- 3.1** The Trust earns income from rents from the David Hughes Endowment Trust Portfolio of Properties, dividends from equity investments, other interest and sale of investments. Expenditure relates to maintenance of properties, utilities, charitable purposes, governance fees (audit) and property management fees. The detailed information relating to income, expenditure and assets of the Trust are appended in Appendix A, which includes the financial accounts for the Trust from 2018/19. The Executive is asked to approve these accounts.
- 3.2** In 2018/19, there is a net gain of £113,016, investment income amounts to £131,010 (of which £125,970 is from the David Hughes Estate and £5,040 comes from dividends and interest) and the gains on the investments was £110,000. Expenditure for the period was £126,589, of which £99,943 relates to repairs and maintenance.
- 3.3** The Anglesey Further Education Trust accounts 2018/19 highlight that at 31 March 2019 the total funds of the Trust were £3,327,050, of which £372,681 was the cash balance of the Trust at this date.

4. Conclusion

- 4.1** An overview of the background of the Anglesey Further Education Trust has been provided. The report provides a summary of the legal status of the Trust and the financial performance of the Trust. The financial accounts for the financial year 2018/19 are included in Appendix A for approval. The Trust's total funds at 31 March 2019 was £3,327,050.

**CRONFA YMDDIRIEDOLAETH ADDYSG
BELLACH YNYS MÔN**

**ANGLESEY FURTHER EDUCATION TRUST
FUND**

**ADRODDIAD BLYNYDDOL A
CHYFRIFON**

**ANNUAL REPORT AND
ACCOUNTS**

2018/19

Rhif Cofrestru Elusen / Charity Registration No.

525254

CONTENTS OF THE FINANCIAL STATEMENT FOR THE YEAR ENDED
31 MARCH 2019

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Report of the Trustees	1-5
Report of the Independent Examiner	6
Statement of Financial Activity	7
Balance Sheet	8
Notes to the Financial Statements	9-15

REPORT OF THE TRUSTEES FOR THE YEAR ENDED 31 MARCH 2019

The trustees present their report with the financial statements of the charity for the year ended 31 March 2019. The trustees have adopted the provisions of the Accounting and Reporting by Charities: Statement of Recommended Practice (SORP) applicable to charities preparing their accounts in accordance with the Financial Reporting Standards applicable in the UK and the Republic of Ireland (FRS102) effective 1 January 2015.

LEGAL AND ADMINISTRATIVE DETAILS

Registered Charity Number:

525254

Principal Address:

Isle of Anglesey County Council
County Offices
Llangefni
Anglesey
LL77 7TW

Trustee:

The Isle of Anglesey County Council is the sole trustee of the Anglesey Further Education Trust and the activities of the Trust were administered on its behalf by the County Council.

Independent Examiner:

Mr. Brian Hughes
A. Hughes-Jones, Dyson & Co
Capel Moreia
South Penrallt
Caernarfon
Gwynedd
LL55 1NS

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document:

The charity is controlled by its governing document, a deed of trust, and constitutes an unincorporated charity.

The Anglesey Further Education Trust Fund is regulated by a scheme made by the Board of Education on 23 March 1939 and significantly modified by a scheme dated 18 July 1960. These specify the duties, powers and conditions under which the Trust is required to operate.

Recruitment and appointment of new trustees:

The Isle of Anglesey County Council is the sole trustee of the Anglesey Further Education Trust Fund. The charity is run by the Council's Executive Committee.

New trustees are briefed on their legal obligations under charity law, the content of the governing document and the decision making process. Any training needs are identified and addressed internally by other existing trustees and officers of the Council.

Organisational structure:

The Isle of Anglesey County Council is the sole trustee of the Anglesey Further Education Trust Fund and the activities of the Trust were administered on its behalf by the County Council.

The organisational structure has been as follows:

- The County Council's Executive Committee act as the Trustee.
- The Council's Head of Service (Lifelong Learning) in conjunction with the Portfolio Holder for Lifelong Learning have the delegated authority to award the annual grant funding.
- The Council's Head of Service (Highways, Waste and Property) in conjunction with the Portfolio Holder for Highways, Waste and Property have the delegated authority to manage tenancy agreements and to set rents of the property portfolio (the David Hughes Endowment).
- The Council's Executive Committee will approve the accounts of the Trust and the Section 151 Officer has the delegated authority to sign the Trust's Annual Accounts.

The strategic leaders of the County Council were:

- Chief Executive – Dr Gwynne Jones
- Deputy Chief Executive – Annwen Morgan
- Head of Function (Resources) and Section 151 Officer – Marc Jones
- Head of Function (Council Business) and Monitoring Officer – Lynn Ball

Related parties:

Due to the nature of the charity's operations and because the sole trustee of the charity is the Isle of Anglesey County Council, it is inevitable that transactions will take place with organisations related to the Council and its employees. All transactions involving organisations in which the Isle of Anglesey County Council may have an interest are conducted at arm's length. The Council has a policy that all trustees must declare an interest if a related party transaction occurs.

Risk Management:

The major risks to which the Trust is exposed, as identified by the Trustee, have been reviewed and systems or procedures have been established to manage the risk.

OBJECTIVES AND ACTIVITIES

Aims and objectives:

The Anglesey Further Education Trust Fund is comprised of three funds: The David Hughes Endowment; the Anglesey Further Education Fund 1/3 and the Anglesey Further Education Fund 2/3 which aim to provide specific educational benefit.

The David Hughes Charitable Estate (Endowment Fund):

This fund collects rents from its investment property and interest on its investments. The management and administration costs of the estate are deducted from the rents received to arrive at the net income for the year that can be distributed or net expenditure.

A payment of a quarter of the net income is made to an unconnected charity, "The David Hughes Charity for the Poor" for purposes connected with the relief of poverty in the community of Llantrisant. The remaining income forms the Anglesey Further Education Fund:

Anglesey Further Education Trust Funds:

One third of the General Fund is allocated to provide special benefit, of any kind not normally provided by the Authority, to assist senior pupils to finish their courses at any one of the schools specified in the scheme – the five secondary schools maintained by the County Council. The remaining two thirds of the General Fund is available to benefit persons under the age of 25, who have attended any one of the schools specified in the scheme for at least two years, who are in need of financial assistance for Further or Higher Education or training. The Trust made one award in 2018/19 but plans and procedures are currently being put in place to increase the number of grants awarded in future.

Grant making:

Grants are made to individuals who have attended or are attending one of the five secondary schools maintained by the County Council who meet the above criteria.

Public benefit:

The trustees confirm that they have referred to the guidance contained in the Charity Commissioner's general guidance on public benefit when reviewing the charity's aims and objectives and in planning future activities and setting the grant making process.

ACHIEVEMENT AND PERFORMANCE

Charitable activities:

The charity has continued to safeguard the assets of the Trust.

During recent years the charity has been in a period of consolidation and has been saving cash to reinvest in its ageing property portfolio. Undertaking this period of consolidation will mean that the assets of the charity will be able to provide income for years to come for its future beneficiaries. To this end the charity undertook a significant programme of repairs and refurbishments to the David Hughes Estate, to bring a number of the farm buildings into a more suitable state of repair. Following completion of this programme the charity is now in a position to increase the number of grants awarded in the coming years.

FINANCIAL REVIEW

Financial performance:

The charity had an overall increase in funds during the year of £113,016 largely due to unrealised gains related to revaluations of the David Hughes estate. Without these unrealised gains the Trust had a Net Income of £3,016 for the year.

Total funds as at 31 March 2019 were £3,237,050, of which all funds are restricted.

Principal funding sources:

The principal funding sources of the charity are rental income from tenants and investment income in the form of dividends, investment interest or interest on deposits.

Investment policy and objectives:

The charity's ageing property portfolio has required substantial investment. The trustee of the charity has undergone a period of consolidation in order to generate the necessary cash reserves to reinvest in its assets. In addition, the charity holds approximately 10% of its Total Fixed Assets in Investment Funds, which generate dividend and interest income.

Plans for the future:

The Anglesey Further Education Trust operates as a going concern for the charitable purposes stated above.

TRUSTEES RESPONSIBILITY STATEMENT

The trustees are responsible for preparing the Report of the Trustees and the Financial Statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

The law applicable to charities in England and Wales, the Charities Act, Charity (Accounts and Reports) Regulations and the provisions of the trust deed requires the trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources, including the income and expenditure, of the charity for that period. In preparing those financial statements, the trustees are required to:

- select suitable accounting policies and then apply them consistently;
- observe the methods and principles in the Charity SORP;

- make judgements and estimates that are reasonable and prudent;
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charity will continue in business.

The trustees are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the charity and to enable them to ensure that the financial statements comply with the Charities Act, the Charity (Accounts and Reports) Regulations and the provisions of the trust deed. They are also responsible for safeguarding the assets of the charity and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Signed by the Director of Function (Resources) / Section 151 Officer under delegated authority on behalf of the trust:

R Marc Jones CPFA

Director of Function (Resources) / Section 151 Officer

Date

Independent examiner's report to the trustees of Anglesey Further Education Trust Fund

I report to the trustees on my examination of the accounts of the Anglesey Further Education Trust Fund for the year ended 31st March 2019 which are set out on pages 7-14.

Responsibilities and basis of report

As the charity trustees of the Trust you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act').

I report in respect of my examination of the Trust's accounts carried out under section 145 of the 2011 Act and in carrying out my examination I have followed all the applicable directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

1. Accounting records were not kept in respect of the Trust as required by section 130 of the Act; or
2. The accounts do not accord with those records; or
3. The accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulation 2008 other than any requirements that the accounts give a 'true and fair view' which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

Signature: _____

Date: _____

Brian Hughes FCA
A. Hughes-Jones, Dyson & Co.
Chartered Accountants & Registered Auditors
Capel Moreia, South Penrallt, Caernarfon, Gwynedd

STATEMENT OF FINANCIAL ACTIVITIES FOR THE YEAR ENDED 31 MARCH 2019

				31.3.2019	31.3.2018
	Notes	Restricted Funds £	Endowment Funds £	Total Funds £	Total Funds £
Income and Endowments from:					
Investment Income	2	5,040	125,970	131,010	128,223
Total Income		5,040	125,970	131,010	128,223
Expenditure on:					
Investment Management	3	-	(108,146)	(108,146)	(177,917)
Charitable Activities	4	(5,000)	-	(5,000)	-
Support Costs	5	(1,240)	(12,203)	(13,443)	(13,092)
Total Expenditure		(6,240)	(120,349)	(126,589)	(191,009)
Net Income / (Expenditure) available for distribution before Gains and Losses on Investments		(1,200)	5,621	4,421	(62,786)
Payment of 25% of net income to David Hughes Charity for the Poor	6	-	(1,405)	(1,405)	-
Transfer of remaining net Endowment income to the Further Education Trust Funds		4,216	(4,216)	-	-
Net Income / (Expenditure) before Gains and Losses on Investments		3,016	-	3,016	(62,786)
Net Gains / (Losses) on Investments	7	2,020	107,980	110,000	350,941
Net Income / (Expenditure)		5,036	107,980	113,016	288,155
Net Movement in Funds		5,036	107,980	113,016	288,155
Reconciliation of Funds:					
Total Funds brought forward		449,617	2,674,417	3,124,034	2,835,879
Total Funds carried forward		454,653	2,782,397	3,237,050	3,124,034

BALANCE SHEET FOR THE YEAR ENDED 31 MARCH 2019

	Notes	Restricted Funds	Endowment Fund	31.3.2019	31.3.2018
				Total Funds	Total Funds
	£	£	£	£	£
Investments listed or traded on a recognised Stock Exchange	7a	108,334	155,146	263,480	258,579
Investment Properties - the David Hughes Estate	7b	-	2,545,800	2,545,800	2,599,600
Total Fixed Assets		108,334	2,700,946	2,809,280	2,858,179
Current Assets					
Debtors	8	-	70,516	70,516	63,109
Cash at bank and in hand	9	348,004	24,677	372,681	218,570
Total Current Assets		348,004	95,193	443,197	281,679
Liabilities					
Creditors: amounts falling due within one year	10	(1,685)	(13,742)	(15,427)	(15,824)
Net Current Assets or (Liabilities)		346,319	81,451	427,770	265,855
Creditors: amounts falling due after more than one year		-	-	-	-
Provisions for liabilities		-	-	-	-
Total Net Assets or (Liabilities)		454,653	2,782,397	3,237,050	3,124,034
The Funds of the Charity	11				
Endowment Funds		-	2,782,397	2,782,397	2,674,417
Restricted Income Funds		454,653	-	454,653	449,617
Total Charity Funds		454,653	2,782,397	3,237,050	3,124,034

The financial statements are signed by the Head of Function (Resources) / Section 151 Officer under delegated authority:

Mr R Marc Jones CPFA

Date

Head of Function (Resources) / Section 151 Officer

1. ACCOUNTING POLICIES

Accounting convention

The financial statements have been prepared under the historical cost convention, with the exception of investments, which are included at market value. This is as modified by the revaluation of certain assets and in accordance with the Charities SORP (FRS102) (effective January 2015), the Charities Act 2011 and the requirements of the Statement of Recommended Practice, Accounting and Reporting by Charities.

Incoming resources

All incoming resources are recognised once the charity has entitlement to the resources, it is certain that the resources will be received and the monetary value of incoming resources can be measured with sufficient reliability.

Resources expended

Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings, they have been allocated to activities on a basis consistent with the use of resources.

Costs of generating funds

The costs of generating funds consist of investment management costs.

Investment property

Investment property is shown at the most recent internal valuation. Any aggregate surplus or deficit arising from changes in market value is transferred to the endowment fund.

Taxation

The charity is exempt from tax on its charitable activities.

Value Added Tax

The charity can reclaim Value Added Tax through its trustee, the Isle of Anglesey County Council. Therefore, where applicable, expenditure is shown net of Value Added Tax.

Fund structure

The charity has three funds, one endowment and two restricted.

The David Hughes Charitable Estate (Endowment Fund)

This fund collects rents from its investment property and interest on its investments. The management and administration costs of the estate are deducted from the rents received to arrive at the net income for the year that can be distributed.

A payment of a quarter of the net income is made to an unconnected charity, “The David Hughes Charity for the Poor” for purposes connected with the relief of poverty in the community of Llantrisant.

The remaining income forms the Anglesey Further Education Trust Fund, which is split into two:

Anglesey Further Education Trust Fund 1/3 (Restricted Fund)

One third of the Anglesey Further Education Trust Fund is allocated to provide special benefit of any kind not normally provided by the Authority, to assist senior pupils to finish their course at any one of the schools specified in the scheme – the five secondary schools maintained by the County Council.

Anglesey Further Education Trust Fund 2/3 (Restricted Fund)

The remaining two thirds of the Anglesey Further Education Trust Fund is available to benefit persons under the age of 25, who have attended any one of the schools specified in the scheme for at least two years, who are in need of financial assistance for further or higher education or training.

The charity has no unrestricted income.

Fixed asset investments

Investments are stated at market value as at the balance sheet date. The statement of financial activities includes the net gains and losses arising on revaluation and disposals throughout the year.

Realised gains and losses

All gains and losses are taken to the Statement of Financial Activities as they arise. Realised gains and losses on investments are calculated as the difference between sales proceeds and opening market value (purchase date if later). Unrealised gains and losses are calculated as the difference between market value at the year end and opening market value (or purchase date if later). Realised and unrealised gains are not separated in the Statement of Financial Activities.

2. INVESTMENT INCOME

Investment Income	Restricted Funds £	Endowment Funds £	Total 31.3.19 £	Total 31.3.18 £
Rents received	-	117,043	117,043	107,184
Water rates - recharges	-	2,523	2,523	7,682
Other income from David Hughes Estate	-	1,332	1,332	4,639
Dividends and Investment Interest	3,444	4,938	8,382	8,243
Other Interest	1,596	134	1,730	475
Total Investment Income	5,040	125,970	131,010	128,223

3. INVESTMENT MANAGEMENT COSTS

Investment Management Costs	Restricted Funds £	Endowment Funds £	Total 31.3.19 £	Total 31.3.18 £
Repairs and Maintenance of the David Hughes Estate	-	(99,943)	(99,943)	(119,473)
Water Charges	-	(5,860)	(5,860)	(12,375)
Professional Services	-	(1,018)	(1,018)	(5,351)
Other property expenses	-	-	-	(6,577)
Bad Debt provision	-	(1,325)	(1,325)	(34,141)
Total Investment Management Costs	-	(108,146)	(108,146)	(177,917)

4. CHARITABLE ACTIVITIES

Charitable Activities	Restricted Funds £	Endowment Funds £	Total 31.3.19 £	Total 31.3.18 £
Education grants awarded	(5,000)	-	(5,000)	-
Total Charitable Expenditure	(5,000)	-	(5,000)	-

The Trust applies the exemption allowed under Charity Law and the SORP to keep the names of grant recipients confidential.

5. SUPPORT COSTS

Support Costs	Restricted Funds £	Endowment Funds £	Total 31.3.19 £	Total 31.3.18 £
Property management administrative costs	-	(9,373)	(9,373)	(8,891)
Accounting and support costs	(795)	(2,385)	(3,180)	(3,311)
Independent Examiner's / Auditor's Remuneration	(445)	(445)	(890)	(890)
Total Support Costs	(1,240)	(12,203)	(13,443)	(13,092)

6. DISTRIBUTION OF ENDOWMENT FUND NET INCOME

25% of the net income before gains and losses on investments for the Endowment fund is to be paid to the David Hughes charity for the poor. The remainder is split between the restricted Further Education Trust Funds on a 1/3 and 2/3 basis:

Distribution of Endowment Fund Net Income	Total 31.3.19 £	Total 31.3.18 £
Net income available for distribution before gains and losses on investments	5,621	(65,568)
25% paid to David Hughes Charity for the Poor	1,405	-
25% transferred to Further Education Trust 1/3	1,405	-
50% transferred to Further Education Trust 2/3	2,811	-

In 2017/18 the Endowment Fund had a net deficit before gains and losses on investments so there was no corresponding transfer of income.

7. INVESTMENTS

Net Gains / (Losses) on Investments	Restricted Funds £	Endowment Funds £	Total 31.3.19 £	Total 31.3.18 £
Gains / (Losses) on listed Investment Funds	2,020	2,880	4,900	(2,244)
Gains / (Losses) on Investment Properties	-	105,100	105,100	353,185
Total Net Gains / (Losses)	2,020	107,980	110,000	350,941

a. INVESTMENTS LISTED OR TRADED ON A RECOGNISED STOCK EXCHANGE

Investments Listed or Traded on a Recognised Stock Exchange	Restricted Funds £	Endowment Funds £	Total 31.3.19 £	Total 31.3.18 £
Market Value				
At 1 April	106,313	152,266	258,579	260,824
Additions	-	-	-	-
Disposals	-	-	-	-
Revaluations	2,021	2,880	4,901	(2,245)
Transfers	-	-	-	-
Net Book Value at 31 March	108,334	155,146	263,480	258,579

There were no investment assets outside the UK.

The investments are mainly in Charinco and Charishare Common Investment Funds with small holdings in gilts and equity.

Investments are shown at market value. Historical value is £67,029.

b. INVESTMENT PROPERTY

Investment Property	31.3.19 £	31.3.18 £
Market Value at 1 April	2,599,600	2,416,550
Additions	-	-
Less Disposals	(160,000)	(132,500)
Less Impairment	-	-
Revaluation Gain / (Loss)	106,200	315,550
Transfers	-	-
Net Book Value at 31 March	2,545,800	2,599,600

The David Hughes Endowment is comprised of 13 farm dwellings and 2 parcels of land, with a total area of 1,135.03 acres. During the year the Bryn Llwyd smallholding was sold, resulting in a capital receipt of £159k. The Trust made a minor £1k loss on this sale as it had been revalued as an Asset Held for Sale as at March 2018 in expectation of its sale during

2018/19. The completion of the refurbishment programme saw expenditure on repairs and maintenance of £100k.

The Estate was valued as at March 2019 at a total value of £2,545,800 on the existing use value basis by Barry Wyn Jones, the Isle of Anglesey County Council's Estates Internal Valuer.

8. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

Debtors: Amounts Falling due within One Year	31.3.19 £	31.3.18 £
Amounts recoverable on contract	105,982	97,250
Bad Debt Provision	(35,466)	(34,141)
Total Debtors	70,516	63,109

It was decided in 2017/18 that it would be prudent to create a provision for bad debts owing to the amount of historic debts that have built up. However, efforts to collect the amounts owed from previous tenants have increased.

9. CASH AT BANK

This represents the balance within the cash reserves held by the Isle of Anglesey County Council on behalf of the Anglesey Further Education Trust.

Cash at Bank	Further Education Trust 1/3 £	Further Education Trust 2/3 £	David Hughes Charitable Estate £	Total Funds 31.3.19 £	Total Funds 31.3.18 £
Cash at Bank	206,504	141,500	24,677	372,681	218,570
Bank Deposits	206,504	141,500	24,677	372,681	218,570

10. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

Creditors: Amounts Falling due within One Year	Restricted Funds £	Endowment Funds £	Total 31.3.19 £	Total 31.3.18 £
Other creditors	(1,685)	(13,742)	(15,427)	(15,824)
Total Creditors	(1,685)	(13,742)	(15,427)	(15,824)

11. MOVEMENT IN FUNDS

a.

Movement in Funds	1.4.18 £	Net Movement in Funds £	31.3.19 £
Further Education Trust 1/3	278,672	440	279,112
Further Education Trust 2/3	170,945	4,596	175,541
Restricted Funds	449,617	5,036	454,653
David Hughes Charitable Estate	2,674,417	107,980	2,782,397
Endowment Funds	2,674,417	107,980	2,782,397
Total Funds	3,124,034	113,016	3,237,050

b. Net movement in funds, included in the above, are as follows:

Net Movement in Funds included in the above:	Income Resources £	Expenditure £	Transfers £	Gains and Losses £	Movement in Funds £
Further Education Trust 1/3	3,289	(5,620)	1,405	1,366	440
Further Education Trust 2/3	1,751	(620)	2,811	654	4,596
Restricted Funds	5,040	(6,240)	4,216	2,020	5,036
David Hughes Charitable Estate	125,970	(121,754)	(4,216)	107,980	107,980
Endowment Funds	125,970	(121,754)	(4,216)	107,980	107,980
Total Funds	131,010	(127,994)	-	110,000	113,016

12. TRUSTEES' REMUNERATION AND BENEFITS

Trustees' expenses

No trustees' remuneration was paid in the year ended 31 March 2019 or the year ended 31 March 2018. This relates to the trustee, that is, the members of the Executive Committee and the Isle of Anglesey County Council's Senior Leadership team acting on its behalf. See Note 13 (Related party disclosures) in connection with the fees paid to the corporate trustee for property and financial administration costs incurred.

13. RELATED PARTY DISCLOSURES

Isle of Anglesey County Council

The Anglesey Further Education Trust Fund is administered by the Isle of Anglesey County Council. A property management fee of £9,372 (£8,891 in 2017/18) was charged by the Council for the administration of the David Hughes Estate. In addition, a financial management fee of £3,180 (£2,986 in 2017/18) has been charged to the Trust for financial administration and accounts production. Total fees recharged by the Council were, therefore, £12,552.

Due to the nature of the charity's operations and because the sole trustee of the charity is the Isle of Anglesey County Council, it is inevitable that transactions will take place with

organisations related to the Council and its employees. All transactions involving organisations in which the Isle of Anglesey County Council may have an interest are conducted at arm's length. The Council has a policy that all Councillors and members of the Senior Leadership team must declare an interest if a related party transaction occurs.

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ISLE OF ANGLESEY COUNTY COUNCIL	
Report to:	Executive Committee
Date:	28/10/19
Subject:	Joint Local Development Plan Annual Monitoring Report August 2017 – March 2019
Portfolio Holder(s):	Councillor Richard Dew
Head of Service:	Dylan J. Williams
Report Author: Tel: 2420 E-mail: dfjpl@ynysmon.gov.uk	Dewi Francis Jones
Local Members:	n/a

A –Recommendation/s and reason/s
<p>The Councils are required to submit an Annual Monitoring Report to the Welsh Government by 31 October 2019</p> <p>Background</p> <p>1.1 Every Local Development Plan must include a monitoring framework. The Gwynedd and Anglesey Joint Local Development Plan monitoring framework is in chapter 7 of the Plan. The monitoring framework that has been adopted gives a structure to the Annual Monitoring Report (AMR).</p> <p>1.2 An annual monitoring report records the findings of work that monitors the implementation of a plan's strategy and policies between 1 April and 31 March of the previous year. Usually, the first annual monitoring report needs to be published by 31st October in the year following adoption of the local development plan. However, this cannot take place when there are less than 12 months between the date of adopting the plan and 31 March of the following year. In such cases, it should be submitted by 31 October of the following year. The Gwynedd and Anglesey Joint Local Development Plan was adopted at the end of July 2017. Therefore, in order to include a complete financial year, this is the first opportunity to submit an Annual Monitoring Report to the Welsh Government. The Joint Local Development Plan Annual Monitoring Report August 2017 – March 2019 (Draft) can be found at Appendix 1.</p> <p>1.3 Monitoring is a key feedback link within the cyclical process of drawing up sustainable policies. Over a period of time, the monitoring process should identify challenges and key opportunities and the potential methods to review and adapt local policies.</p>

The key legislative requirements in relation to monitoring and reviewing are as follows.

Planning and Compulsory Purchase Act 2004 (Section 61)	Local Planning Authorities must review matters that are expected to affect the development of their area.
Planning and Compulsory Purchase Act 2004 (Section 76) and Local Development Plans Regulations Section 37	they state that Local Planning Authorities must publish and submit an ' Annual Monitoring Report ' noting how plan objectives are achieved, or not (by 31 October every year) to Welsh Government.
Planning and Compulsory Purchase Act 2004 (Section 69 (1)) and Local Development Plans Regulations Section 41 (1)	together, they state that a Local Planning Authority must review its Local Development Plan no later than 4 years from the adoption date.
Local Development Plans Regulations Section 41	It states that a Local Planning Authority must decide to approve a report on the review prepared in accordance with section 69(1) and before submitting it to Welsh Ministers in accordance with section 69(2). A ' Review report ' should be submitted to Welsh Government within six months of commencing the reviewing process.
Strategic Environmental Assessment Regulations	they make it a requirement for the monitoring to identify detrimental impacts that were unforeseen and to enable appropriate remedial steps to be taken.

2.0 Key Findings of the Annual Monitoring Report (August 2017 – March 2019)

The key findings of the AMR are as follows:

- a) Policy PS1: Welsh Language and Culture was used in an planning appeal soon after the adoption of the JLDP to dismiss an appeal for 366 houses in Bangor as the Planning Inspector did not consider that sufficient evidence was provided to prove that there would not be a negative impact on the Welsh Language.
- b) The 2019 and 2018 Joint Housing Land Supply (JHLAS) Studies indicate that 1,010 homes were completed during the monitoring period (462 units in 2017-18 and 548 units in 2018-19)¹
- c) The 2019 JHLAS outlines that the Councils have a housing land supply of 5.3 years which is above the 5 years as required by Technical Advice Note 1

¹ As the data is collected annually the figure for the period of 2017-2018 is for 1st April to 31st March therefore the total figure covers the period 1st April 2017 – 31st March 2019 which is more than the period of this AMR.
CC-016749-LB/229501

- d) 55% of the housing units² permitted during the AMR period are within the Sub-regional Centre and Urban Service Centres. 23% of units have been permitted within the Local Service Centres with a further 22% permitted in Villages, Clusters and Open Countryside which is in line with the Plan's housing distribution strategy
- e) 543 new housing units received planning permission during the AMR period i.e. sites that did not have permission on the day the Plan was adopted.
- f) 202 affordable houses were given planning permission during the AMR period.
- g) Of the 56 housing units that were given permission and completed during the AMR period, 35 of these are affordable units. This equates to 62.5% of these units.
- h) In the AMR period (2017-19), 348 housing units have been completed on sites allocated for housing.
- i) Average density of new housing permissions in Plan area during the AMR period is 29.3 units per hectare.
- j) 254 affordable housing units were completed in 2017-19. Significant increase in the number of affordable housing units completed in 2018/19 (193 units) compared to previous years. Note these figures do not include housing that is affordable due to its location, and size as the case may be in certain areas within the Plan area.
- k) 6 affordable housing exception sites permitted during the AMR period.
- l) 2 local market units given planning permission during AMR period. No local market units completed.
- m) Since adoption the Councils have adopted 3 Supplementary Planning Guidance within the AMR period and another 5 are close to adoption or underway
- n) The Councils received 62 Appeals during the Monitoring Period 74% of these were dismissed. The appeals that were allowed did not undermine the key policies of the Plan.
- o) In June 2018, Horizon submitted a Development Consent Order application in order to develop a new nuclear power plant, and a public inquiry was held.
- p) Hitachi announced its intention to delay the proposal of developing the new Nuclear Power Station; however, Horizon confirmed that it would continue to allocate resources to ensure that the process of examining the application is completed, and a decision is expected at the end of October 2019.
- q) Planning Permissions have been granted for renewable schemes that have the potential to contribute a total of 54Mw within the JLDP area.
- r) On the whole, the indicators suggest that the Plan is performing in accordance with expectations and at this early stage no policies have been identified as failing to deliver the objectives of the Plan.

3.0 Reviewing the Plan

3.1 The table below provides more description about thresholds to undertake a review of the Plan:

Table 4: Thresholds to review the Plan

Statutory review		
1	Planning and Compulsory Purchase Act 2004 - section 69 and Local	Statutory review no more than every 4

² New housing permissions or permissions to re-assess and to extend expiry date of prior permissions
CC-016749-LB/229501

	Development Plans Regulations section 41 (1)	years from the adoption date.
Thresholds to undertake a review before the statutory review - circumstances affect the robustness of the plan		
2	Conclusions of the Annual Monitoring Report <u>over a period of time</u>	Significant concerns relating to implementing the strategy of the plan, including the effectiveness of policy, progress and implantation rates in accordance with recorded trends.
3	Changes in national policy or legislation	Significant change in national policy and / or legislation that affects the plan's strategy / key policies.
4	Contextual change	Significant change in the context the plan operates within.
5	Section 61 Planning and Compulsory Purchase Act 2004	Unexpected and significant results of evidence gathered through updated surveys that affect the implementation of the plan's strategy.
3.2	After preparing a series of Annual Monitoring Reports, that show whether the Plan achieves its objectives or not, or four years after adopting the Plan, Councils must consider how they will review the Plan, in order to prepare an alternative plan. The Reviewing Report should be submitted to Welsh Government within six months of the reviewing process stating whether or not the review is a full one, i.e. a new plan, or a brief review process.	
3.3	In terms of the Joint Local Development Plan, both Councils must comply with the monitoring and review process. Both Councils must review the Plan; it cannot be done on a one-sided basis by an individual Council.	
3.4	When a decision is made on what type of review is necessary, <u>steps set out in the Regulations will need to be followed, which include preparing a draft, a public consultation and a public examination before the new plan or amended plan can be adopted.</u>	
3.5	Given the key findings of this first AMR (see para 2.10) there is no evidence that indicate	

that the Plan requires an early review. Therefore, the review of the Plan will take place in 2021 unless future AMRs indicate otherwise.

B – What other options did you consider and why did you reject them and/or opt for this option?

Not Applicable

C – Why is this a decision for the Executive?

To accept the Annual Monitoring Report and provide comments

CH – Is this decision consistent with policy approved by the full Council?

Not Applicable

D – Is this decision within the budget approved by the Council?

Not Applicable

DD – Who did you consult?		What did they say?
1	Joint Planning Policy Panel	The Joint Planning Policy Panel provided input on the Monitoring Report on 06/09/19
2	Joint Planning Policy Unit Committee	The Joint Planning Policy Committee received the Annual Monitoring Report on 30-09-19

F - Appendices:

Appendix 1 – Joint Local Development Plan Annual Monitoring Report August 2017- March 2019

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

**FIRST ANNUAL MONITORING REPORT
1ST AUGUST 2017- 31 MARCH 2019**

CONTENTS PAGE

Executive Summary

Chapter 1: Introduction

Chapter 2: Analysing Significant Contextual Changes

Chapter 3: An Analysis of Indicators

- 6.1 Safe, Healthy, Distinctive and Vibrant Communities**
- 6.2 Sustainable Living**
- 6.3 Economy and Regeneration**
- 6.4 Supply and Quality of Housing**
- 6.5 Natural and Built Environment**

Chapter 4: Conclusions and Recommendations

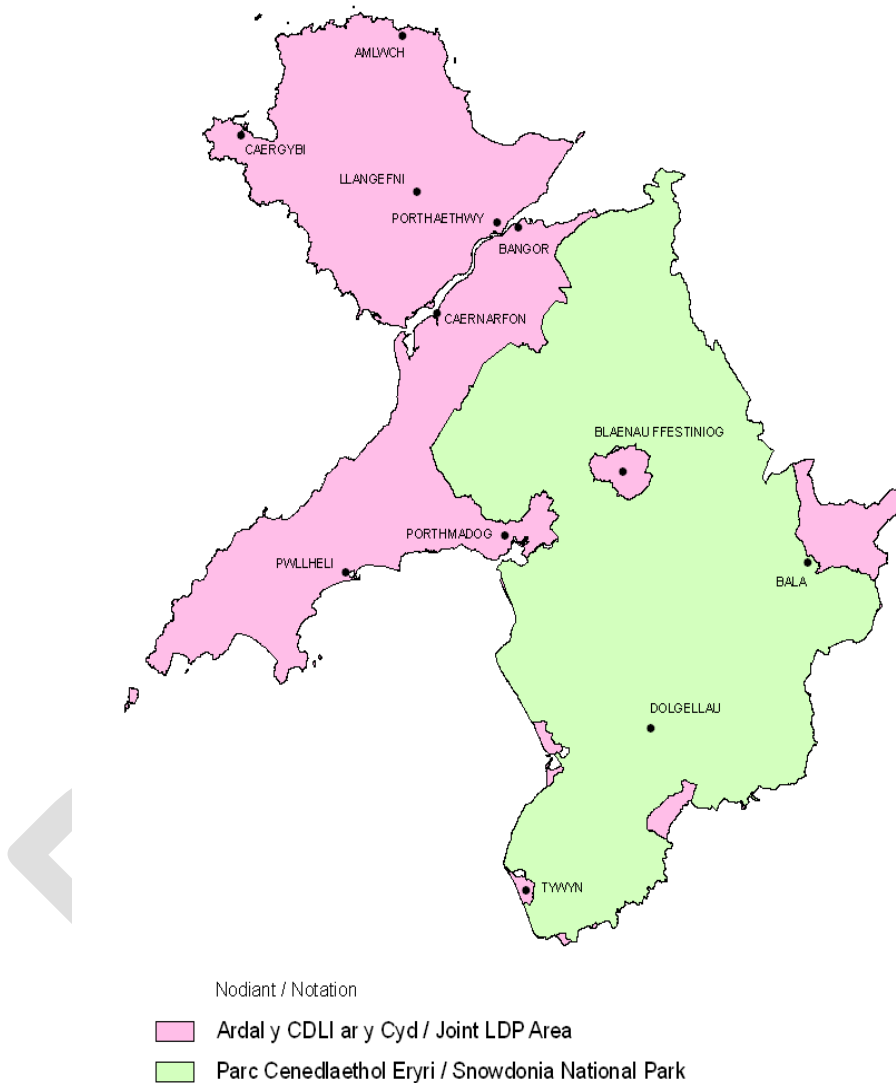
Appendix 1: Sustainability Appraisal Monitoring

Appendix 2: The Joint LDP's compliance with the Well-being Act (2015)

Appendix 3: Distribution of Residential Permissions

EXECUTIVE SUMMARY


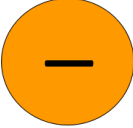
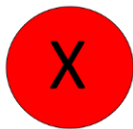
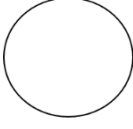
- i. The Gwynedd and Anglesey Joint Local Development Plan (Joint LDP) was adopted on 31 July 2017. The Joint LDP area includes Anglesey and the Gwynedd Planning Authority area. It does not include the parts of Gwynedd that are within the Snowdonia National Park.



- 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 69 indicators 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, Councils must prepare an Annual Monitoring Report (AMR). The Monitoring Framework is the basis of the AMR. The

AMR will record the work of assessing the indicators and any important contextual changes that could influence on the implementation of the Joint LDP. Over time, it provides an opportunity for the Councils to assess the impact of the Joint LDP on social, economic and environmental well-being in the Plan area.

- iv. This is the first AMR to be prepared since the Joint LDP was adopted as the Plan needs to have been in implementation for an entire financial year before preparing the first AMR.
- v. Therefore, this AMR looks at a period from the date of adopting the Joint LDP (31 July 2017) until 31 March 2019, and it must be sent to Welsh Government and published on the Councils' websites by 31 October 2019. Subsequent AMRs will be based on the period between 1 April until 31 March.
- vi. As only a little over a year and a half has elapsed since the implementation of the Joint LDP to make decisions on planning applications, the current impact of the Joint LDP is generally limited, and any conclusions so early on in the period of implementing the Plan would be premature. This AMR provides a short-term position statement and a baseline for future comparative analyses and, on that basis, subsequent AMRs will be able to demonstrate trends that develop over time.
- vii. 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.	35
	The policy target is currently not achieved as anticipated but this is not leading to concerns regarding policy implementation.	32
	Local policy does not provide expected results and there are resulting concerns regarding Policy implementation.	1
	There is no conclusion - available data is scarce.	1

viii. A summary of the outcomes of assessing the indicators is shown in the following table:

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	64
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	1
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	

ix. As can be seen above the majority of indicators do not require any further action with the exception to continue to monitor. Some indicators have been coloured grey as they have been achieved and therefore no further action is required and therefore are not noted above.

x. A small number of indicators relate to the preparation of the Supplementary Planning Guidance (SPG), and it can be seen that the series of SPG was not prepared by the target date. However, in every case, reasons are recorded in order to justify the delay in preparing the SPG, which show that they will be considered for adoption as soon as is practically possible. Where an indicator relates to an SPG that has been adopted the action has been coloured grey as no further action is required in relation to this indicator.

- xi. 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.
- xii. The table below provides an overview of the key documents that were considered:

Document
National
The Well-being of Future Generations (Wales) Act 2015
Planning (Wales) Act 2015
Technical Advice Note 20: Planning and the Welsh language (TAN 20) (October 2017)
Technical Advice Notes (TAN) 24: The Historic Environment (October 2017)
Technical Advice Note (TAN) 1: Temporary disqualification in paragraph 6.2 (July 2018)
Planning Policy Wales (PPW): Edition 10 (December 2018)
CLIC 005/2018: Planning for Gypsy, Traveller and Showpeople Sites
Enabling Gypsies, Roma and Travellers Plan (June 2018)
National Marine Plan, <u>Draft</u> Wales (December 2017)
Regional
North Wales Growth Deal
Local
Local Well-being Plans
Community Infrastructure Levy

AMR Key Findings

- Policy PS1: Welsh Language and Culture was used in an planning appeal soon after the adoption of the LDP to dismiss an appeal for 366 houses in Bangor as the Planning inspector did not consider that sufficient evidence was provided to prove that there would not be a negative impact on the Welsh Language.
- The 2019 and 2018 Joint Housing Land Supply (JHLAS) Studies indicate that 1,010 homes were completed during the monitoring period (462 units in 2017-18 and 548 units in 2018-19)¹
- The 2019 JHLAS outlines that the Councils have a housing land supply of 5.3 years which is above the 5 years as required by Technical Advice Note 1

¹ As the data is collected annually the figure for the period of 2017-2018 is for 1st April to 31st March therefore the total figure covers the period 1st April 2017 – 31st March 2019 which is more than the period of this AMR.

- 55% of the housing units² permitted during the AMR period are within the Sub-regional Centre and Urban Service Centres. 23% of units have been permitted within the Local Service Centres with a further 22% permitted in Villages, Clusters and Open Countryside which is in line with the Plan's housing distribution strategy .
- 543 new housing units received planning permission during the AMR period i.e. sites that did not have permission on the day the Plan was adopted.
- 202 affordable houses were given planning permission during the AMR period.
- Of the 56 housing units that were given permission and completed during the AMR period, 35 of these are affordable units. This equates to 62.5% of these units.
- In the AMR period (2017-19), 348 housing units have been completed on sites allocated for housing.
- Average density of new housing permissions in Plan area during the AMR period is 29.3 units per hectare.
- 254 affordable housing units completed in 2017-19. Significant increase in the number of affordable housing units completed in 2018/19 (193 units) compared to previous years. Note these figures do not include housing that is affordable due to its location, and size as the case may be in certain areas within the Plan area.
- 6 affordable housing exception sites permitted during the AMR period.
- 2 local market units given planning permission during AMR period. No local market units completed.
- Since adoption the Councils have adopted 3 Supplementary Planning Guidance and another 5 are close to adoption or underway
- The Councils received 62 Appeals during the Monitoring Period 74% of these were dismissed. The appeals that were allowed did not undermine the key policies of the Plan.
- In June 2018, Horizon submitted a Development Consent Order application in order to develop a new nuclear power plant, and a public inquiry was held.
- Hitachi announced its intention to delay the proposal of developing the new Nuclear Power Station; however, Horizon confirmed that it would continue to allocate resources to ensure that the process of examining the application is completed, and a decision is expected at the end of October 2019.
- Planning Permissions have been granted for renewable schemes that have the potential to contribute a total of 54Mw within the JLDP area.

Supplementary Planning Guidance

The purpose of SPGs are to:

- assist applicants and their agents to prepare planning applications and guide them in discussions with officers on how to use the relevant policies in the Joint Local Development Plan before submitting planning applications,
- assist officers to assess planning applications, and officers and councillors to make decisions about planning applications, and
- help Planning Inspectors make decisions on appeals.

Although the Plan contains policies that enable the Local Planning Authority to make consistent and transparent decisions on development proposals, it cannot provide all the detailed advice required by officers and prospective applicants to steer proposals locally. In

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

order to provide this detailed advice, the Councils are preparing a range of Supplementary Planning Guidance to support the Plan with more detailed guidance on a variety of topics and matters to help interpret and implement the Plan's policies and proposals.

Appendix 9 of the Joint Local Development Plan contains a table of the Supplementary Planning Guidance that have/will be prepared along with the projected timetable for preparing it. It is noted that the timetable associated with preparing the Supplementary Planning Guidance has slipped, and the reasons for the slippage include:

- The procedure for reporting and approving the SPG has been the subject of scrutiny within the Councils, and this has added to the timetable.
- The preparation process (internal and external engagement) took longer than the projected timetable.
- Lack of resources/capacity in the Unit.
- A lack of demand for the Guidance in light of publishing national planning policy in relation to the subject of the Guidance.

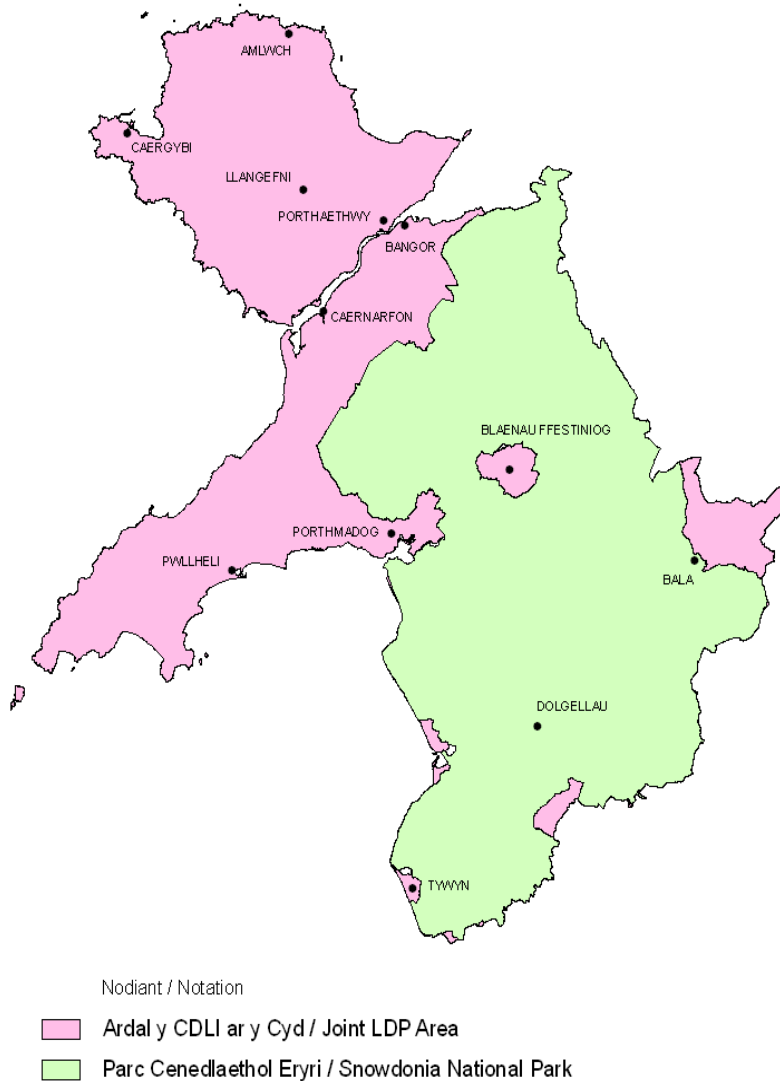
Some of the monitoring indicators are directly related to preparing and adopting relevant Supplementary Planning Guidance, see Chapter 3 for more information about the status of specific Supplementary Planning Guidance.

Monitoring the Sustainability Assessment

Appendix 1 provides a detailed assessment of the performance of the LDP against the SA monitoring objectives. Detailed indicators have been identified to provide more specific evidence for the performance of the LDP against the SA Objectives outlined in the LDP. The information collected in this AMR will provide a baseline for comparative analysis in future AMRs.

CHAPTER 1: INTRODUCTION

- 1.1 The Joint Local Development Plan (Joint LDP) adopted on 31 July 2017 provides a land use framework that will form the basis for decisions surrounding development in the Plan area during the lifespan of the Joint LDP (up to 2026). The Plan area does not contain the parts of Gwynedd that are within the Snowdonia National Park.



- 1.2 Sub-section 76 of the Planning and Compulsory Purchase Act 2004 requires that Councils produce an Annual Monitoring Report (AMR) for their Joint LDP following its adoption, and keep a regular eye on every matter that is expected to impact the development of the Joint LDP area. Welsh Government has published regulations and guidelines on what should be expected in an AMR. The AMR will need to be submitted to Welsh Government and published on the Councils' websites by 31 October every year following the adoption of the Joint LDP, as long as a full financial year (1 April - 31 March) has elapsed since the adoption date of the Joint LDP.

- 1.3 This first AMR encompasses a time from the date of adopting the Joint LDP (31 July 2017) until 31 March 2019, and it must be sent to Welsh Government and published on the Councils' websites by 31 October 2019. Subsequent AMRs will comprise the period between 1 April and 31 March each year.

What is the AMR?

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

Indicators

- 1.6 Under Regulation 37 of the Town and Country Planning (Local Development Plan) (Wales) (Amendment) Regulations 2015, the AMR is required to monitor the following core indicators:

Table 1: Core indicators

Core indicator noted in Regulation 37	Reference Number in the Monitoring Framework
The land supply for houses taken from the current Housing Land Availability Study. This is measured according to years of supply.	D43
The number of additional affordable and open market housing constructed in the Joint LDP area. This should demonstrate the level of new houses constructed less any houses demolished during the period of the AMR and since the adoption of the Joint LDP.	D44

- 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 of time (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



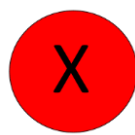
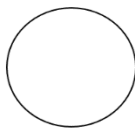
1.10 The Monitoring Framework notes a range of achievable actions that could address any numeric shortcoming or unexpected outcomes. However, it is not necessarily true that a failure to achieve a specific target will be interpreted as a policy failure that would automatically mean that this policy (or 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. In order to assist with the interpretation of the monitoring made, a simple colour plan was used, as seen in Table 3 below, to show how the indicator is performing

Table 2: Potential actions

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

Table 3: Monitoring symbols

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

Reviewing the Plan

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

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

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

Structure and content

1.13 This is the structure of the rest of this AMR.

Table 5: Structure of the AMR

Chapter		Contents in brief
2	Analysing significant contextual change	A summary and review of wider contextual matters within the implementation of the LDP, e.g. legislation/strategies/external policies.
3	An analysis of indicators	Details of the findings of the work of monitoring the Indicators of the Joint LDP (according to the order of the Joint LDP)
4	Conclusion and recommendations	Identify required changes to the Plan during a statutory review or a review that was triggered earlier on, if appropriate.
5	Appendices	<ol style="list-style-type: none"> 1. The outcomes of the Sustainability Assessment indicators - relating to the SA Report and the integrated assessment. 2. The Joint LDP's compliance with the Well-being Act (2015)

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

CHAPTER 2: ANALYSING SIGNIFICANT CONTEXTUAL CHANGES

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

LEGISLATIVE CHANGES

The Well-being of Future Generations (Wales) Act 2015

- 2.2 Although the date of this Act is 2015, it came into force after the Joint LDP was submitted for examination (April 2016). The Well-being of Future Generations (Wales) Act gained Royal Assent in April 2015 and came into force on 1st April 2016. The Act strengthens existing governance arrangements for improving the well-being of Wales by ensuring that sustainable development is at the heart of government and public bodies. It aims to make a difference to the lives of people in Wales in relation to a number of well-being goals including improving health, culture, heritage and sustainable resource use. The Act provides the legislative framework for the preparation of Local Well-being Plans, which replace Single Integrated Plans.
- 2.3 As the Joint LDP was submitted for Examination prior to April 2016, it did not have to directly correlate with the well-being goals identified in the WBFG Act. As required by the Planning Inspector, the Councils demonstrated during the Examination that the Joint LDP aligns with the identified wellbeing goals. Given that sustainable development is the core underlying principle of the Joint LDP (and SEA) there are clear associations between the aspirations of both the LDP and Act/Local Well-being Plans. Moving forward, the principles of The Well-being of Future Generations (Wales) Act and the well-being goals will inform both the monitoring of the Plan and any later review of the Plan (see also 2.34 below).

Planning (Wales) Act 2015

- 2.4 The Planning (Wales) Act received Royal Assent in July 2015 and came into force in stages between October 2015 and January 2016. Although it was in force before the Joint LDP was adopted and before the public inquiry, it is considered useful to refer to it as it provides the basis for other contextual changes that need to be considered during the monitoring stages. It introduces a legal basis for the preparation of a National Development Framework (NDF) and Strategic Development Plans (SDP). The NDF is a national land use plan, which will set out Welsh Government's policies in relation to the development and use of land in Wales. It is anticipated that a draft NDF will be produced for public consultation between July - September 2019. The aim is to adopt the NDF by September 2020. The Act requires LDPs to be in general conformity with the NDF.

Further information will be provided in the subsequent AMRs on any implications for the joint LDP of the NDF. SDPs are proposed to address cross boundary issues at a regional level. There is no decision at present in relation to the preparation of a SDP for the North Wales Region. In the event that an SDP is prepared for the North Wales area, its preparation will have to be monitored and considered in relation to any Local Development Plan review.

CHANGES TO NATIONAL PLANNING POLICY

Technical Advice Note 20: Planning and the Welsh language (TAN 20) (October 2017)

- 2.5 TAN 20 provides guidance on considering the Welsh language as part of the process of preparing local development plans. TAN 20 contains advice on incorporating the Welsh language in development plans through Sustainability Assessments. Unless the proposed development is an unexpectedly large development, individual applications are not expected to include an individual assessment as matters and key themes will have been considered at the time of preparing the plan. It includes procedures for unexpectedly large developments in areas where the language is particularly significant, and it includes guidance on signs and notices.
- 2.6 In accordance with the previous version of this TAN, consideration was given to the Welsh language in the iterative Sustainability Assessment of the Joint LDP. Unlike the expectations of TAN 20 October 2017, Policy PS 1 of the Joint LDP sets an appropriate expectation on individual applications that reach specific thresholds to include an individual assessment and submit it as a Welsh Language Statement with the planning application. This was approved due to the need to ensure that the proposed development is in line with the matters and key themes that were considered in the Sustainability Assessment at the time of preparing the LDP. In addition, this method of working ensures that the impact of the development on the Welsh language is considered, when relevant to the planning application. The document has no current direct impact on the Joint LDP as Policy PS1, which is based on existing evidence, ensures consideration of the Welsh language when making decisions, when relevant to the application.

Technical Advice Notes (TAN) 24: The Historic Environment (October 2017)

- 2.7 TAN 24 provides guidance on how the planning system considers the historic environment when preparing a development plan and making decisions with regard to planning applications and listed buildings. This includes introducing Heritage Impact Assessments, new advice on Historic Assets of Special Local Interest and confirming advice that was previously received in a variety of documents. The document has no current direct implications for the Joint LDP, but it does influence the content of the proposed Supplementary Planning Guidance: Heritage Assets.

Technical Advice Note (TAN) 1: Dis-application of paragraph 6.2 (July 2018)

- 2.8 The Welsh Government carried out a six-week consultation on the temporary disapplication of paragraph 6.2 of TAN 1 Joint Housing Land Availability Studies in May/June 2018. Paragraph 6.2 relates to the housing land supply figure being treated as a material consideration in determining planning applications and where a land supply is below five years, the need to increase supply should be given considerable weight.
- 2.9 Following the consultation, the disapplication of the paragraph was confirmed on 18 July 2018. The Welsh Government consulted on 'Delivery of housing through the planning system', seeking new ways in which housing requirements and delivery can be

calculated and monitored. TAN 1 and Planning Policy Wales still require Local Planning Authorities to maintain a five year supply. The disapplication of paragraph 6.2 does not have any immediate consequences for the Joint LDP.

Planning Policy Wales (PPW): Edition 10 (December 2018)

- 2.10 The Well-being of Future Generations (Wales) Act 2015 means that Planning Policy Wales is updated to fulfil the requirements of the Act. It has been restructured into policy themes with regard to well-being aims and policy updates to reflect new Welsh Government strategies and policies. A core part of it is the seven well-being aims, and it notes that the planning system is one of the main tools for creating sustainable places, and that the principles of creating a place is a tool to achieve this by drawing up plans and through the decision-making process.
- 2.11 Four main thematic headings were noted, and they include a variety of subject fields. The thematic headings are: Creating places; Active and Social Places; Productive and Enterprising Places; and Distinctive and Natural Places.
- 2.12 Implications and requirements deriving from this Edition of Planning Policy Wales will be considered and discussed in the parts relating to the relevant policy monitoring fields. The provisions and content of this Edition, or any update to it, will be considered in full as part of the process of preparing the amended Joint LDP.

OTHER NATIONAL CHANGES

Circular 005/2018: Planning for Gypsy, Traveller and Showpeople Sites

- 2.13 The circular reflects provisions contained in the Housing (Wales) Act 2014 to ensure local authorities meet the accommodation needs and provide sites for Gypsies and Travellers through the planning system.
- 2.14 It outlines how planning authorities and Gypsies and Travellers can work together to achieve this aim.

Enabling Gypsies, Roma and Travellers: June 2018

- 2.15 The 'Enabling Gypsies Roma and Travellers' Plan is aligned with the Welsh Government National Strategy 'Prosperity for All' and outlines the breadth of work which the Welsh Government is undertaking to ensure inequalities experienced by these communities are reduced, access to opportunities increased, and relations between these communities and wider society improved.
- 2.16 In particular, the Plan seeks to build upon work undertaken since 2011 whilst introducing commitments in areas such as employment and training as well as building bridges with social services and criminal justice agencies.
- 2.17 The content of circular and that of the Enabling Gypsies, Roma and Travellers Plan, together with the LDP's role in meeting Gypsies and Travellers accommodation needs will be considered as part of the preparation of a Revised LDP.

Draft National Marine Plans Wales (December 2017)

- 2.18 The purpose of the Draft National Marine Plan Wales is to support the sustainable development of the seas surrounding Wales, and encompass the inshore and offshore areas during the next 20 years. It presents Welsh Government's ambitions for the future

use of the sea's natural resources, how various users of the sea should interact and consider each other's activities and plans for the future. Consultation on the draft plan was held between December 2017 and April 2018.

THE REGIONAL CONTEXT

North Wales Growth Deal

- 2.21 In December 2017, the North Wales Growth Board (a partnership of Local Authorities and wider partners, e.g. Higher Education, Further Education and the North Wales Mersey Dee Business Council) made a Growth Deal bid to Welsh Government and UK Government for £383m of grant funding for North Wales.
- 2.22 The proposals will be a catalyst for a full investment of £1.3 billion in the North Wales economy, a profit of £3.40 for each pound is spent. It is expected that over 5,000 jobs could be created from the potential investments within the Growth deal across Technology and Innovation Centres, Business Sites, Digital Connectivity, Skills, Transport and Business Support.
- 2.23 Over the recent months, the North Wales Economic Ambition Board, which includes representatives from the six local authorities, colleges and universities, and the private sector - have secured a £240m commitment by Welsh Government and the UK Government.
- 2.24 The Board continues to hold discussions with both governments and is encouraging them to invest greater capital match funding to support an even more daring and effective Growth Deal, in addition to alternative sector programmes and funding streams.
- 2.25 This provides a firm foundation for implementing the nine priority programmes, which includes 16 projects, and which formed the North Wales Growth Deal. It is expected that the final Growth Deal will be in place later in 2019 so that the work can commence on priority projects from 2020 onwards.
- 2.26 The Joint LDP contains a provision in its policies and proposals for sustainable development, and the economy is an important part of the strategy. The Growth Deal's progress and any subsequent implications for the Joint LDP will be considered further in a subsequent AMR where appropriate.

THE LOCAL CONTEXT

LOCAL PLANS

Local Well-being Plans

2.27 The Well-being of Future Generations (Wales) Act 2015 states that Councils, as representatives of the Public Services Board, are required to prepare a Well-being Plan. In May 2017, Local Well-being Assessments for Gwynedd and Anglesey were published. Having considered the data and the views of local people, the Board reached a conclusion on the main messages of the assessment. There are nine main messages.

1. The need to maintain a healthy community spirit
2. The importance of protecting the natural environment
3. Understanding the impact of demographic changes

4. Protecting and promoting the Welsh language
5. Promote the use of natural resources to improve health and well-being in the long-term
6. Improve transport links to enable access to services and facilities
7. The need for high value jobs and affordable homes for local people
8. The impact of poverty on well-being
9. Ensure that every child is given an opportunity to succeed

2.28 The Gwynedd and Anglesey Well-being Plan was completed by setting out the above nine main messages. The plan notes two well-being objectives, namely Communities that thrive and flourish in the long-term, and Health and independent residents with a good standard of living. Six priorities have been identified to realise both well-being objectives. The Gwynedd and Anglesey Well-being Plan, including any action plans, will be monitored to ensure the consistency of the purpose and content of the Joint LDP. In this respect, the National Well-being Aims and the Council's Well-being Aims are considered and discussed as part of the consistency analysis of the LDP's aims. Reference is made in this AMR in Appendix 2 to this link.

Community Infrastructure Levy

2.29 In November 2015, Westminster Government commissioned an independent national review of the Community Infrastructure Levy in order to:

'Assess to which extent the CIL is or is able to provide an effective mechanism to fund infrastructure, and to recommend changes that would improve the way it works to support the Government's housing objectives and wider growth.'

2.30 The review looked at how much revenue CIL generated, the types of developments that pay CIL, impacts on viability, and how the communities' portion of the CIL is implemented. The independent review group presented its report in October 2016 and it was published in February 2017. The report is called "A New Approach to Developer Contributions to Ministers". This recommended changes to the Community Infrastructure Levy system. As part of the Wales Act 2017, CIL became a devolved matter and powers were transferred to Welsh Government in April 2018.

2.31 To this end, a Transfer of Functions Order is required to enable Welsh Ministers to amend existing secondary legislation. Following this, should Welsh Ministers consider it appropriate to rewrite the CIL Regulations, it is possible that further legislation will be needed to allow this to happen. However, this has not been confirmed thus far.

2.32 Given the above, it is currently unclear as to how Welsh Government will wish to deal with CIL, and specifically will it continue with CIL Regulations in their current form, or will it develop specific amendments or give it up completely. In September 2018, the Gwynedd and Anglesey Joint Planning Policy Committee decided to delay the required work to put CIL in place in the Plan area until it gained a clear understanding of the future of CIL in Wales. It is also noted, in the context of work carried out regionally for the CIL, that it was likely that it would not be viable to implement it in the Plan area.

CONCLUSION



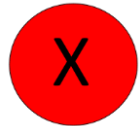
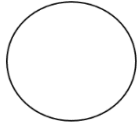
2.33 As noted above, new legislation and plans, and national, regional and local policies and strategies emerged during this monitoring period. Some of them might have implications to the work of the Joint LDP in future. However, none of the contextual changes noted are significant enough so far to suggest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

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

DRAFT

CHAPTER 3: AN ANALYSIS OF INDICATORS

- 3.1 This chapter assesses whether the associated strategic and supporting policies of the Joint LDP are implemented as intended, and whether the strategy and objectives of the Joint LDP are being delivered. The individual tables in this chapter provides conclusions and appropriate steps (where required) to address any policy implementation matters noted through the monitoring process.
- 3.2 As a visual aid when monitoring the effectiveness of policies and to provide an overview of performance, key indicators and outcomes are shown as follows:

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

6.1 SAFE, HEALTHY, DISTINCTIVE AND VIBRANT COMMUNITIES


Welsh Language and Culture

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

When adopted, this SPG will provide detailed guidance, which includes a new and thorough methodology to prepare Language Statements and Assessments that will mean that relevant consideration will be given to the Welsh language when relevant to an application.

The nature of housing applications on new sites that have received consent since the Plan's adoption indicate a substantial percentage of affordable housing with over 60% of these applications on sites for an individual plot. Indeed, for the 7 sites with 11+ housing units, 5 of these are sites designated in the Plan with the other 2 sites providing 100% affordable housing.

This means that new permissions under the Plan thus far, by preparing a high percentage of affordable housing entails that local needs are addressed and this assists to maintain the Welsh language within the Plan's area.

Indicator: D1				
Objective:	SO1	Safeguard and strengthen the Welsh language and culture and promote its use as an essential part of community life.		
Indicator:	Target:	Relevant policy:	PS1	
		Outcome:	Trigger level:	
D1 % Welsh speakers in 2021 in Anglesey and Gwynedd	New developments contribute to maintaining or strengthening the Welsh language in Anglesey and Gwynedd <i>(Note: Direct impact of new development on the use of the Welsh language in individual communities and Plan area is a</i>	AMB 1		Biennial narrative about relevant completed schemes, e.g. under Policy PS 1, Policy TAI 1 – Policy TAI 7, by 2019
		AMB 2		
		AMB 3		
		AMB 4		

	<p><i>difficult area to monitor, given that the Plan can't differentiate on the basis of language ability. The Councils consider a combination of approaches is required in order to monitor the effectiveness of policies, including the indicators set out under this theme.)</i></p>			
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Analysis:

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

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

- Policy TAI 5 'Local Market Housing' which prevents any open market housing within the coastal settlements listed;
- Policy TAI 15 'Affordable Housing Threshold and Distribution' requires an affordable element for the development of 2 or more housing units within Centres and Villages;
- Policy TAI 16 'Exception Sites' supports developments 100% affordable housing;
- Policy TAI 6 'Clusters' and TAI 7 'Conversion of Traditional Buildings in the Open Countryside to Residential Use' only supports affordable housing provision;
- Policy TAI 8 'Appropriate Housing Mix' ensures that all residential development contributes towards improving the balance of housing and meets the identified needs of the whole community;

Policy CYF 1 'Safeguarding, Allocating and Reserving Land and Units for Employment Use' ensures that there are sufficient land for employment opportunities to be provided within the Plan.

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

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

Local Authority	Year ending 31 March 2017		Year ending 31 March 2018		Year ending 31 March 2019	
	Number	%	Number	%	Number	%
Anglesey	42,400	63.5	42,500	63.6	45,500	67.5

Gwynedd	87,600	74.1	89,600	75.5	91,000	76.4
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As shown, these figures note a much higher level than the 2011 Census results that stated there were 57% of Welsh speakers in Anglesey and 65% in Gwynedd. However, as these figures are based on a sample they do not have such a firm basis as the Census figures and they always tend to give a higher % than the Census. However, it should be noted that a recent larger sized sample had approximately a 350% increase in the sample compared to the early years.

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

Since the Plan's adoption there are 543 new housing units (i.e. sites that did not have permission on the day the Plan was adopted) who have received planning permission up to 31 March 2019. This is via permission for individual houses on 81 sites with the remainder on 47 sites from sites with 2 units to one site of 134 units. Out of the applications that met the threshold for an affordable housing contribution i.e. 2 or more units or within a Cluster or the conversion of an external building namely 465 housing units, 202 affordable units were given permission this means an affordable percentage of 43.4%.

In the period since the Plan's adoption two Joint Housing Land Availability Studies have been produced being the 2018 and 2019 studies. These identify that 1,010 housing units have been completed and 954 of these had planning permission before the Joint LDP was adopted.

Of the 56 housing units given permission and completed since the adoption of the Plan, 35 of these are affordable units which is 62.5% of these units.

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


From the housing units that have received consent since the Plan's adoption date it can be seen that a substantial number of affordable housing have received permission, namely over 40%. In addition, of the units given permission and completed since the Plan's adoption the percentage of affordable housing is over 60%. This means that new permissions under the Plan thus far, by preparing a high percentage of affordable housing entails that local needs are being addressed and this assists to maintain the language within the Plan's area.

It should be noted that the 'Maintaining and Creating Distinctive and Sustainable Communities' Supplementary Planning Guidance has been adopted during the period of this AMR - See D4

Action:

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

Indicator: D2

Objective:	SO1	Safeguard and strengthen the Welsh language and culture and promote its use as an essential part of community life.	
Indicator:	Target:	Relevant policy:	PS1
D2 Planning applications permitted where Welsh language mitigation measures are required	Where required, significant harm to the character and the language balance of a community is avoided or suitably mitigated in accordance with Policy PS 1	Outcome:	Trigger level:
		AMB 1	
		AMB 2	
		AMB 3	
		AMB 4	
One planning application permitted in any one year contrary to Policy PS 1			

Analysis:

As highlighted in the response to Indicator D1, since the Plan's adoption planning permission has been given to 543 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	81	81
2 to 5 units	24	76
6 to 10 units	16	126
11+ units	7	260

Of the 7 sites that are 11+ units in size, 5 of these are on sites designated for housing in the Plan and the other 2 sites which are not designated for housing are applications for 100% affordable housing.


This means that there are no applications that have received planning permission since the Plan's adoption where measures are required to mitigate any significant harm to the Welsh language.

It should be noted that an application for 366 houses in Bangor was refused on appeal as the Inspector was not convinced that the information submitted proved that the development would have an adverse impact on the Welsh language contrary to Strategic Policy PS1.

It should be noted that the 'Maintaining and Creating Distinctive and Sustainable Communities' Supplementary Planning Guidance has been adopted during the period of this AMR - See D4


Action:

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


Indicator: D3				
Objective:	SO1	Safeguard and strengthen the Welsh language and culture and promote its use as an essential part of community life.		
Indicator:	Target:	Relevant policy:	PS1	
		Outcome:	Trigger level:	
D3 Number of planning applications accompanied by a Welsh Language Statement or a Welsh Language Impact Assessment	All relevant planning applications to be accompanied by a Welsh Language Statement or a Welsh Language Impact Assessment, which address factors relevant to the use of the Welsh language in the community as set out in the Supplementary Planning Guidance.	AMB 1		One Welsh Language Statement or Welsh Language Impact Assessment in any one year that doesn't address factors relevant to the use of the Welsh language in the community.
		AMB 2		
		AMB 3		
		AMB 4		
Analysis:				
<p>During the monitoring period, 19 Welsh Language Statements were submitted and no Welsh Language Impact Assessments. 12 Language Statements were received with residential applications, with 4 applications concerning new businesses and 3 with applications for new hotels/accommodation. All the Welsh Language Statements submitted during the monitoring period had followed the main structure of the response template included in the adopted Welsh Language SPG (2009) for Gwynedd / (2007) for Anglesey.</p> <p>It is noted that the SPG Maintaining and Creating Distinctive and Sustainable Communities will be adopted during Quarter 2 of AMR 2. This Guidance includes a detailed guide regarding the circumstances when a Welsh language statement will need to be provided with planning applications. It also gives comprehensive details on how to go about undertaking a Language Statement/Assessment and the information that needs to be included. This should ensure an improvement in Welsh Language Statements submitted by developers in the future.</p>				
Action:				
No action currently required. Continue to monitor as part of the next AMR.				

Indicator: D4			
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	PS 1
		Outcome:	Trigger level:
D4 Prepare and adopt a Supplementary Planning Guidance to promote the maintenance and creation of distinctive and sustainable communities	Prepare and adopt a Supplementary Planning Guidance to promote the maintenance and creation of distinctive and sustainable communities within 6 months of the Plan's adoption	AMB 1	Not adopting a Supplementary Planning Guidance within 6 months of the Plan's adoption
		AMB 2	
		AMB 3	
		AMB 4	
<p>Analysis:</p> <p>There was delay before publishing the SPG in order to allow input initially from the Councils' language development officers and to await the publication of additional guidance from Welsh Government. There was further delay prior to publication in order to allow input from the Communities Scrutiny Committee and the Scrutiny Working Group (Gwynedd Council), which has led to additional work, including an independent critical evaluation of the draft SPG consultation version. It is believed that the delay in formulating the SPG has been beneficial.</p> <p>The consultative draft SPG was the subject of a public consultation during December 2018 - January 2019.</p> <p>It is anticipated that the SPG will be adopted during the Annual Monitoring Report 2 period.</p>			
Action:			
Work to produce the SPG will be monitored as part of a follow-up AMR.			

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:
D5 Number of planning applications granted where new or improved infrastructure has been secured through developer contributions	Where appropriate, new development will address the impact on communities through the provision of new or improved infrastructure in accordance with Policy ISA 1	AMB 1	
		AMB 2	
		AMB 3	
		AMB 4	
Analysis:			
<p>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.</p> <p>No planning permission was granted where there was new or enhanced infrastructure through developer contributions, and 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.</p>			
Action:			
No action currently required. Continue to monitor as part of the next AMR.			

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	AMB 1		One viable community facility lost contrary to Policy ISA 2 in any one year
		AMB 2		
		AMB 3		
		AMB 4		
Analysis:				
<p>Policy ISA 2 aims to protect existing community facilities and encourage the development of new facilities where appropriate. A total of 18 planning applications were submitted where a former community facility would be lost as part of the development (3 former surgeries, 2 former banks, 2 former public houses, 1 former post office and 10 former chapels). However, none of these applications were contrary to Policy ISA 2 as there was evidence that the facilities in question were not viable and/or had not been in use for a period of time.</p> <p>It should be noted, however, that no reference was made to Policy ISA 2 in 10 of the 18 delegated reports for the specific applications in question. It is suggested that it is ensured that a reference to the Policy is made in the follow-on annual reports to ensure transparency and consistency.</p> <p>The target to prevent the loss of viable community facilities developments in any one year is therefore being met.</p>				
Action:				
No action currently required. Continue to monitor as part of the next AMR.				

Infrastructure and Developer Contributions

Open Spaces

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


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


Supplementary Planning Guidance - Open Spaces in New Housing Developments

The draft version of this SPG was approved for a public consultation by the Joint Planning Policy Committee on 21 September 2018. This draft was prepared in consultation with officers from the Development Control Units of both Authorities. Prior to this, input was provided by the Joint Local Development Plan Panel on 17 July 2018 with regards to the SPG.


The SPG was subject to a public consultation between 11 October and 22 November 2018 and 8 observations were received. The guidance was adopted on 22 March 2019 by the Joint

Planning Policy Committee. Since the adoption of the guidance it is used as a material planning consideration for relevant planning applications.

Indicator: D7			
Objective:	SO2	Ensure that appropriate physical or community infrastructure is in place e.g. water supply, health facilities, schools, community facilities, or that it can be provided (e.g. by means of developer contributions) to cope with every kind of development.	
Indicator:	Target:	Relevant policy	ISA 4
		Outcome:	Trigger level:
D7 – Number of Planning applications for alternative uses on areas of open space	Amount of open space (ha) in individual settlements retained in accordance with Policy ISA 4.	AMB 1	
		AMB 2	
		AMB 3	
		AMB 4	
Analysis:			
<p>5 applications approved for housing developments on sections of open spaces identified in the plan (on the proposals map) as protected open spaces. Every application complies with the policy criteria:</p> <ul style="list-style-type: none"> • 2 applications in a settlement, where following an assessment of the provision of open spaces it was concluded that there was a general surplus of provision within the community (criterion 1) • 3 applications redeveloping a small section of the open space only (criterion 4) and therefore it was concluded that the proposal would lead to retaining and expanding the facility as a leisure resource. 			
Action:			
No action currently required. Continue to monitor as part of the next AMR.			

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	AMB 1	
		AMB 2	
		AMB 3	
		AMB 4	
One planning application permitted in any one year not contributing to meeting the open space needs of occupiers of new housing as defined by			

	deficiency of open space in accordance with Policy ISA 5			the FiT benchmark standard contrary to Policy ISA 5
Analysis:				
<p>Policy ISA 5 states that new housing proposals for 10 or more dwellings, in areas where existing open space cannot meet the needs of the proposed housing development, will be expected to provide suitable provision of open spaces. 6 applications for 10 or more dwellings have been approved since the Plan's adoption.</p> <ul style="list-style-type: none"> • 4 developments did not need a provision/financial contribution as there were plenty of open spaces in the community (including 1 application on appeal), • 1 application had given a provision of 261m2 and a new crossing to the open space over the road to the development, • 1 gave a financial contribution of £3,800. 				
Action:				
No action currently required. Continue to monitor as part of the next AMR.				


Indicator: D9				
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:	ISA4, ISA5	
		Outcome:	Trigger level:	
D9 – Preparation of Supplementary Planning Guidance relating to provision of open spaces in new housing developments	Prepare and adopt the Supplementary Planning Guidance relating to the provision of open spaces within new housing developments within 12 months of the Plan's adoption	AMB 1		Not adopting a Supplementary Planning Guidance within 12 months of the Plan's adoption
		AMB 2		
		AMB 3		
		AMB 4		
Analysis:				
<p>The revised SPG was formally adopted by the Joint Planning Policy Committee on 22 March, 2019, following a period of public consultation (11 October and 22 November 2018).</p> <p>As the Planning Guidance has been adopted in March 2019, it is not within the 12 month target from when the Plan was adopted. Despite the fact that the target has not been reached as anticipated, it was adopted within the AMR 1 period.</p>				
Action:				

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

Indicator: D10

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

D10 Preparation of Supplementary Planning Guidance relating to planning obligations	Prepare and adopt the Supplementary Planning Guidance relating to planning obligations within 6 months of the Plan's adoption	AMB 1		Not adopting a Supplementary Planning Guidance within 6 months of the Plan's adoption
		AMB 2		
		AMB 3		
		AMB 4		

Analysis:

The draft version of the Supplementary Planning Guidance on Planning Obligations was consulted upon between 21 February and 4 April 2019 for a period of six weeks.

It is anticipated that the SPG will be adopted during the Annual Monitoring Report 2 period.

Action:


Work to produce the SPG will be monitored as part of a follow-up AMR.

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

		<p>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
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	Outcome:	Trigger level:
		AMB 1	Not adopting a Supplementary Planning Guidance within 12 months of the Plan’s adoption
		AMB 2	
		AMB 3	
		AMB 4	
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 has been 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, both local planning authorities have ‘saved’ SPGs from their Unitary Development Plans and can also refer to national guidance when determining new applications.</p>			
<p>As the new LDP policy on Parking Standards is in line with national guidance it is not felt that the slippage in the delivery of a new SPG has been detrimental to the decision-making process, although it is acknowledged that a new SPG that more fully reflects and expands upon the new LDP policy and will provide guidance that links in with the policy requirements.</p>			
Action:			
<p>No action currently required. Continue to monitor as part of the next AMR.</p>			

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
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	Outcome:	
		AMB 1	
		AMB 2	
		AMB 3	
		AMB 4	
		Trigger level:	One planning application submitted in any one year not accompanied by a Travel Assessment as required by Policy TRA 1
Analysis:			

5 applications in Gwynedd and 12 applications in Anglesey have been accompanied with a Travel Assessment during the monitoring period. 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.

Action:

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




Indicator: D13

Objective:	SO3	Improve and maintain safe, efficient, high quality, modern and integrated transport networks to employment, services and education/ training facilities particularly by foot, bicycle and public transport, thus reducing where possible the number of journeys in private cars.
	SO4	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:
D13 – The number of applications permitted within sites/areas	No planning applications permitted that are harmful to	AMB 1	
		AMB 2	
		AMB 3	
		One planning application permitted in any one year contrary to Policy TRA 1	

safeguarded for transportation improvements	achieving transportation improvements identified in Policy TRA 1	AMB 4		
Analysis:				
<p>No applications were permitted contrary to Policy TRA 1.</p> <p>On 25th May 2018 the Welsh Ministers decided to proceed with the A487 Caernarfon to Bontnewydd Transport Scheme, following a public inquiry held over the summer of 2017.</p> <p>Site clearance began in February 2019. Earthworks Operations near the Goat and Plas Menai roundabouts have also started. The by-pass is scheduled for completion in autumn 2021. It will link the Goat roundabouts on the A499/A487 to the Plas Menai roundabouts with a 9.8km carriageway, which includes two viaducts, two multi-span bridges and three new roundabouts.</p> <p>There have been no applications affecting the route of the by-pass.</p> <p>1 application relating to the Llangefni Link Road has been approved with conditions. This is FPL/2018/24, which is an application for agricultural access to the road that will not impede future improvements or extensions.</p> <p>4 applications relating to the A5025 have been approved with conditions. 27C106E/FR/ECON, 27C106F/VAR and 49C342/FR relate to improvements to the existing highway. 27C79C is a conversion scheme that is highly unlikely to impinge upon any highway improvements to the A5025.</p>				
Action:				
No action currently required. Continue to monitor as part of the next AMR.				

Indicator: D14		
Objective:	SO3	<p>Improve and maintain safe, efficient, high quality, modern and integrated transport networks to employment, services and education/ training facilities particularly by foot, bicycle and public transport, thus reducing where possible the number of journeys in private cars.</p>
	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:								
D14 – Delivery of Llangefni Link Road (Phase 4)	Phase 4 of the Llangefni Link Road is delivered by end 2018/2019	<table border="1"> <tr> <td>AMB 1</td> <td></td> </tr> <tr> <td>AMB 2</td> <td></td> </tr> <tr> <td>AMB 3</td> <td></td> </tr> <tr> <td>AMB 4</td> <td></td> </tr> </table>	AMB 1		AMB 2		AMB 3		AMB 4		Failure to deliver Phase 4 of Llangefni Link Road by end 2018/2019
AMB 1											
AMB 2											
AMB 3											
AMB 4											
Analysis:											
Phase 4 of the Llangefni Link Road opened to the public in December 2017, with all works completed by March 2018.											
Phase 3 of the link road is due to finish in 2019.											
Action:											
No further monitoring is necessary as Phase 4 of the Llangefni Link Road has been completed.											

Indicator: D15		
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:								
D15 – Delivery of improvements to the A5025	Applications for improvements required to the A5025 (on line and off line) are submitted as planning applications to the Isle of Anglesey County Council and/ or as part of the Wylfa Newydd DCO application (where appropriate) by December 2017	<table border="1"> <tr> <td>AMB 1</td> <td></td> </tr> <tr> <td>AMB 2</td> <td></td> </tr> <tr> <td>AMB 3</td> <td></td> </tr> <tr> <td>AMB 4</td> <td></td> </tr> </table>	AMB 1		AMB 2		AMB 3		AMB 4		Planning application for improvements to the A5025 not submitted by December 2017
AMB 1											
AMB 2											
AMB 3											
AMB 4											
Analysis:											
<p>One application relating to the A5025 has been approved with conditions. This is 27C106E/FR/ECON, which is an application for improvements to the existing highway. This application was registered on 6th December 2017.</p> <p>The consultation period for professional/statutory consultees was issued on 12th December 2017 and allowed consultees 21 days to respond up to 2nd January 2018. A number of consultation responses have been received including responses outside the minimum statutory consultation period which have been taken into account. Permission was granted on 13th July 2018.</p>											
Action:											
No action currently required. Continue to monitor as part of the next AMR.											

6.2 SUSTAINABLE LIVING

Sustainable Development and Climate Change

Indicator: D16				
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 1	
		Outcome:	Trigger level:	
D16 Prepare and adopt a Supplementary Planning Guidance to promote the maintenance and creation of distinctive and sustainable communities	Prepare and adopt a Supplementary Planning Guidance to promote the maintenance and creation of distinctive and sustainable communities within 6 months of the Plan's adoption	AMB 1	Not adopting a Supplementary Planning Guidance within 6 months of the Plan's adoption	
		AMB 2		—
		AMB 3		
		AMB 4		
Analysis:				

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

The consultative draft SPG was the subject of a public consultation during December 2018 - January 2019.


It is anticipated that the SPG will be adopted during the Annual Monitoring Report 2 period.

Action:


Work to produce the SPG will be monitored as part of a follow-up AMR.

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


Indicator:	Target:	Relevant Policy		PS 5, PS6, PCYFF 1 & PCYFF 2, ADN 1, ADN 2, ADN3
		Outcome:		Trigger Level:
D17 - Number of planning applications	No planning applications permitted	AMB 1		One planning application permitted in any one year
		AMB 2		
		AMB 3		

permitted by TAN 15 category in C1 floodplain areas	within C1 floodplain areas not meeting all the tests set out in TAN15	AMB 4		within C1 floodplain not meeting all TAN15 tests
Analysis:				
27 planning applications (full/outline) were permitted on sites that were wholly/partly within a C1 flood zone. As part of the process of assessing the planning applications information was collected regarding the compliance of the planning applications with the tests contained in Technical Guidance Note 15 (Flooding). It was concluded that the applications approved were in compliance with the policies of PS 5, PS6, 1 PCYFF & PCYFF 2 of the joint LDP. Therefore it is considered that the policies are being implemented effectively.				
Action:				
No action currently required. Continue to monitor as part of the next AMR.				

Indicator: D18				
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 5, PS6, PCYFF 1 & PCYFF 2, ADN 1, ADN 2, ADN3	
		Outcome:	Trigger Level:	
D18 - Number of planning applications	No planning applications for highly	AMB 1		One planning application permitted for highly vulnerable development
		AMB 2		
		AMB 3		

for highly vulnerable development permitted in C2 floodplain areas	vulnerable development permitted in C2 floodplain areas	AMB 4		in C2 floodplain areas in any one year
Analysis:				
<p>One planning application (convert an empty chapel into a dwelling) was approved for a type of development that would be considered as a 'highly vulnerable development' in accordance with Figure 2 of Technical Advice Note 15 (Floods) and does not comply with tests contained in Technical Advice Note 15 (Floods). The Planning Committee approved the planning application, contrary to the officer's recommendation. The application was not referred to the Welsh Government by Natural Resources Wales.</p> <p>Apart from the above application, a conclusion was reached that the approved applications complied with policies PS 5, PS6, PCYFF 1 and PCYFF 2, and consequently it is considered that the policies are implemented effectively.</p>				
Action:				
<p>It is noted that the trigger level has been reached, however it is believed that there is a need to continue to monitor as part of the next AMR and to consider whether there is need for training in terms of implementing the Policy and the requirements in terms of C2 zones and development that is highly vulnerable.</p>				

Indicator: D19			
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	
	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	AMB 1		Decrease in proportion of development permitted on previously developed land (brownfield redevelopment and conversions of existing buildings) for 2 consecutive years
		AMB 2		
		AMB 3		
		AMB 4		

Analysis:

% of previously developed land:

- **Anglesey** 2015-2016 = 20.72ha (61%)
Anglesey 2016-2017 = 28.00ha (50%)
Anglesey 2017-2018 = 13.81ha (49%)
Anglesey 2018-2019 = 4.33ha (21%)
- **Gwynedd** 2015-2016 = 14.54ha (44%)
Gwynedd 2016-2017 = No data available, method of entering the data was under review during this period
Gwynedd 2017-2018 = 12.82ha (64%)
Gwynedd 2018-2019 = No data available due to staff resources/technical issues.

Due to rural nature of the area, opportunities for development of previously developed land is largely limited to numerous small sites. Whilst development is guided towards the use of these sites in the first instance pressure for greenfield development is inevitable particularly as a result of the nature of proposals, e.g. renewable energy schemes, local housing, rural diversification schemes and tourist related development.


Not enough information available to fully monitor this indicator in Gwynedd.

Action:

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

Indicator: D20

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 5, PS6, PCYFF 1 & PCYFF 2, ADN 1, ADN 2, ADN3
		Outcome:	Trigger Level:
D20 - Number of planning applications Permitted outside development boundaries	No Planning applications permitted outside development boundaries that do not meet the requirements of Policy PCYFF 1 and other relevant policies	AMB 1	
		AMB 2	
		AMB 3	
		AMB 4	
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.			
Analysis:			
<p>A total of 1226 planning applications have been approved outside the development boundaries. Most of these are householder applications or applications for the verification of conditions for approved planning applications. There are also a number of applications for rural development including for example tourism, employment, highways and agricultural development.</p> <p>With regard to housing applications located outside the development boundaries, there are:</p> <ul style="list-style-type: none"> 6 exception sites which conform with policy TAI 16; 3 applications for new dwellings in clusters which comply with policy TAI 6; 4 applications for replacement dwellings which comply with policy TAI 13; 1 application located in open countryside which complies with the requirement of a rural enterprise dwelling. 			
Action:			
No action currently required. Continue to monitor as part of the next AMR.			

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 1
		Outcome:	Trigger level:
D21 Number of planning applications for standalone renewable energy development granted, per technology, per 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	AMB 1	The amount of energy output from renewable energy sources is 10% or more below the requirements set in the Policy Target
		AMB 2	
		AMB 3	
		AMB 4	
	100% of the renewable energy potential (2,226.7 GWh) delivered by 2026 to address electricity demand		
	50% of the renewable energy potential (23.65 GWh) delivered by 2021 to address heat demand		
	100% of the renewable energy potential (47.3 GWh) delivered by		

	2026 to address heat demand			
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Analysis:

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

As of this monitoring period the GWh granted planning permission by different technology type are outlined below:

Type	Number of Applications	GWh
Hydro	2	0.862
Solar	3	47.2
On Shore Wind (micro)	3	0.35
Solar (Micro)	2	0.044
Total	8	48.5

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

Tables 7 and 8 within the JLDP identifies an installed capacity of 159.6 (MWe) and 12.4 (MWt) within the Plan area at 2016. In the latest 'Energy Generation in Wales' (2017 figures) published by the Welsh Government the total installed heat and electricity capacity for Anglesey and Gwynedd was 225MW which gave an estimated generation of 381GWh. This is an increase of 53MW from that identified in tables 7 and 8 of the JLDP.


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


Action:

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

Indicator: D22

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:	PS1
		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	AMB 1	
		AMB 2	
		AMB 3	
		AMB 4	
Analysis:			
<p>There was a delay in the timetable for providing this SPG due to the Unit's lack of resources and the need to prioritise other SPGs that took longer to prepare and report through the Committees of both Councils.</p> <p>There has been a substantial fall in the number of applications for independent renewable energy plans within the Plan area, which potentially reflects the move toward preparing developments in the sea and a reduction in the available grants for such developments on land.</p> <p>With the process of preparing other SPGs ending early in the AMR 2 period, there will be an opportunity to prepare an SPG for this field.</p>			
Action:			
Prepare the Independent Renewable Energy SPG during the AMR 2 period.			

Indicator: D23			
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 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.	AMB 1	
		AMB 2	
		AMB 3	
		AMB 4	
		Failure to achieve an overall minimum average net density of 30 housing units per hectare in the Plan area for two consecutive years, unless it is justified by Policy PCYFF 2.	
Analysis:			

New permissions only - All permissions

The Plan Area = 18.51ha/543 units = 29.3 unit per hectare

New applications only - 5 or more new units

The Plan Area = 12.2ha/401 unit = 32.9 unit per hectare

The information above is relevant for new permissions and applications to reconsider or extend the expiry date of the 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 given prior to adopting the Plan, nor does it consider certificates of lawfulness for residential use. Neither does it consider any permissions for demolishing and rebuilding houses, i.e. where there is no increase in the number of units.

Based on all approved eligible developments, the average density is slightly lower than the target of 30 units per hectare. However, it is not believed that this would mean the need to review the Plan.

The average density is not much lower than the target figure of 30 units per hectare. When considering the permissions for major residential sites only, those for five or more units, it can be seen that the average density is above the figure of 30 units per hectare. Therefore, it is noted that the expected density is delivered on new developments of a substantial size, and that the density on smaller sites brings the average figure down. The average density of all relevant single units that have been approved in the Plan's area during the AMR period (80 units on 4.71 hectares) is only 17.0 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.

Action:

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


Indicator: D24

Objective:	SO7	Ensure that all new development meets high standards in terms of quality of design, energy efficiency, safety, security (persons and property) and accessibility, relates well to existing development, enhances public realm and develops locally distinctive quality places.
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Indicator:	Target:	Relevant policy:	PCYFF 2, PCYFF 3, PCYFF 4
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		Outcome:	Trigger level:
D24 – Prepare and adopt a Supplementary Planning Guidance on design matters	Prepare and adopt a Supplementary Planning Guidance	AMB 1	Not adopting a Supplementary Planning Guidance within 12 months of adoption
		AMB 2	
		AMB 3	
		AMB 4	

	on design matters within 12 months of adoption			
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 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.</p> <p>However, both local planning authorities have 'saved' SPGs from their Unitary Development Plans and can also refer to national guidance when determining new applications.</p> <p>As the new JLDP policy on Design is in line with National Guidance it is not felt that the slippage in the delivery of a new SPG has been detrimental to the decision-making process, although it is acknowledged that a new SPG that more fully reflects and expands upon the new JLDP policy must be produced in the near future.</p>				
Action:				
<p>Research on contemporary design standards and guidance is currently underway. This work will lead onto the preparation of a new Design SPG.</p>				

Indicator: D25				
Objective:	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:	PS 17	
		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 development developed per annum	From the date of adoption, number of housing units permitted per category of settlement, expressed as a % of all residential development, is in accordance with the requirements of Policy PS 17, which is as follows: Sub-regional Centre & Urban Service Centres = 53%	AMB 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 Centre and Urban Service Centre and the Local Service Centres falls below the % requirement; Villages, Clusters and countryside is higher than the % requirement
		AMB 2		
		AMB 3		
		AMB 4		

	Local Service Centres = 22% Villages, Clusters & countryside = 25%			
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Analysis:

It is noted that the trigger level refers to two consecutive years. Since this is the first AMR, it will be important to establish the period for AMR2 in relation to the percentage of residential units approved per settlement category. It will be important to consider information from 2019/20 together with the information below in order to carry out a full assessment of this indicator.

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

Tier	Number of units approved	Percentage of all residential permissions
Sub-regional Centre and Urban Service Centres	298	55%
Local Service Centres	127	23%
Villages, Clusters and the Countryside	118	22%
Total	543	-

The information in the table is in-keeping effectively with the target and what is noted in the trigger level. The percentage of permissions granted in the Sub-regional Centre and Urban Service Centres is slightly higher than the policy target, whilst the percentage for the Local Service Centres is exactly in-keeping with the target in the policy. It is noted that the percentage for Villages, Clusters and the Countryside is slightly lower than the target figure.

What has been approved is therefore consistent with the Plan's strategy and what it is attempting to achieve with regard to this aspect. The information from this indicator will be reviewed further at the time of AMR 2.

See appendix 3 for maps showing the distribution of residential planning permissions.

Action:

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

6.3 ECONOMY AND REGENERATION

National Significant Infrastructure projects and Related Developments

Wylfa Newydd

Horizon submitted a Development Consent Order for the development of a new nuclear power station on 1 June 2018. The application is currently 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. At the end of the examination, the Panel will have three months to submit a report to the Secretary of State for Business, Energy and Industrial Strategy, outlining its conclusions and its recommendation with regard to whether permission should be granted. The final decision will be made by the Secretary of State. The examination is programmed to end on 23 April 2019 and the decision in relation to the application expected before the end of October 2019 (which is outside this year's Annual Monitoring Report period).

On 17 January 2019, Hitachi announced its intention to delay the proposal of developing the new Nuclear Power Station; however, Horizon confirmed to the Panel (Planning Inspectors) that it will continue to put resources aside to ensure that the process of examining the application is completed. In Horizon's opinion, completing this step in the process of being granted planning permission will be of aid to provide the best opportunity of recommencing the project in a timely manner if other essential conditions could be fulfilled in terms of the need for a new financial model.

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

Based on the information currently to hand, if it is granted permission, this will be a material planning consideration for the Plan area and the region. Currently there isn't any certainty regarding when the work of implementing any planning permission is likely to start and if this will be during the lifespan of the Joint Local Development Plan.

National Grid

Associated with the Wylfa Newydd development for a new nuclear power station, the National Grid submitted a Development Consent Order on 7 September 2018. This application was part of the North Wales Connections Project to install a 400kV electric connection from the proposed Wylfa Newydd development.


Due to Hitachi's decision to delay with the proposal of developing the new Nuclear Power Station, on 20 February 2019, the National Grid formally withdrew its application for a Development Consent Order. Consequently, neither the Examining Authority nor the Planning Inspectorate will not consider the application further.

Supplementary Planning Guidance - Wylfa Newydd (2018) (relevant to the Isle of Anglesey Local Planning Authority area only)

The original Supplementary Planning Guidance was adopted by the Isle of Anglesey County Council (IACC) in July 2014. In the period since adopting the Guidance, it became evident that fundamental amendments needed to be made to the Guidance by carrying out a review of its content. The need to amend the Guidance was based on:

- Amendments to local planning policy - in light of adopting the Joint Local Development Plan (Gwynedd and Anglesey).
- Legislative changes - need to ensure that the Guidance is in-keeping with the Wales Act 2017. The Wales Act 2017 enables project promoters (i.e. Horizon) to include associated developments (such as a park and ride car park, temporary worker accommodation, etc.) within the Development Consent Order. The SPG needs to be updated to reflect this latest change in legislation. Other new key legislations, such as the Well-being of Future Generations Act 2015 and the Environment (Wales) Act 2016 must also be reflected in the amended SPG.
- Project updates - Horizon has offered a number of updates to the project since adopting the SPG in 2014. It was considered appropriate to amend the Guidance in order to reflect and respond to these needs.




The amended SPG was formally adopted by the Full Council on 15 May 2018, following a period of public consultation (11 January - 22 February 2018).

Indicator: D26				
Objective:	SO9	Support and capitalise on the development of the Wylfa Newydd Project and associated development to maximise socio-economic opportunities for local business and sustainable employment opportunities for local people, including facilitating a suitable network of Wylfa Newydd project related associated development sites while ensuring that adverse effects of the Wylfa Newydd project on the local communities are appropriately avoided, or mitigated and where appropriate legacy benefits are provided.		
Indicator:	Target	Relevant Policy:	PS 8, PS 9, PS 10, PS 11, PS 12	
		Outcome:	Trigger Level:	
D26 – Stage in the application for Development Consent Order (DCO) in relation to Wylfa Newydd	Application for Wylfa Newydd DCO submitted for approval by December 2017.	AMB 1		Horizon Nuclear Power fails to submit an application for DCO by December 2017.
		AMB 2		
		AMB 3		
		AMB 4		
	Application for Wylfa Newydd DCO approved by May 2018.			Horizon Nuclear Power fails to obtain approval of DCO application by December 2018.
Analysis:				
The Development Consent Order application was submitted on 1 June 2018. The Public Inquiry is programmed to end on 23 April 2019. The findings and conclusions of the Inquiry, along with the recommendations of the independent Inspectors, are expected on or before 23 July 2019. A decision is expected to be made by the Secretary of State by 23 October 2019.				
The slippage in the timescale in terms of submitting the Development Consent Order is beyond the control of the Local Planning Authorities.				
Action:				

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

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.
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Indicator:	Target	Relevant Policy:	PS 8, PS 9, PS 10, PS 11, PS 12								
		Outcome:	Trigger Level:								
D27 – Status of application to DECC for final approval	Wylfa Newydd project gets approval / “sign off” from DECC by December 2019.	<table border="1"> <tr> <td>AMB 1</td> <td></td> </tr> <tr> <td>AMB 2</td> <td></td> </tr> <tr> <td>AMB 3</td> <td></td> </tr> <tr> <td>AMB 4</td> <td></td> </tr> </table>	AMB 1		AMB 2		AMB 3		AMB 4		Horizon Nuclear Power fails to get approval / “sign off” from DECC by December 2019.
AMB 1											
AMB 2											
AMB 3											
AMB 4											

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, will be submitted to the Secretary of State and the final decision is expected by 23 October 2019.


In accordance with regulations, the application must receive confirmation from the DECC within six months of the Public Inquiry deadline. Therefore, in accordance with the schedule, the confirmation is expected to be given by 23 October 2019. An update in terms of the status of the Development Consent Order will be reported during the second Annual Monitoring Report (2019/2020).


Action:


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

Indicator: D28

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
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		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:
D28 – Number of Planning applications submitted and approved for Wylfa Newydd related development.	Planning applications for Wylfa newydd related development submitted by Horizon nuclear Power to the Isle of Anglesey County council by December 2017.	AMB 1	
		AMB 2	
		AMB 3	
		AMB 4	
Analysis:			
<p>On 7th December 2017 a planning application was submitted to Isle of Anglesey County Council for improvements to the A5025 between Valley and the Wylfa Newydd site (27C106E/FR/ECON). The application was approved with conditions on 13 July, 2018. The purpose of the road improvements is to facilitate traffic flow to the Wylfa Newydd site. Traffic to the site will be routed along the A55 turning off the A55 at Valley Junction and then connecting with the A5025.</p> <p>Section 43 of the Wales Act 2017 allows associated developments to be included within the Development Consent Order. As a result of the legislative change, Horizon Nuclear Power has decided to include all associated developments within the development consent order application in order to facilitate the permitting process for the public and others.</p> <p>The following associated development were submitted as part of the DCO:-</p> <ul style="list-style-type: none"> • Wylfa Newydd Development Area Site and Campus; • Temporary park and ride site in Dalar Hir for the construction workforce; • Temporary Logistics Centre in Parc Cybi. • Mobile Emergency Equipment Garage (MEEG) • Alternative Emergency Control Centre (AECC) • Creating wetland habitats as compensation for any possible impacts on the Tre'r Gof Site of Special Scientific interest (SSSI) in the following locations: <ul style="list-style-type: none"> - Tŷ Du; - Cors Gwawr, and - Cae Canol-dydd <p>Following the changes in legislation, no further associated development planning application was submitted for determination by the Local Planning Authority.</p>			
Action:			
No action currently required. Continue to monitor as part of the next AMR.			

Indicator: D29			
Objective:	SO9	Support and capitalise on the development of the Wylfa Newydd Project and associated development to maximise socio-economic opportunities for local business and sustainable employment opportunities for local people, including facilitating a suitable network of Wylfa Newydd project related associated development sites while ensuring that adverse effects of the Wylfa Newydd project on the local communities are appropriately avoided, or mitigated and where appropriate legacy benefits are provided.	
Indicator:	Target	Relevant Policy:	PS 8, PS9, PS10, PS11, PS12
		Outcome:	Trigger Level:
D29 – Number and type of Wylfa Newydd Project related development commenced.	Individual Wylfa Newydd Project related development commenced in accordance with the individual Planning consents.	AMB 1	
		AMB 2	
		AMB 3	
		AMB 4	
<p>Analysis:</p> <p>Following the decision by Hitachi to suspend the plans associated with Wylfa Newydd, no associated development has commenced. In accordance with the planning permission granted for the improvements to the A5025 (27C106E/FR/ECON) work would have to commence within a period of two years from the date of the permission. The relevant associated development therefore has a period of up to 13 July, 2020 to commence in order to ensure that the trigger level within the indicator is not met.</p> <p>As the DCO application is still ongoing and as the application now includes the associated developments, if planning permission is granted and if Horizon Nuclear Power wishes to continue with the plans in the future it will be possible to immediately implement the associated development.</p>			
Action:			
No action currently required. Continue to monitor as part of the next AMR.			

Indicator: D30				
Objective:	SO9	Support and capitalise on the development of the Wylfa Newydd Project and associated development to maximise socio-economic opportunities for local business and sustainable employment opportunities for local people, including facilitating a suitable network of Wylfa Newydd project related associated development sites while ensuring that adverse effects of the Wylfa Newydd project on the local communities are appropriately avoided, or mitigated and where appropriate legacy benefits are provided.		
Indicator:	Target	Relevant Policy:	PS 8, PS9, PS10, PS11, PS12	
		Outcome:	Trigger Level:	
D30 – Prepare and adopt a revised Supplementary Planning Guidance relating to the Wylfa Newydd Projects	Prepare and adopt a Supplementary Planning Guidance relating to the Wylfa Newydd Project within 6 months of the Plan's adoption	AMB 1		Not adopting a Supplementary Planning Guidance within 6 months of the Plan's adoption
		AMB 2		
		AMB 3		
		AMB 4		
Analysis:				
<p>The amended SPG was formally adopted by the Full Council on 15 May 2018, following a period of public consultation (11 January - 22 February 2018).</p> <p>It is noted that there is a slippage in the timescale with regard to adopting the Guidance. This slippage was specifically related to ensuring that the Guidance was in-keeping and responded to the information submitted by Horizon Nuclear Power, with regard to its plans for a new nuclear power station (Wylfa Newydd).</p>				
Action:				
Target has been met. No need to continue to monitor.				

Providing Opportunities for a Flourishing Economy

Energy Island

Welsh Government has designated the entire island as an enterprise zone. The vision for the Anglesey Enterprise Zone is to create an international excellence centre to generate, demonstrate and serve low-carbon energy. It is hoped that designating the entire Island as an Enterprise Zone will be a way of ensuring that the vision of the Energy Island Agenda established by the Council is realised. Energy Island's vision is to realise a once in a lifetime opportunity to create jobs and ensure economic prosperity and growth by taking advantage of a number of transformational projects in Anglesey.


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

Coleg Menai is an excellent example of how the Island could benefit from transformational projects - this campus has seen a substantial growth, including the £13.6M Excellence Centre for Engineering which will be opened in April 2019, as well as developing the £11M road link in order to ensure better linkage to the site. The M-Sparc Science Park opened in March 2018, and it provides a business space for businesses of all sizes. Currently, 26 companies are based in M-Sparc, including a wide range of local specialist companies and employment opportunities.

Economic Vision

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

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

Indicator: D31				
Objective:	SO10	Ensure that a network of employment sites and premises of a size and quality is safeguarded and allocated in sustainable locations that best meet the needs of existing businesses and are able to support the growing sectors of the local economy, attracting investment, and retaining and increasing the number of indigenous jobs.		
Indicator:	Target:	Relevant Policy	CYF 1, CYF 3 A CYF 5	
		Outcome:	Trigger Level:	
D31 - Amount of employment land or floor space (use class B1, B2 and B8) included on sites set out in Policy CYF 1 lost to other uses	No net loss of employment land/floor space to alternative uses (uses other than use class B1, B2 and B8) contrary to Policy CYF 3 or Policy CYF 5	AMB 1		One planning application permitted that does not accord with Policy CYF 3 or Policy CYF 5
		AMB 2		
		AMB 3		
		AMB 4		
Analysis:				

A total of 47 planning applications were permitted on safeguarded employment sites in accordance with Policy CYF1. 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.

Two planning applications were received during this period for hotels, 1 application stabling horses (ancillary to an existing lorry stopping area), and 1 planning application for an extension to the existing Cafe, on sites which have been safeguarded for employment purposes. In considering the suitability of these proposals against the criteria contained in the policies of CYF3 and CYF5 and other relevant policies of the Plan, it was concluded that the economic benefits derived from the developments would mean that they would not undermine the supply of employment land.

It is considered that the policies are implemented effectively.

Action:

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

Indicator: D32

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

Analysis:

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

In Gwynedd, 4.2ha of land has received permission for employment use, and 8.29ha of safeguarded employment sites in Anglesey have received permission. It is noted that the figure for Gwynedd 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. There will still be a need to keep an eye on the situation to ensure that no unacceptable trend develops, which could mean a risk that the general target for 2021 is unlikely to be achieved.

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


Action:

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

Indicator: D33


Objective:	SO10	Ensure that a network of employment sites and premises of a size and quality is safeguarded and allocated in sustainable locations that best meet the needs of existing businesses and are able to support the growing sectors of the local economy, attracting investment, and retaining and increasing the number of indigenous jobs.		
Indicator:	Target:	Relevant Policy		CYF 1, CYF 3 a CYF 5
		Outcome:		Trigger Level:
D33 - Amount of employment development (hectares) permitted on allocated sites as a % of all employment allocations	Secure planning permission on the allocated employment site in Gwynedd by 2019	AMB 1		Total amount of employment land permitted falls below the cumulative requirement identified in the Policy Target
	Secure planning permission for 64 ha employment land on allocated site in Anglesey by 2021	AMB 2		
		AMB 3		
	Secure planning permission for 112 ha employment land on allocated	AMB 4		

	<p>sites in Anglesey by 2024</p> <p>Secure planning permission for 144 ha employment land on allocated sites in Anglesey by 2026</p>			
Analysis:				
<p>Planning permission was not granted on the employment allocations during this period. Very initial enquiries and some discussions have been held regarding some of the sites, which shows that there is interest in progressing with some of the allocations. While planning applications have not be received on the sites allocated in the JLDP, applications for proposals relating to employment development have been permitted on sites safeguarded for employment in the JLDP.</p> <p>The targets set notes the need for the sites to be brought forward by 2019 in Gwynedd and Anglesey, and therefore the assessment period for this indicator has not been reached.</p>				
Action:				
<p>No action currently required. Continue to monitor as part of the next AMR.</p>				

Indicator: D34				
Objective:	S10	Ensure that a network of employment sites and premises of a size and quality is safeguarded and allocated in sustainable locations that best meet the needs of existing businesses and are able to support the growth sectors of the local economy, attracting Investment, and retaining and increasing the number of indigenous jobs.		
Indicator:	Target	Relevant Policy:	CYF 1, CYF 3, CYF 5	
		Outcome:	Trigger Level:	
D34 – Prepare and adopt the Supplementary Planning Guidance relating to alternative uses on safeguarded and allocated employment sites within 18 months of the Plan’s adoption	Prepare and adopt the Supplementary Planning Guidance relating to alternative uses on employment sites.	AMB 1		Not adopting a Supplementary Planning Guidance within 18 months of the Plan’s adoption.
		AMB 2		
		AMB 3		
		AMB 4		
Analysis:				
<p>Initial work relating to the preparation of the SPG has progressed. However due to the need to prioritise other SPGs, the SPG has not yet been the subject of a public consultation period. The SPG is programmed for consultation in the autumn/winter of 2019/2020.</p>				

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

Indicator: D35

Objective:	SO11	Secure opportunities to improve the workforce's skills and education		
Indicator:	Target:	Relevant policy:	PS 9, ISA 3	
		Outcome:	Trigger level:	
D35 – Employment status of 16 years +	To achieve an increase in the rate of economic activity by 2026 compared to level in 2017	AMB 1		The arte of economic activity declines for 2 consecutive years
		AMB 2		
		AMB 3		
		AMB 4		

Analysis:

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


	Year ending March 2018	Year ending March 2019
Ynys Môn	78.1	80.7
Gwynedd	76.7	77.1
Wales	76.5	76.7

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

As the trigger level refers to two years, it is not possible to assess this indicator in full. Nevertheless, the above table by Stats Wales demonstrates that there has been an increase in the economic activity rate in the past year in the Plan's area.

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:	
D35 – Number of people commuting out of Anglesey to Gwynedd	Following the Plan's adoption reduce the number of people	AMB 1		Failure to reduce number of people commuting out of
		AMB 2		
		AMB 3		

	commuting out of Anglesey to Gwynedd by 2026 compared to level in 2017	AMB 4		Anglesey to Gwynedd by 2021
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Analysis:

In 2018, 67% of all Anglesey commuters were commuting to their workplace within the County (10th lowest of the 23 Local Authorities in Wales). The Council aspires to reduce the commute rate from Anglesey to Gwynedd and wider areas. A reduction in the proportion of commuters from Anglesey to Gwynedd would suggest that there is an increase in the economic opportunities that are available in Anglesey which, in turn, will lead to less commuting outside the island. The table below highlights commuting patterns from Anglesey to Gwynedd over recent years.

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

(Source: StatsWales,


Welsh Government)

As can be seen, although the working population rate who commuted from Anglesey to Gwynedd had fallen from 24.5% to 22.2% between 2016 and 2017, this figure increased to 24.5% returned by 2018. However, too much emphasis should not be placed on the patterns noted or on the effectiveness of the Plan when attempting to reach the target, as this is the first Annual Monitoring Report. The most recent figure noted above will represent the baseline for a comparative analysis in the following years in order to assess the real performance of the Plan against this indicator.


Action:

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

Indicator: D37

Objective:	SO12	Diversify the Plan area's rural economy, building on opportunities, offering local employment opportunities with good quality jobs that are suitable for the local community and respects environmental interests.		
Indicator:	Target:	Relevant Policy	CYF 6	
		Outcome:	Trigger Level:	
	New small scale businesses	AMB 1		No planning applications

D37 - Number of planning applications permitted for new businesses in Service/ Local/ Rural/ Coastal Villages or in the countryside	permitted on suitable sites or in suitable buildings within or near villages or in the countryside in accordance with Policy CYF 6	AMB 2		for new small scale businesses permitted on sites/ within buildings within or close to a village or in the countryside for two consecutive years
		AMB 3		
		AMB 4		
Analysis:				
<p>Eight planning applications were approved, which were for new businesses in service/local/rural/coastal villages that have referred to Policy CYF 6 in considering the principle of the proposal. The types of business initiatives that have been approved include a research centre and an acoustic initiative, cattery, garage and an exhibition room, dog grooming salon, workshop, storage and maintenance unit, exhibition centre .</p> <p>It appears that Policy CYF 6 is used effectively to approve new small-scale business applications and, therefore, contribute towards ensuring economic prosperity and employment opportunities in rural areas.</p>				
Action:				
No action currently required. Continue to monitor as part of the next AMR.				


Indicator: D38				
Objective:	SO13	Promote vital and vibrant town centres in Amlwch, Bangor, Blaenau Ffestiniog, Holyhead, Caernarfon, Llangefni, Porthmadog and Pwllheli, that have either maintained or rediscovered their purpose as centres for work and services, and that are vibrant and attractive places for residents and visitors.		
Indicator:	Target:	Relevant Policy	MAN 1, MAN 2 & MAN 3	
		Outcome:	Trigger Level:	
D38 - Amount of major retail, office and leisure development permitted (sq. m) within and outside established town centre boundaries	Annual amount of major retail floor space (sq. m.) permitted within established town centre boundaries compared to annual amount permitted outside established town centre boundaries on edge of centre sites and out of centre sites	AMB 1		Annual amount of major retail floor space (sq. m.) permitted on sites located outside established town centres exceeds annual amount permitted within established town centres
		AMB 2		
		AMB 3		
		AMB 4		

Analysis:	
No major retail planning applications have been approved during the monitoring period within or outside the town centres of retail centres in the Plan's area.	
Action:	
No action currently required. Continue to monitor as part of the next AMR.	

Town Centres and Retail Developments

Retail centres in both authorities remain the focus for retail uses. No major applications have been received in the period since the Joint LDP was adopted.

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

Indicator: D39				
Objective:	SO13	Promote vital and vibrant town centres in Amlwch, Bangor, Blaenau Ffestiniog, Holyhead, Caernarfon, Llangefni, Porthmadog and Pwllheli, that have either maintained or rediscovered their purpose as centres for work and Services, and that are vibrant and attractive places for residents and visitors.		
Indicator:	Target	Relevant Policy:		MAN 1, MAN 2, MAN 3
		Outcome:		Trigger Level:
D39 – Undertake a study to explore potential candidate retail sites in Bangor, Llangefni and Pwllheli.	Study to explore potential candidate retail sites in Bangor, Llangefni and Pwllheli undertaken by end of 2017/2018.	AMB 1		Not undertaking a study to explore potential candidate retail sites in Bangor, Llangefni and Pwllheli undertaken by end of 2017/2018. Failure to provide retail sites to address results of the Study.
		AMB 2		
		AMB 3		
		AMB 4		
	Allocate retail sites in Bangor, Llangefni and Pwllheli to address results of the Study in the Plan's review.			
Analysis:				
Since adopting the Joint LDP, it appears that the number of planning applications for retail uses (A1) within Bangor, Llangefni and Pwllheli are relatively low, and what is really being submitted are applications to change the use of A1 use class units to alternative uses, such as A3 or C3 use. Due to the lack of progress and pressure for A1 development in these specific retail centres it appears that the demand for retail development is not in-keeping with the conclusions of the Retail Study (2013)				

conducted by Applied Planning. Therefore, it is not considered appropriate to hold a Study to examine potential retail sites in Bangor, Llangefni and Pwllheli. It is anticipated that the Retail Study (2013) will be updated during the process of reviewing the Plan. The findings of the Study are grounds to the retail policies in the review, and enable us to anticipate whether the pressure and the demand for more comparison goods floor space still exists in Bangor, Pwllheli and Llangefni.


The policies contained within the Plan facilitates the provision of retail sites in accordance with the demand and site propriety, and therefore a policy mechanism is in place in order to meet the need should it arise. Furthermore, it is considered appropriate to hold a review of the Retail Study during the process of reviewing the Plan in order to discover whether the conclusions are still current, and assess the need for provision for retail floor space.

Action:

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

Indicator: D40

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.
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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	AMB 1	
		AMB 2	
		AMB 3	
		AMB 4	
Non-A1 uses permitted in individual primary retail areas contrary to Policy MAN 2			

Analysis:

Eight planning permissions were granted, which are within the main shopping area. Every application complies with the policy criteria:

- Six applications to convert A1 use to A3,
- One application to demolish and rebuild (A1),
- One application to convert from A1 use to A2.

Consequently, it is considered that the plan's retail Policy is implemented efficiently as no permission has been granted to any use that is not town centre use (as noted in PPW). The Councils will continue to monitor the indicator.

Action:

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

The Visitor Economy

Tourism is a dynamic sector which changes continuously. It plays a substantial part in the economy of the plan's area. The visitor economy provides jobs, services and facilities that are essential to the well-being and enjoyment of local communities and residents of the plan's area. See the importance of tourism in Table 1³ below:

2017	Gwynedd*	Anglesey
Total economic impact of tourism	£1.06 billion	£304.23 million
Total number of visitors (millions)	7.28	1.71
Number of staying visitors (millions)	3.53	1.03
Number of day visitors (millions)	3.75	0.68
Number of FTE 2 ⁴ jobs supported by tourism expenditure	15,601	4,102

*including Snowdonia National Park

Supplementary Planning Guidance – Tourist Facilities and Accommodation

A draft version of this SPG was approved for a public consultation by the Joint Planning Policy Committee on 26 April 2018. This draft was prepared in consultation with officers from both authorities' Development Control Units and Tourism Units. Prior to this, the SPG was reviewed by the Joint Local Development Plan Panel on 22 March 2018.

The SPG was subject to a public consultation between 17 May and 28 June 2018. A total of 25 observations were received: Five general observations, two in support and 27 objections. The majority of changes to the supplementary planning guidance considered necessary to respond to the matters raised in the observations are minor changes; however, it is considered that the observations received on two matters require more significant changes to the SPG, namely:


1. How to define an excess of self-service accommodation, and;
2. How to deal with change of use and losing hotels.


As the SPG will be a relevant planning consideration following its adoption, the Councils believe it is important for stakeholders to have their say on these significant changes before the SPG is adopted. Therefore, it was agreed that a further consultation document for public inquiry would be circulated during a meeting of the Joint Planning Policy Committee on 26 October 2018.

A total of eight responses were received regarding the further consultation. The guidance has not yet been adopted, but it will be considered for adoption in the next phase.

3 STEAM Report 2017

4 FTE = Full-time Equivalent

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:	
D41 – Number of visitor attractions and facilities or improvements to existing attractions and facilities permitted	New or improved visitor attractions and facilities permitted on suitable sites in accordance with policy TWR 1	AMB 1		No planning applications for new or improved visitor attractions or facilities permitted for 3 consecutive years
		AMB 2		
		AMB 3		
		AMB 4		
Analysis:				
<p>As the trigger level refers to two years, it is not possible to assess this indicator in full. Nevertheless, eight planning permissions have been granted for tourism attractions since the Plan was adopted. Permission has been granted for a wide range of attractions, including:</p> <ul style="list-style-type: none"> • New Zip Wire Courses • New facilities in a family adventure park • A new climbing wall • A new visitor centre • Improvements to a Visitor Centre • Sailing Club and Watersports • Lido/swimming pool and café 				
Action:				
No action currently required. Continue to monitor as part of the next AMR.				

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	AMB 1		No planning applications for new permanent or temporary alternative camping units permitted for 2 consecutive years
		AMB 2		
		AMB 3		
		AMB 4		
Analysis:				

As the trigger level refers to 2 years it is not possible to fully assess this indicator. However, 8 planning permissions for new alternative camping units: 5 for temporary alternative camping developments (TWR 5) and 3 for permanent alternative camping developments (TWR 3) were given, offering a variation of tourist facilities, improving the tourist offer and bring benefits to the local economy.

Action:

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

DRAFT

6.4 SUPPLY AND QUALITY OF HOUSING

Supplementary Planning Guidance - Housing Mix (2018)

This Supplementary Planning Guidance was adopted by the Joint Planning Policy Committee on 26 October, 2018, following a period of public consultation (17 May and 28 June 2018). 43 observations were received during the consultation period. Since adopting the guidance, it has been used as a material planning consideration for relevant planning applications.

This Supplementary Planning Guidance was published to provide greater detail and additional information, mainly to assist Authorities in applying Policy TAI 8 ('Appropriate Housing Mix') with consistency.

The Guidance states that Authorities acknowledge the importance of creating sustainable, inclusive, unique, mixed and balanced communities in every part of the Joint Local Development Plan area, be they towns or villages. There is an unequivocal need not only to improve the affordability of houses in the Local Development Plan area, but also to contribute to the number of outputs, including:

- Good quality homes that are designed well and built to a high standard, which includes sustainable designs, improved access for some groups e.g. people with care needs or those who need an accessible home that will be suitable for life (Lifelong Housing);
- A mix of market and affordable houses in order to support various households that live in towns and villages
- Housing developments in appropriate locations with access to a good range of community facilities, and easy access to employment opportunities, services and key infrastructure.

The Guidance provides a snapshot of the situation and the current housing provision (type, size and tenure) and considers the demand and challenges for the future. It subsequently notes the way in which the information and evidence should be brought together when submitting a planning application, in order to ensure a more balanced housing market.

Supplementary Planning Guidance – Affordable Housing (2019)

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

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

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


Supplementary Planning Guidance - Local Market Housing (2019)

This Supplementary Planning Guidance was adopted by the Joint Planning Policy Committee on 22 March, 2019, following a period of public consultation (11 October and 22 November 2018). Eight observations were received during the consultation period. Since adopting the guidance, it has been used as a material planning consideration for relevant planning applications.

The Guidance provides further information about Policy TAI 5 (Local Market Housing), including:

- When is the policy relevant?
- Defining who is 'local'
- How are eligible households assessed?
- Maximum size of this type of property
- How to manage the occupancy of local market units and a mechanism for selling such property

Location of Housing (Part 1)

Indicator: D43				
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:	
D43 The housing land supply taken from the current Housing Land Availability Study (TAN 1)	Housing land supply should not fall below 5 years as determined by the Housing Land Availability Study (TAN 1) in any given year	AMR 1 AMR 2 AMR 3 AMR 4		Housing land supply falls below 5 years in any year taken from the Housing Land Availability Study (TAN 1)
Analysis:				

The Housing Land Availability Study (JHLAS) 2019 (relevant for the 2018-19 period) for the Joint Local Development Plan area notes a housing land supply of 5.3 years.

For the 2017-19 period i.e. Housing Land Availability Study 2018, the land supply for housing was 6.3 years.

There is, therefore, a sufficient supply of land for housing in the Plan area.


Action:

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

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 Topic Paper 20B Housing Trajectory Annual targets for remainder of Plan period :	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		
	2016/ 17 = 376 2017/ 18 = 505 2018/ 19 = 617 2019/ 20 = 631 2020/ 21 = 647 2021/ 22 = 623 2022/ 23 = 565 2023/ 24 = 527 2024/ 25 = 528 2025/ 26 = 466			

Analysis:

See below a comparison of the number of units built in the Plan area against the target:

Year	Target	Actual number
2016/ 17	376	402
2017/ 18	505	462
2018/ 19	617	548

Since this is the first AMB prepared in relation to the JLDP, it states that the full picture and circumstances surrounding the housing provision must be assessed. Whilst the number of new housing units provided in the Plan area has fallen below the requirement for two years running (within the AMB 1 period), this is not deemed a reason to review the Plan.

When adding the number of completed units during the first three years to the table (i.e. 2016-19) in this indicator to the target figure, it is noted that 1412 units have been completed compared with a target of 1498 units. This is within 10% of the target figure. It is not believed that a shortfall of 86 units over a three-year period is cause for concern.

Some delay between adopting the Plan and providing the housing units is unavoidable. It is noted, in this regard, that the number of housing units provided has increased annually over the past three years. Information relating to the Joint Land Availability Study for Housing (JHLAS) 2019, shows that work has commenced or is ongoing on several housing designations within the Plan, and new planning permissions have been granted for some of the other designations. It is noted that the vast majority of the units identified on designated sites have been included within the five year supply as noted in the final JHLAS report.

The Councils, mainly through the JHLAS work, contact developers and landowners of designated sites for housing within the Plan and other large scale sites (5+) where there is extant planning permission. One of the outcomes hoped for through this is to encourage activity on derelict sites, where there has been no obvious sign of activity. It is hoped that this will trigger developments in order to increase the rate of development in future.

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

Action:

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

Indicator: D45																									
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:																						
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 built on allocated sites within Gwynedd falls below the requirement for 2 consecutive years																						
		AMR 2																							
		AMR 3																							
		AMR 4																							
	<table border="1"> <thead> <tr> <th></th> <th>Allocated sites</th> </tr> </thead> <tbody> <tr> <td>2016/ 17</td> <td>99</td> </tr> <tr> <td>2017/ 18</td> <td>144</td> </tr> <tr> <td>2018/ 19</td> <td>187</td> </tr> <tr> <td>2019/ 20</td> <td>180</td> </tr> <tr> <td>2020/ 21</td> <td>166</td> </tr> <tr> <td>2021/ 22</td> <td>166</td> </tr> <tr> <td>2022/ 23</td> <td>135</td> </tr> <tr> <td>2023/ 24</td> <td>117</td> </tr> <tr> <td>2024/ 25</td> <td>102</td> </tr> <tr> <td>2025/ 26</td> <td>74</td> </tr> </tbody> </table>		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		
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2025/ 26	74																								
Analysis:																									

The number of units completed on the designated sites specifically for housing has fallen below the targets noted for the two years relevant to the period of this AMB, along with the previous year. See below:

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

It is noted that some of the housing designations were granted planning permission before the date of adopting the Plan, often on the grounds that they were designations within the previous plan, and that this is responsible for most of the units noted in the table above i.e. units that have been completed. This is especially true in Gwynedd as the previous development plan, the Unitary Development Plan, overlapped the period of the JLDP. As noted in relation to the D44 indicator, some delay between adopting the Plan and providing the housing units on newly designated sites is unavoidable. The process of preparing a planning application to the point of completing units on site can be fairly long. The number of units provided on designated sites has increased annually during the first three years in terms of this indicator. Whilst the number of units provided on designated sites does not meet the target for these three years (and, thus, for two subsequent years as noted in terms of the trigger level), it is not believed that the Plan needs revising.

Along with an annual increase in the provision on designated site, it was noted that in 2018/19 a substantial proportion (45%) of all completed units in Gwynedd were located on housing designations. Work relating to the Joint Land Availability Study for Housing (JHLAS) 2019, shows that work has commenced or that developments continue on many of the designations, and new planning permissions have been granted for some of the other sites. It is noted that the vast majority of the units are on designated sites included within the five year supply as noted in the final JHLAS report. This is often based on information received by the landowner/developer at the time of preparing the JHLAS.

The Councils, mainly through the JHLAS work, contact developers and landowners of designated sites for housing and other large scale sites (5 units or more) where there is extant planning permission. One of the outcomes hoped for through this is to encourage activity on derelict sites. It is hoped that this will trigger developments in order to increase the rate of development in future. The Annual Monitoring Reports will, in future, be a means of assessing whether the rate of housing development is acceptable in line with this indicator, considering therefore the suitability of some of the housing designations in the Plan to contribute effectively to the target.

Action:

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

Indicator: D46																									
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:																						
D46 Total housing units built on allocated sites in Anglesey as a % of overall housing provision	<p>Sites have been allocated within Policies TAI 1 - 5 for 1,655 new housing units in Anglesey (including 10% slippage allowance) over the Plan period, which equates to 21% of overall housing provision.</p> <p>Annual completion targets for remainder of Plan period:</p> <table border="1"> <thead> <tr> <th></th> <th>Allocated sites</th> </tr> </thead> <tbody> <tr><td>2016/ 17</td><td>8</td></tr> <tr><td>2017/ 18</td><td>109</td></tr> <tr><td>2018/ 19</td><td>193</td></tr> <tr><td>2019/ 20</td><td>215</td></tr> <tr><td>2020/ 21</td><td>248</td></tr> <tr><td>2021/ 22</td><td>221</td></tr> <tr><td>2022/ 23</td><td>185</td></tr> <tr><td>2023/ 24</td><td>160</td></tr> <tr><td>2024/ 25</td><td>176</td></tr> <tr><td>2025/ 26</td><td>134</td></tr> </tbody> </table>		Allocated sites	2016/ 17	8	2017/ 18	109	2018/ 19	193	2019/ 20	215	2020/ 21	248	2021/ 22	221	2022/ 23	185	2023/ 24	160	2024/ 25	176	2025/ 26	134	AMR 1	<p>The overall number of new housing units built on allocated sites within Anglesey falls below the requirement for 2 consecutive years</p>
			Allocated sites																						
		2016/ 17	8																						
		2017/ 18	109																						
		2018/ 19	193																						
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2020/ 21	248																								
2021/ 22	221																								
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2023/ 24	160																								
2024/ 25	176																								
2025/ 26	134																								
AMR 2																									
AMR 3																									
AMR 4																									
Analysis:																									

The number of units completed on the designated sites specifically for housing has fallen below the targets noted for the two years relevant to the period of this AMB, along with the previous year. See below:

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

Akin to the situation in Gwynedd, it is noted that some of the housing designations were granted planning permission before the date of adopting the Plan, and this has been responsible for a proportion of the units completed, as noted in the table above. In contrast to Gwynedd, however, it is noted that the period for the previous development plan for Anglesey had ended long before the Joint LDP period. Anglesey, therefore, did not have the same continuity with previously designated sites (and sites that were being developed) being designated for the JLDP. A delay between adopting the Plan and providing housing units on newly designated sites is, therefore, unavoidable. The process of preparing a planning application to the point of completing units on site can be fairly long. The number units provided on designated sites has increased annually during the first three years in terms of this indicator. Whilst the number of units provided on designated sites does not meet the target for these three years (and, thus, for two subsequent years as noted in terms of the trigger level), it is not believed that the Plan needs revising.


Work relating to the Joint Land Availability Study for Housing (JHLAS) 2019, has shown that work has commenced or that developments continue on many of the designations, and new planning permissions have been granted on others. Many permissions have been granted on designations in Anglesey since adopting the Plan e.g. Ty'n Coed, Llangefni - permission for 144 units; Coleg Menai, Llangefni - permission for 153 units. In line with the information in the final JHLAS 2019 report, it is expected that a large proportion of the units on these sites, along with many of the other designations, will be developed within the next five years.

The Councils, mainly through the JHLAS work, collectively contact developers and landowners of designated sites and other large scale sites (5 units or more) where there is extant planning permission. One of the outcomes hoped for through this is to encourage activity on derelict sites. It is hoped that this will trigger developments in order to increase the rate of development in future. The Annual Monitoring Reports will, in future, be a means of assessing whether the rate of housing development is acceptable in line with this indicator, considering therefore the suitability of some of the housing designations in the Plan to contribute effectively to the target.

Action:

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

Affordable Housing

Indicator: D47			
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:
D47 Total number of additional affordable housing built in the Plan area	<p>Build 1,572 affordable housing in the Plan area by 2026</p> <p>Completion targets for remainder of Plan period (2015 – 2026):</p> <p>Build an additional 345 affordable housing in the Plan area by 2018</p>	AMR 1	
		AMR 2	
		AMR 3	
		The overall number of additional affordable housing built within the Plan area is 10% or more below the cumulative requirement set in the Policy Target	

	<p>Build an additional 575 affordable housing in the Plan area by 2020</p> <p>Build an additional 805 affordable housing in the Plan area by 2022</p> <p>Build an additional 1035 affordable housing in the Plan area by 2024</p> <p>Build an additional 1,266 affordable housing in the Plan area by 2026</p>	<p>AMR 4</p>		
<p>Analysis:</p>				

DRAFT

In the 2015-18 period, it is noted that 224 affordable units were built in the Plan area. This is below the target of 345 noted (and the 10% allowance noted in the trigger level).

This is divided as follows:

2015-16: 83 units
 2016-17: 80 units
 2017-18: 61 units

Whilst the target for the provision between 2015-18 has not been reached, it is not believed that this means the Plan needs revising. Since this is an indicator that assesses information every two years, it is noted that information for 2018-19 has not been included in the above information. For 2018-19 it is noted that 193 affordable units have been completed in the Plan area. This is a significant increase on preceding years. In AMB 2 the 2018-19 provision can be assessed together with the units completed in 2019-20.

Information from the JHLAS 2019 survey notes that there is extant permission for 595 affordable units in Gwynedd and Anglesey (473 units have not been commenced and 122 units are being developed). In line with the information noted in the JLDP, it is noted that 462 of these units can be developed during the period of the Plan. There are numerous streams of this type of affordable unit in the existing land bank that could contribute to meeting the targets noted in this indicator.


JLDP policies note thresholds that are often below those noted in the previous development plans relating to the need for affordable provision. It can take time for this policy to lead to a significant increase in the number of affordable units developed in the Plan area.

It is also noted that the figure in terms of the number of affordable units is likely to be higher for the area that what is noted because it does not include housing units that are affordable due to their size and location.

Action:

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

Indicator: D48

Objective:	SO15 & SO16	SO15: To ensure that a sufficient and appropriate range of housing sites are available in sustainable locations in accordance with the settlement hierarchy to support economic growth. SO16: To provide a mixture of good quality and affordable housing units, of a range of types and tenures to meet the housing requirements of all sections of the population		
Indicator:	Target:	Relevant Policy:	PS16, TAI1- TAI7, PS 18, TAI 5, TAI 8, TAI 15-TAI 19	
		Outcome:	Trigger Level:	
		AMR 1		

D48 % affordable housing units permitted per house price area	Average % affordable housing provision in line with indicative target per house price area	AMR 2		Average % affordable housing provision falls below the indicative target per house price area for 2 consecutive years, unless justified by Policy TAI 15
		AMR 3		
		AMR 4		

Analysis:

It is noted that the trigger level refers to two consecutive years. Since this is the first AMR, it will be important to establish the period for the second AMR in relation to this indicator and individual housing price areas. 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 exempt sites where the proposal must be for 100% affordable housing.

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

House Price Area: Gwynedd High Value Coastline

No relevant planning permission.

House Price Area: Rhosneigr

Percentage of affordable housing sought	Number of permissions	Number of units approved	Affordable housing	Percentage affordable housing provision	Financial contribution
30%	1	2	0	0%	X

The affordable housing provision in this housing price area has not met the indicative target. In this instance, planning permission was granted without any affordable provision on the grounds that there was prior extant permission on the site (that did not include an affordable element). That permission was put under pressure under the requirement of Policy TAI 15 on the grounds that it was still reasonable to be implemented.

House Price Area: Beaumaris

No relevant planning permission.

House Price Area: Rural North West

Percentage of affordable housing sought	Number of permissions	Number of units approved	Affordable housing	Percentage affordable housing provision	Financial contribution
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30%	1	14	14	100%	X
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The affordable housing provision within this House Price Area meets the target noted in the indicator effectively.

House Price Area: Bridges Area

Percentage of affordable housing sought	Number of permissions	Number of units approved	Affordable housing	Percentage affordable housing provision	Financial contribution
30%	2	20	3	15%	X

The affordable housing provision in this housing price area has not met the indicative target. One of the two permissions in question has provided the expected affordable element (33%); however, the affordable provision for the other permission was 12%. This provision was justified on the grounds of a viability assessment of the development. Based on the results of this assessment, the Local Planning Authority accepted an affordable provision below that which is noted in Policy TAI 15.

House Price Area: Trearddur and Rhoscolyn

No relevant planning permission.

House Price Area: South West

Percentage of affordable housing sought	Number of permissions	Number of units approved	Affordable housing	Percentage affordable housing provision	Financial contribution
30%	1	6	6	100%	X

The affordable housing provision within this House Price Area meets the target noted in the indicator effectively.

House Price Area: Rural north east

Percentage of affordable housing sought	Number of permissions	Number of units approved	Affordable housing	Percentage affordable housing provision	Financial contribution
30%	1	3	3	100%	X

The affordable housing provision within this House Price Area meets the target noted in the indicator effectively.

House Price Area: Larger Coastal Settlements

Percentage of affordable housing sought	Number of permissions	Number of units approved	Affordable housing	Percentage affordable housing provision	Financial contribution
30%	6	75	35	47%	X

The affordable housing provision within this House Price Area meets the target noted in the indicator. Whilst three of the permissions meet the policy target effectively, this hides the fact that not one affordable unit has been proposed for the three other permissions. One of these has been approved based on viability information and another was approved on the grounds that the units were considered to be affordable regardless (based on considerations such as size, design, etc.). It does not appear as though affordable provision was considered in the other permission.

House Price Area: Rural Centres

No relevant planning permission.

House Price Area: The Rural Centre

No relevant planning permission.

House Price Area: Northern Coast and South Arfon

Percentage of affordable housing sought	Number of permissions	Number of units approved	Affordable housing	Percentage affordable housing provision	Financial contribution
20%	10	50	24	48%	X

The affordable housing provision within this House Price Area meets the target noted in the indicator. Whilst four of the permissions meet the policy target effectively, this hides the fact that not one affordable unit has been proposed for the three other permissions. Three of these were approved because the units were considered to be affordable regardless (based on considerations such as their size, design, etc.). No affordable provision was requested in relation to one other permission on the grounds that it would have too great an impact on the integrity of a listed building. For one other permission, it was noted that one unit (out of two) could have been approved regardless on the grounds of permitted development rights, meaning that it would be irrelevant to consider Policy TAI 15 in relation to the single remaining unit. It does not appear as though affordable provision was considered in the other permission.

House Price Area: Rural West

Percentage of affordable	Number of permissions	Number of units approved	Affordable housing	Percentage affordable	Financial contribution
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housing sought				housing provision	
20%	1	6	6	100%	X

The affordable housing provision within this House Price Area meets the target noted in the indicator effectively.

House Price Area: Llangefni

Percentage of affordable housing sought	Number of permissions	Number of units approved	Affordable housing	Percentage affordable housing provision	Financial contribution
10%	2	140	25	18%	X

The affordable housing provision within this House Price Area meets the target noted in the indicator effectively (both relevant sites independently meet the policy target).

House Price Area: Llŷn

Percentage of affordable housing sought	Number of permissions	Number of units approved	Affordable housing	Percentage affordable housing provision	Financial contribution
10%	4	44	14	32%	X

The affordable housing provision within this House Price Area meets the target noted in the indicator effectively (the four relevant sites independently meet the policy target).

House Price Area: West Coast and Rural Arfon

Percentage of affordable housing sought	Number of permissions	Number of units approved	Affordable housing	Percentage affordable housing provision	Financial contribution
10%	4	22	13	59%	X

The affordable housing provision within this House Price Area meets the target noted in the indicator effectively. It is noted that the affordable provision is in line with the policy requirements on two of the sites and one additional site has been approved on the grounds that the units are considered to be affordable regardless (based on considerations such as their size, design, etc.). As regards the other site, it is noted that permission has been granted for three open market units within the development boundary and six affordable

units outside it on an exception site. The affordable provision on this site is acceptable (66%) but for the purpose of this indicator, the six units considered in accordance with Policy TAI 16 ('Exception Sites') are not considered.

House Price Area: Holyhead

Percentage of affordable housing sought	Number of permissions	Number of units approved	Affordable housing	Percentage affordable housing provision	Financial contribution
10%	3	15	6	40%	X

The affordable housing provision within this House Price Area meets the target noted in the indicator effectively (the three relevant sites independently meet the policy target).

House Price Area: Amlwch and the Hinterland

Percentage of affordable housing sought	Number of permissions	Number of units approved	Affordable housing	Percentage affordable housing provision	Financial contribution
10%	3	15	8	53%	X

The affordable housing provision within this House Price Area meets the target noted in the indicator. Whilst two of the permissions meet the affordability target, it does not appear as though consideration has been given to affordable provision in the other permission.

House Price Area: The Mountains

Percentage of affordable housing sought	Number of permissions	Number of units approved	Affordable housing	Percentage affordable housing provision	Financial contribution
10%	2	20	17	85%	X

The affordable housing provision within this House Price Area meets the target noted in the indicator. It is noted, however, that no affordable units have been provided in relation to one of these permissions based on the results of a viability assessment, which showed that providing affordable units as part of the permission would not be viable.

House Price Area: Gwynedd East and the National Park

No relevant planning permission.

House Price Area: Blaenau Ffestiniog

Percentage of affordable housing sought	Number of permissions	Number of units approved	Affordable housing	Percentage affordable housing provision	Financial contribution
10%	1	4	0	0%	X

Whilst the affordable housing provision in this house price area has not reached the indicative target, it is noted that all units approved as part of the relevant proposal are considered to be affordable regardless based on aspects such as their size, design etc.

Conclusion

Table summarising the information for all House Price Areas

<u>House Price Area</u>	<u>Percentage of affordable housing sought</u>	<u>True affordable housing provision (percentage)</u>	<u>Does it meet the target level?</u>
Gwynedd High Value Coastline	No relevant planning permission.		
Rhosneigr	30%	0%	X
Beaumaris	No relevant planning history.		
Rural North West	30%	100%	✓
Bridges Area	30%	15%	X
Trearddur and Rhoscolyn	No relevant planning history.		
South West	30%	100%	✓
Rural north east	30%	100%	✓
Larger Coastal Settlements	30%	47%	✓
Rural Centres	No relevant planning permission.		
The Rural Centre	No relevant planning permission.		
Northern Coast and South Arfon	20%	48%	✓
Rural West	20%	100%	✓
Llangefni	10%	18%	✓
Llŷn	10%	32%	✓

West Coast and Rural Arfon	10%	59%	✓
Holyhead	10%	40%	✓
Amlwch and the Hinterland	10%	53%	✓
The Mountains	10%	85%	✓
Gwynedd East and the National Park	No relevant planning permission.		
Blaenau Ffestiniog	10%	0%	X

Notwithstanding three House Price Areas, it is noted that the general percentage of affordable houses provided as part of the relevant residential planning permissions are in line effectively with the indicative target as highlighted in Policy TAI 15. It is noted that this indicator requires that information be assessed for two consecutive years; thus, it will be important to consider the results of AMR 2 along with the information above.

Even when formal affordable units were not provided as part of a planning application, it is noted that several units have been granted permission on the grounds that the units are considered to be affordable regardless, based on considerations such as their size, design and location. Justification has been given, almost without exception, to other permissions where the relevant affordable housing provision has not been provided, such as those based on viability considerations.

Joint House Price Areas: Percentage affordable 30%

Number of permissions	Number of units approved	Affordable housing	Percentage of affordable units
12	120	61	51%

Joint House Price Areas: Percentage affordable 20%

Number of permissions	Number of units approved	Affordable housing	Percentage of affordable units
11	56	30	54%

Joint House Price Areas: Percentage affordable 10%

Number of permissions	Number of units approved	Affordable housing	Percentage of affordable units
19	260	83	32%


When considering house price areas jointly (based on the areas in which the percentage of affordable housing sought is consistent), it is noted that the affordable provision is in line effectively with the policy target.

It is noted that no financial contribution has been made to the detriment of not providing affordable units as part of a proposal (as is possible in accordance with the content of Policy TAI 15). Consideration could be given as to whether such contributions have been made by the AMR 2 period.

Action:

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

Indicator: D49

Objective:	SO15 & SO16	SO15: To ensure that a sufficient and appropriate range of housing sites are available in sustainable locations in accordance with the settlement hierarchy to support economic growth.	
		SO16: To provide a mixture of good quality and affordable housing units, of a range of types and tenures to meet the housing requirements of all sections of the population	
Indicator:	Target:	Relevant policy:	PS16, TAI1- TAI7, PS 18, TAI 5, TAI 8, TAI 15-TAI 19
		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	
		AMR 2	
		AMR 3	
		AMR 4	
Analysis:			

Planning applications granted permission on rural exception sites during this AMR period (all in 2018/19):

Plan Area: 6 sites (24 units)

Information for 2015/16 and 2016/17:

2015/16

Plan Area: Three sites (3 units)

2016/17




Plan Area: Two sites (3 units)

It is therefore noted that there has been an increase in the number of affordable housing exception sites receiving planning permission during this AMR period, specifically during the 2018/19 year, compared with the average during 2015/16 - 2016/17. This is, therefore, in keeping effectively with the target noted for this indicator.

Action:

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

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.	<table border="1"> <tr> <td>AMR 1</td> <td></td> </tr> <tr> <td>AMR 2</td> <td></td> </tr> <tr> <td>AMR 3</td> <td></td> </tr> <tr> <td>AMR 4</td> <td></td> </tr> </table> <p>An increase or decrease of 5% of residual value in any house price area in any one year.</p>	AMR 1		AMR 2		AMR 3		AMR 4	
AMR 1										
AMR 2										
AMR 3										
AMR 4										

Analysis:

Policy TAI 15 of the Joint Local Development Plan identifies 21 House Price Areas. Since the adoption of the plan 1,010 housing units have been completed in the Plan area. The original viability study to support the percentage figures within Policy TAI 15 identified different house prices for 3, 4 and 5 bed detached dwellings, 3 bed semi-detached dwellings, 2 and 3 bed terraced dwellings, 1 and 2 bed flats and 2 and 3 bed bungalows.

Due to the low number of overall sales of new build dwellings in some of the house price areas as well as the lack of certain house types given that this is the first AMR, it is not possible to compare recent house prices with the 2016 assumptions for every house price area. However, this should become clearer in the AMR that will follow.

In light of this the Council commissioned work to understand the changes in building costs against general house prices between March 2016 and March 2019.

Between 2016 and 2017 there was a slight decline of -1.9% in overall house prices in Gwynedd with a minor increase of 0.2% on Anglesey. For the period 2017 to 2018 Gwynedd saw a slight increase of 0.6% with Anglesey seeing an increase of 4.3%. Finally between 2018 and 2019 Gwynedd saw an increase of 7% with an increase of 0.4% on Anglesey. On average for the Plan area house prices have increased by 5.3%.

In relation to build costs these show an increase of 7.5% between 2016 and 2017, 3.2% between 2017 and 2018 and 1.9% between 2018 and 2019. Overall there has been an increase of 12.6% in build costs since 2016.

The difference between house price and build cost since 2016 does not necessarily mean that viability has weakened because benchmark land value should fall accordingly.


In the higher value areas with 30% affordable provision the residual value is strong and this level is still viable. In the middle sub-markets 20% affordable provision looks reasonable with 10% affordable provision being viable for the majority of the house price areas in this category. For the lowest three sub markets (The Mountains, Eastern Gwynedd & National Park and Blaenau Ffestiniog) viability looks difficult, unless development takes place in a relative hot spot.

Overall the current position looks broadly similar to that at which the last viability study (2016) was carried out with the need to be flexible within the three weaker sub market areas.


The revised assessment suggests that viability has become more challenging since 2016, mainly because costs have risen faster than values. Nevertheless a viability overview suggests that the current policy position should be maintained.


Action:

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


Indicator: D51			
Objective:	SO15	To ensure that a sufficient and appropriate range of housing sites are available in sustainable locations in accordance with the settlement hierarchy to support economic growth.	
	SO16	To provide a mixture of good quality and affordable housing units, of a range of types and tenures to meet the housing requirements of all sections of the population: Key outputs: <ul style="list-style-type: none"> • there will be a consistent minimum 5 year supply of land for housing; • housing growth will be distributed across the Plan area in accordance with the spatial distribution; • the supply of affordable housing units will have increased; • the demand for sites for Gypsies and Travellers will have been addressed. 	
Indicator:	Target:	Relevant policy:	PS1
		Outcome:	Trigger level:
D51 Prepare and adopt a Supplementary Planning Guidance for Affordable Housing.	Prepare and adopt a Supplementary Planning Guidance for Affordable Housing within 6 months of the date of adopting the Plan	AMR 1	
		AMR 2	
		AMR 3	
		AMR 4	
<p>Analysis:</p> <p>There was delay before publishing the SPG in order to allow input into the process from the Councils' Housing and Property Officers.</p> <p>The consultative draft SPG was the subject of a public consultation during December 2018 - January 2019. Comments received and the officers' draft response were discussed at the Joint Planning Policy Panel on 22 March 2019.</p> <p>It is anticipated that the SPG will be adopted during the first quarter of the Annual Monitoring Report 2.</p>			
Action:			
Work to produce the SPG will be monitored as part of a follow-up AMR.			

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:	PS16, TAI1- TAI7, PS 18, TAI 5, TAI 8, TAI 15-TAI 19	
		Outcome:	Trigger level:	
D52 Number of local market housing units built in settlements identified in Policy TAI 5	Deliver the maximum level of Local market housing in settlements listed in Policy TAI 5.	AMR 1		Less than 10 local market housing units built in settlements identified in Policy TAI 5 in any one year
		AMR 2		
		AMR 3		
		AMR 4		
Analysis:				
<p>2018/19 = 0 local market housing units completed 2017/18 = 0 local market housing units completed</p> <p>During the period of this AMR, it is noted that planning permission had been granted for two applications for local market housing (for two houses). Whilst this proportion of permissions would not lead to meeting the target level, it is noted that Policy TAI 5 in relation to Local Market Housing has introduced a brand new policy principle that was not obvious in previous development plans. There is a time delay, therefore, between adopting the JLDP, accepting the brand new policy principle in the relevant settlements and then constructing such houses. It is not believed, therefore, that the fact that no local market units have been completed during the AMR 1 period is cause for concern.</p> <p>Future Annual Monitoring Reports are, therefore, expected to demonstrate that an appropriate supply of local market housing is being provided.</p>				
Action:				
No action currently required. Continue to monitor as part of the next AMR.				

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>			
Indicator:	Target:	Relevant policy:		PS16, TAI1- TAI7, PS 18, TAI 5, TAI 8, TAI 15-TAI 19	
		Outcome:		Trigger level:	
D53 Planning applications and appeals to modify or remove a S106 agreements or a condition relating to local market housing	Retain S106 agreements and conditions that facilitate delivery of local market housing in accordance with Policy TAI 5	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			
Analysis:					
<p>No planning applications or appeal decisions to modify or remove S106 agreements or conditions for local market housing have been approved or permitted.</p> <p>In accordance with the Planning Act 1990, it is possible to appeal a planning obligation to the Planning Inspectorate after five years, if 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 JLDP adopted in 2017, it is highly unlikely that a Local Planning Authority would be willing to amend or remove a 106 condition/agreement relating to restricting a house to a local market house.</p>					
Action:					
No action currently required. Continue to monitor as part of the next AMR.					

Indicator: D54		
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:	
D54 Prepare and adopt a Supplementary Planning Guidance for Local Market Housing.	Prepare and adopt a Supplementary Planning Guidance for Local Market Housing within 6 months of the date of adopting the Plan	AMR 1		Not adopting a Supplementary Planning Guidance within 6 months of the date of adopting the Plan.
		AMR 2		
		AMR 3		
		AMR 4		
Action:				
<p>Whilst the Local Market Housing Supplementary Planning Guidance was adopted in March 2019, this was not within the 6 month target from when the Plan was adopted.</p> <p>Whilst the policy target was not completed as anticipated, it is noted that it has been adopted within the AMR 1 period.</p>				
Action:				
Target has been met. No need to continue to monitor.				

Local Housing Market Assessment

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




Due to a shortage of resources, there was delay in the timetable to prepare the LMHA for Gwynedd. However, a final draft copy has been created and after a period of consultation between February and March 2019; it is expected to be published in the first quarter of the AMR 2 period.

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

The LMHA also found that:

- Houses of median value and in the lower quartile are unaffordable for households with a median income;
- The private rental sector has grown substantially in Gwynedd over the past decade;
- Private rental levels are unaffordable for many low income households;
- The demand for social housing continues to be high across the area;

- The demand for one-bedroom social housing is not being addressed through the current stock;
- It is anticipated that the number of households will increase, and their size will decrease over the next decade;
- Long-term empty properties and restricted development sites could provide additional supply for the market;
- Based on population projections, 303 new households will be established every year in Gwynedd for the next five years;
- 707 additional social housing units are needed every year for five years to meet the current demand and the anticipated demand;
- 104 additional intermediate houses are needed every year for five years to meet the current demand and the anticipated demand.

Indicator: D55											
Objective:	SO15	To ensure that a sufficient and appropriate range of housing sites are available in sustainable locations in accordance with the settlement hierarchy to support economic growth.									
	SO16	To provide a mixture of good quality and affordable housing units, of a range of types and tenures to meet the housing requirements of all sections of the population: Key outputs: <ul style="list-style-type: none"> • there will be a consistent minimum 5 year supply of land for housing; • housing growth will be distributed across the Plan area in accordance with the spatial distribution; • the supply of affordable housing units will have increased; • the demand for sites for Gypsies and Travellers will have been addressed. 									
Indicator:	Target:	Relevant policy:	PS1								
		Outcome:	Trigger level:								
D55 Prepare and approve a Local Housing Market Area (LHMA) study for Gwynedd	Prepare and approve a LHMA study for Gwynedd by April 2017	<table border="1"> <tr> <td>AMR 1</td> <td></td> </tr> <tr> <td>AMR 2</td> <td></td> </tr> <tr> <td>AMR 3</td> <td></td> </tr> <tr> <td>AMR 4</td> <td></td> </tr> </table>	AMR 1		AMR 2		AMR 3		AMR 4		Not preparing and approving a LHMA study for Gwynedd by April 2017.
AMR 1											
AMR 2											
AMR 3											
AMR 4											
Analysis:											

There was delay with the timetable to prepare and approve the Local Housing Market Study for Gwynedd, partly due to the lack of resources within the Housing Service.

A Project Board was established, led by Gwynedd Council Housing Officers and it included officers from the Research Unit, a Planning Officer from the Joint Planning Policy Unit and a Planning Officer from Snowdonia National Park. The evidence base, means of analysis, and the relevant sub-areas were agreed.

A public consultation on the final draft of the LHMA was held in February / March 2019.

It is anticipated that the Report will be published within Quarter 1 of the AMR 2 period.

Action:

Monitor that the Gwynedd LMHA is published within the AMB 2 period.

Gypsy and Traveller Accommodation


The Gwynedd and Anglesey Gypsy and Traveller Accommodation Assessment (2016) was approved by Gwynedd Cabinet on 19 January 2016 and by the Anglesey Working Committee on 8 February 2016.

Both Councils have been working to deliver the Recommendations of the 2016 Assessment, which is an extension of the current Llandygai Bangor site and a new permanent site for permanent needs in Penhesgyn, Penmynydd and the preparation of temporary sites in Caernarfon, Central Anglesey and Holyhead.

For residential sites, Gwynedd Council has granted permission for an extension and improvement for existing plots at Penhesgyn Gypsy site, which is currently being implemented. Anglesey County Council have carried out assessments to confirm the suitability of the Penhesgyn site. However, due to a change in demand from the unauthorised site and the need to prioritise the development of the temporary site in Central Anglesey, a planning application has not yet been submitted for this site.

For a temporary stopping place, Gwynedd Council has agreed to use the farthest end of the Shell car park in Caernarfon when there is demand, with appropriate facilities being provided for the gypsies / travellers. Following a consultation process, the site near Star was selected as a suitable site for temporary need. A full application (41LPA1041/FR/TR/CC) for change of use from agricultural land to a temporary stopping site (10 plots) for Gypsies and Travellers on land to the east of the Star crossroads, Star, was granted planning permission on 10 October 2018. After a consultation process, it was concluded that the two sites considered for Holyhead were unsuitable for earmarking as temporary stopping places for Gypsies and Travellers. Further research will have to be carried out to meet the needs of travellers en route to Ireland, and to measure the use of the port by Gypsies and Travellers.

A new Circular was published on 'Planning for gypsy, traveller and showmen (WGC 005/2018) sites', which contains guidance on identifying suitable sites for gypsies and travellers.

Indicator: D56			
Objective:	SO15	To ensure that a sufficient and appropriate range of housing sites are available in sustainable locations in accordance with the settlement hierarchy to support economic growth.	
	SO16	To provide a mixture of good quality and affordable housing units, of a range of types and tenures to meet the housing requirements of all sections of the population: Key outputs: <ul style="list-style-type: none"> • there will be a consistent minimum 5 year supply of land for housing; • housing growth will be distributed across the Plan area in accordance with the spatial distribution; • the supply of affordable housing units will have increased; • the demand for sites for Gypsies and Travellers will have been addressed. 	
Indicator:	Target:	Relevant policy:	PS1
		Outcome:	Trigger level:
D56 Number of Traveller pitches for residential accommodation provided at Penhesgyn, Anglesey	Provide 4 pitches at Penhesgyn, Anglesey by the end of 2017/ 2018	AMR 1	
		AMR 2	
		AMR 3	
		AMR 4	
Analysis:			

On 31 May 2016, the Anglesey Working Committee determined that land at Penhesgyn near Penmynydd would be selected as a potential site to meet the accommodation needs of Gypsies and Travellers, depending on the outcomes of further research to confirm the suitability of the site from a highways safety and health perspective, to be included in the Joint Local Development Plan. It was also agreed to appoint appropriate consultants in order to prepare a plan of the site and subsequent planning applications.

Capita was appointed to undertake the site suitability assessment, create a detailed plan, undertake a pre-planning enquiry, prepare a planning application, go through the planning process, prepare tender documents, procure a contractor and prepare a construction contract.

A Project Group was set up that included officers from the Housing Service, Property, Environmental Health, the Joint Planning Policy Unit, the Police and Capita.

Several technical assessments were conducted that looked at a general evaluation of the site, an air quality assessment, a noise assessment, and an ecological assessment. The findings from this work showed that the Penhesgyn site was appropriate for a permanent residential development for travellers. Some mitigating measures will have to be incorporated in the plan's proposals in order for the site to meet some needs, especially in relation to noise and air quality.

Developing the Penhesgyn site affects one landowner, and the Council will have to procure part of an agricultural field in order to create an entrance to the proposed permanent site.

The Working Committee agreed, on 14 February 2017, to move forward with the next step of the project, which is to design the sites and work out the costs, and submit a further report to the Working Committee in June 2017.

During 2017, draft plans were prepared for the site, and these were discussed with members of the Traveller community located at the Lôn Pentraeth site.

An application was made for Screening on 6 April 2017, to change use to a traveller site, including four amenity blocks and other ancillary developments on land near Penhesgyn, Menai Bridge.

There was a change in the need for the site as only one person of the four identified in the 2016 Assessment remains on the site. It has been difficult to hold discussions to relocate the individual who, in the past, has stated reluctance to move to the Penhesgyn site.

Because of the change in circumstances for travellers on the Lôn Pentraeth site, and the need to develop a temporary site off the A5 near Star, the consultants prioritised progressing with obtaining planning permission for this site (see details in a response to the D58 indicator below).


The Council continues its endeavours to contact the remaining individual on the Lôn Pentraeth site, to discuss his relocation and to agree a specific timetable to address this need.

Action:


Anglesey County Council to continue to seek a resolution to the need for an unauthorised site on Lôn Pentraeth.

Indicator: D57

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

Indicator:	Target:	Relevant policy:		PS1
		Outcome:	Trigger level:	
D57 The number of additional Gypsy pitches provided on an extension to the existing residential Gypsy site, adjacent to the Llandygai Industrial Estate, Bangor	Provide 5 additional pitches on an extension to the existing residential Gypsy site adjacent to the Llandygai Industrial Estate, Bangor by the end of 2017/ 2018	AMR 1		Failure to provide additional 5 pitches on an extension to the existing residential Gypsy site adjacent to the Llandygai Industrial Estate, Bangor by end of 2017/ 2018
		AMR 2		
		AMR 3		
		AMR 4		
	Provide a cumulative total of 10 additional pitches on an extension to the existing residential Gypsy site adjacent to the Llandygai Industrial Estate,			Failure to provide a cumulative total of 10 additional pitches on an extension to the existing residential Gypsy site adjacent to the Llandygai Industrial Estate, Bangor by the end of 2026

	Bangor by the end of 2026			
Analysis:				
<p>The Council has submitted three planning applications for redeveloping the site and increasing the number of plots from 7 to 12 during 2017 and 2018.</p> <p>The Council has received a Welsh Government grant to undertake this work. The work was planned for completion by the end of March 2019. However, because of biodiversity issues and poor weather, the timetable has slipped. An agreement was reached with Welsh Government to extend the period of expenditure.</p> <p>The work of redeveloping the site is currently underway and this is expected to be completed by the second quarter of the AMR 2 period.</p>				
Action:				
No action currently required. Continue to monitor as part of the next AMR.				

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

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

Gwynedd

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

Anglesey - Centre of the Island

The Site near Star was selected as the most appropriate location for a temporary stopping site for the Gypsy and Travellers following a site selection process and public consultation held by the Isle of Anglesey County Council in 2016.

General and technical appraisals were conducted on site by *Capita Real Estate and Infrastructure* in November and December 2016; reports were presented to the Working Committee in February 2017 and published on the Council's website. The purpose of the technical evaluations was to establish whether there were any technical reasons or restrictions that could prevent the site from being suitable for use as a temporary site for Travellers. In addition to the specific technical appraisals, attention was also given to other more general considerations such as the size of the site, the entrance and other physical characteristics.

It was found that the proposed temporary Traveller site was acceptable from a planning perspective, and that this had taken into consideration the many technical assessments held, such as air quality, noise, ecological and flood risk assessments.

Originally, it was believed that 15 plots with space for a caravan and towing vehicle would be needed. Having reviewed the trends in the number of Gypsies and Travellers who have visited the island in recent years, and in order to use the land at the centre only, the number of plots has been reduced from 10 formal plots with services, but with an option to site some additional caravans if necessary. There is space for this on this central piece of land.

Proposals for the Star site have been reviewed many times in terms of the operational requirements and the needs in terms of services, providing facilities, site safety considerations, and providing arrangements for appropriate restricted and authorised access. This was achieved through the work of the Technical Working Group and the Project Board. Furthermore, discussions were held with the Gypsy and Traveller communities that have led on further refining the proposals for the plan.

A full application (41LPA1041/FR/TR/CC) for change of use from agricultural land to a temporary stopping site (10 plots) for Gypsies and Travellers on land to the east of the Star crossroads, Star, was granted planning permission on 10 October 2018.

Work on developing the site is expected to commence in Quarter 4 of 2019/20.

Anglesey – Holyhead

The Council consulted on two possible sites in Holyhead for a temporary Gypsy and Traveller site.


The Council noted that neither of the two sites is suitable to be earmarked as a temporary stopping site for Gypsies and Travellers following the consultation process. A short term solution needs to be found for Holyhead, by installing bins to reduce domestic waste and illegal waste at locations in Holyhead, where it appears that Travellers stop over without permission. Further research will have to be carried out to meet the needs of travellers en route to Ireland, and to measure the use of the port by Gypsies and Travellers. Because of the lack of land in public ownership in Holyhead, discussions will need to be held with private land owners in order to find suitable land for Temporary Stopping Places for Irish Travellers who occasionally stay in Holyhead on their way to and from the port.

Action:

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

Indicator: D59

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

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

Analysis:

In Gwynedd, 11 different unauthorised sites were reported on. The number of caravans ranged from one to 15 with the length of stay varying from two nights to a maximum of 12 nights.

In terms of location, most were in Bangor (five sites) and locations had one visit each at Caernarfon, Porthmadog, Morfa Nefyn, Nefyn, Abererch and Abergwyngregyn.

It is believed that some of the visits in the Bangor area are from Gypsies who historically visited a site on Anglesey which is no longer available to them. It is expected that developing a temporary site in Star will help with this.

On Anglesey, five unauthorised sites were reported on. The number of caravans ranged from one to 14, and the length of stay ranged from one night to a maximum of 15.

In terms of location, the most were in Holyhead (four sites) and another in Mona.

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

From reviewing the situation, nothing is causing concern at present

Action:

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

6.5 NATURAL AND BUILT ENVIRONMENT

Conserving and Enhancing the Natural Environment

Technical Advice Note (TAN) 24: The Historic Environment

The TAN was published in May 2017 and therefore effectively post-dates the policies of the Local Development Plan. However, it is considered that the policies within the Plan are consistent and support the advice contained within the TAN. The TAN provides guidance on how the planning system considers the historic environment during both the development plan preparation and decision making on planning and Listed Building consent applications.


The TAN supplements the Historic Environment (Wales) Act 2016, and should be read in conjunction with Planning Policy Wales, and the Welsh Government's Historic Environment Service (Cadw) best practice guides, all of which should be taken into account by local planning authorities during the determination of planning applications.

Supplementary Planning Guidance


The LDP noted that two SPG's were to be produced relating to the natural and built environment (i.e. Local Biodiversity and Historic Assets). Although initial work has been undertaken in relation to the SPG's, the Joint Planning Policy Unit are currently considering options in relation to the most appropriate way forward with regard to the content and format of the SPGs.

World Heritage Site Candidate – Slate Industry of North Wales


The slate landscape of North West Wales have been nominated for UNESCO World Heritage site status. The intention is to submit a formal bid to UNESCO sometime in 2019 which will then be considered by the International Council of Monuments and Sites and the World Heritage Committee in 2021.

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	Biodiversity or geodiversity value of locally important sites maintained	AMB 1		One application permitted contrary to Policy AMG 5 or Policy AMG 6
		AMB 2		
		AMB 3		

permitted on locally important biodiversity and geodiversity sites	or enhanced in accordance with Policy AMG 5 and Policy AMG 6	AMB 4		
Analysis:				
No 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. Nevertheless, it should be ensured that the process outlined in policy AMG 6 regarding the assessment/evaluation of the biodiversity value of 'candidate' wildlife sites are followed, and that only sites (following assessment/evaluation) qualified to be confirmed as 'wildlife sites' are considered under this policy. It is noted that this point is only relevant to Gwynedd Council's Planning Area.				
Action:				
No action currently required. Continue to monitor as part of the next AMR.				


Indicator: D61				
Objective:	SO17	Protect, enhance and manage the natural and heritage assets of the Plan area, including its natural resources, wildlife habitats, and its landscape character and historic environment		
Indicator:	Target:	Relevant Policy	PS19, AMG1, AMG2, AMG3, AMG4, AMG5, AMG6, PS20, AT1, AT3, AT4	
		Outcome:	Trigger Level:	
D61 - Number of planning applications permitted on nationally or internationally designated sites or on sites that affect the biodiversity or geodiversity value of the designated sites	No planning applications permitted that are harmful to the biodiversity or geodiversity value of nationally or internationally designated sites	AMB 1		One planning application permitted contrary to Policy PS 19
		AMB 2		
		AMB 3		
		AMB 4		
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 eight. Nevertheless, it is not considered that these permissions disturb the international/national biodiversity or geodiversity value of these designations. Consequently, it is considered that these permissions comply with policy PS 19, and that the policy is implemented effectively.				
Action:				


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

Indicator: D62				
Objective:	SO17	Protect, enhance and manage the natural and heritage assets of the Plan area, including its natural resources, wildlife habitats, and its landscape character and historic environment		
Indicator:	Target:	Relevant Policy	PS19, AMG1, AMG2, AMG3, AMG4, AMG5, AMG6, PS20, AT1, AT3, AT4	
		Outcome:	Trigger Level:	
D62 Number of planning applications permitted for major development in an Area of Outstanding Natural Beauty (AONB).	No planning applications permitted for major development, which are harmful to an AONB's natural beauty.	AMB 1		One planning application permitted contrary to Policy PS 19 and Policy AMG 1
		AMB 2		
		AMB 3		
		AMB 4		
Analysis:				
Two planning applications for major developments were approved during the monitoring period, namely applications for two hotels on Parc Cybi, Holyhead, which is identified in the Joint LDP as a safeguarded employment site. During the process of considering these relevant planning applications, appropriate consideration was given to the impact of these developments on the AONB. A conclusion was reached that these applications complied with Policy PS 19 and Policy AMG 1 of the Joint LDP. Consequently, it is considered that these policies are implemented effectively.				
Action:				
No action currently required. Continue to monitor as part of the next AMR.				

Preserving and Enhancing Heritage Assets


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


		Outcome:		Trigger Level:
D63 – Number of Planning applications permitted in Conservation Areas and World Heritage Sites or sites that affect their historic or cultural values	No Planning application permitted that are harmful to the character and appearance of a Conservation Area or the Outstanding Universal Value of World Heritage Sites	AMB 1		One Planning application permitted contrary to Policy PS 20 or Policy AT1
		AMB 2		
		AMB 3		
		AMB 4		
Analysis:				
No planning permission was granted to applications that were contrary to policies PS 20 and AT 1 during the monitoring period. Zero planning applications were approved within the World Heritage Site, and a total of 156 planning applications (full/outline) within the Plan's Conservation Area. It is considered that these permissions comply with Policies PS 20 and AT 1 and that the policy is therefore implemented effectively.				
Action:				
No action currently required. Continue to monitor as part of the next AMR.				

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		
Analysis:				
Initial work relating to preparing the SPG is underway. However, in light of the need to prioritise other SPG, this SPG has not yet been the subject of a public consultation period.				
Action:				

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


Waste Management

Indicator: D65				
Objective:	SO18	Encourage waste management based in the hierarchy of reduce, re-use, recovery and safe disposal.		
Indicator:	Target:	Relevant policy:	GWA 1	
		Outcome:	Trigger level:	
D65 – The amount of land and facilities to cater for waste in the Plan area	Maintain sufficient land and facilities to cater for the Plan area's waste (to be confirmed at a regional level in accordance with TAN 21 waste monitoring arrangements)	AMB 1		Triggers to be established at a regional level in accordance with TAN21
		AMB 2		
		AMB 3		
		AMB 4		
Analysis:				
<p>Based on the North Wales Waste Monitoring Report, April 2017, there is no need to provide additional non-hazardous and non-reactive 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.</p> <p>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.</p>				
Action:				
No action currently required. Continue to monitor as part of the next AMR.				

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	Increase in number of waste	AMB 1		No planning applications for waste

applications for waste management facilities on employment sites identified in Policy GWA 1 and Policy CYF 1.	management facilities provided on employment sites identified in Policy GWA 1 and Policy CYF 1, compared to number provided on employment sites in 2016/2017.	AMB 2		management facilities on employment sites identified in Policy GWA 1 and Policy CYF 1.
		AMB 3		
		AMB 4		
Analysis:				
<p>Four planning permissions were approved for waste management activities on employment sites, which include:</p> <ul style="list-style-type: none"> Anaerobic digestion activities Landfill General waste activities Aggregates Restoration Station <p>Consequently, it is considered that Policies CYF 1 and GWA 1 are implemented efficiently. The Councils will continue to monitor the indicator.</p>				
Action:				
No action currently required. Continue to monitor as part of the next AMR.				

Minerals

Indicator: D67				
Objective:	SO19	Meet the needs of minerals locally and regionally in a sustainable manner.		
Indicator:	Target	Relevant Policy:	PS 22, MWYN 6	
		Outcome:	Trigger Level:	
D67 – The extent of primary land-won aggregates permitted in accordance with the Regional Technical Statement for Aggregates expressed as a percentage of the total capacity required as identified in the Regional Technical Statement (MTAN)	Maintain a minimum 10 year land supply of crushed rock aggregate reserves throughout the Plan period in the Plan area in line with Policy PS22	AMB 1		Less than a 12 year land supply of crushed rock aggregate reserves in the Plan area in any one year
		AMB 2		
		AMB 3		
		AMB 4		

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 Initial Review of the Regional Technical Statement (RTS) that is undertaken every five years.

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

Action:

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

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.	AMB 1		One Planning application permitted contrary to Policy MWYN 6
		AMB 2		
		AMB 3		
		AMB 4		




Analysis:

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

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

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

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

Indicator: D69											
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	<table border="1"> <tr> <td style="background-color: #d8bfd8;">AMB 1</td> <td style="text-align: center;"></td> </tr> <tr> <td style="background-color: #d8bfd8;">AMB 2</td> <td></td> </tr> <tr> <td style="background-color: #d8bfd8;">AMB 3</td> <td></td> </tr> <tr> <td style="background-color: #d8bfd8;">AMB 4</td> <td></td> </tr> </table>	AMB 1		AMB 2		AMB 3		AMB 4		One Planning application permitted contrary to Policy MWYN 6
AMB 1											
AMB 2											
AMB 3											
AMB 4											
Analysis:											
<p>38 planning permissions were granted on sites within a mineral buffer zone. The types of permission varies from being housing developments to developments that are specifically involved with operating the mineral and waste sites.</p> <p>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.</p>											
Action:											
No action currently required. Continue to monitor as part of the next AMR.											

CHAPTER 4: CONCLUSIONS AND RECOMMENDATIONS

As this is the first AMR and as such sufficient time has not elapsed since adoption it is difficult to identify any trends from the evidence presented in the report. Furthermore, the AMR inevitably includes development that were granted under local planning policies that were in place in the plan area prior to the adoption of the JLDP, but built during this AMR period.

This AMR will provide the baseline evidence on the indicators for comparison in future years to enable the Councils to identify any trends.

While it has been outlined above that any trends are difficult to determine at this early stage good progress is being made in delivering the targets outlined in the monitoring framework and there is no evidence to suggest and therefore to justify the need for a review at this early stage.

While the implementation of the LDP is in the early stages there are positive outcomes as outlined below:

Policy PS1: Welsh Language and Culture was used in a planning appeal soon after the adoption of the Local Development Plan to dismiss an appeal for 366 houses in Bangor as the Planning Inspector did not consider that sufficient information was provided to prove that there would not be a negative impact on the Welsh Language which was contrary to Strategic Policy PS1. It must be stressed that this was prior to the adoption of the Maintaining and Creating Sustainable and Distinctive communities SPG (To be adopted during the first quarter of AMR2), which will provide further guidance on how to ensure that applications that meet the threshold set out in policy PS1 will help to maintain and create distinctive and sustainable communities. The SPG will include methodologies to prepare both Welsh Language Impact Assessments and Welsh Language Statements. In addition to conclusions on policy PS1 the housing policies were also considered by the Inspector, the site which was the subject of the appeal was an allocation in the Unitary Development Plan but it was not carried forward to the JLDP, in considering this and the newly adopted housing policies the Inspector found that the principle of development was unacceptable given its location, scale and level of affordable housing.

202 affordable houses have been given permission since the LDP was adopted and 254 affordable housing units were completed during the 2017-19 period. This shows a significant increase in the number of affordable housing units completed in 2018/19 (195 units) compared to previous years. These figures do not include housing that is affordable due to its location, and size as the case may be in certain areas within the Plan area and therefore the provision of housing that is affordable is likely to be higher than this figure.

The distribution of new housing is in line with the spatial strategy set out in the LDP which ensures that housing is distributed based on the settlements level of service provision, function and size (population) and subject to its environmental, social and infrastructure capacity to accommodate development.

Tier	Number of units approved	Target in the JLDP	Percentage of all residential permissions
Sub-regional Centre and Urban Service Centres	298	53%	55%
Local Service Centres	127	22%	23%
Villages, Clusters and the Countryside	118	25%	22%
Total	543	-	-

In June 2018, Horizon submitted a Development Consent Order application in order to develop a new nuclear power plant, and a public inquiry was held. Hitachi announced its intention to delay the proposal of developing the new Nuclear Power Station; however, Horizon confirmed that it would continue to allocate resources to ensure that the process of examining the application is completed, and a decision is expected at the end of October 2019.

On the whole the indicators contained within the monitoring framework are performing in accordance with expectations, where the policy target is not being achieved there are currently no concerns regarding policy implementation. In many cases where the policy target is not being achieved this is because sufficient time has not elapsed since the adoption of the JLDP to allow the policies to deliver the plan objectives.

The Councils are required to review the plan every 4 years unless there are circumstances which arise from the conclusions of the AMR which indicate the need for an earlier review. This first AMR does not indicate this and therefore does not justify the need for an early review therefore the review will take place in 2021 unless future AMRs provide evidence to indicate otherwise.

Changes nationally and locally have been outlined in chapter 2 of the AMR, while these changes will be considered during any future review it is not considered that they impact the Plan in such a way that a review is required at this stage. Future AMRs will report on any changes both nationally (including the publication of the National Development Framework) and locally and consider whether they result in a change on a scale that would require a full or partial review of the plan.

There is no evidence which suggested that the Plan requires a full or partial review at this stage for the following reasons:

- This is the first AMR following adoption and no trends have been identified.
- No policies have been identified as failing to deliver the objectives of the plan

- Some developments reported on are decisions which were made before the adoption of the JLDP.
- Appeal decisions since the adoption of the JLDP have supported the policies and strategy of the Plan.
- The new housing permitted has been in accordance with the spatial strategy.
- 254 affordable housing units have been completed in 2017-2019 and this is a significant increase on previous years, the number of completions in on track to meet the target set out in the monitoring framework.
- The Councils have a land supply of 5.3 years above the 5 years as required by TAN1.
- Proposals for new employment development on safeguarded sites have been supported by the policies within the JLDP.
- On the whole the indicators contained within the monitoring framework are performing in accordance with expectations, where they are not being achieved there is no concerns regarding policy implementation

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

APPENDIX 1

1. SUSTAINABILITY APPRAISAL MONITORING

- 1.1 The JLDP was subject to Sustainability Appraisal (SA) including Strategic Environmental Assessment (SEA) as an iterative process through the plan preparation process. The SA incorporated the SEA requirements in accordance with EU Directive 2001/42/EC. The purpose of the SA was to appraise the likely social, environmental and economic effects of the Plan, to ensure they were consistent with the principles of sustainable development. The SA of the JLDP identified 11 objectives and 29 indicators which are intended to measure the social, economic and environmental impact of the Plan.
- 1.2 It should be noted that the monitoring programme contained within the Sustainability Appraisal Report was preliminary and only identified potential indicators. The monitoring process has found that there is opportunity to improve the SA monitoring to ensure that appropriate data is collected. Whilst none of the indicators are deleted, it should be noted that the analysis makes it clear where information is unavailable and/or not applicable. In some instances information is no longer available (or relevant); in other instances the data available is of insufficient detail to enable useful monitoring.
- 1.3 There are a number of SA indicators where information is not published annually, for example those based on the census. The purpose of the monitoring framework is to review changes on an annual basis, as a consequence these are not necessarily going to be useful moving forward in terms of future monitoring. They have however been retained in order to provide a baseline, further work will be undertaken in time for the next AMR to determine whether alternative sources of information are available.
- 1.4 It should be noted that the traffic light rating system used for the LDP Monitoring Indicators has not been taken forward for use with the SA Monitoring. Many of the SA objectives are aspirational in nature and to some extent would be information monitored in an ideal world scenario. In addition, the LDP alone would not be the only factor that would need to be considered in achieving their aims. The SA Monitoring does not include targets as such, unlike the LDP monitoring, it would therefore prove difficult to interpret the commentary into a traffic light rating.
- 1.5 As this is the first year of collation (2017-2019), since the adoption of the JLDP the monitoring will primarily be used to set the baseline for the monitoring process. 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
✗	Negative Impacts

0	Neutral / Data Unavailable
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Summary of SA Monitoring

1.6 Table 1 sets out the summary assessment of the results of the Sustainability Appraisal Monitoring. A summary analysis of these results is provided in paragraph 1.7.

Table 1: Monitoring the Sustainability Appraisal – Summary		
	Objectives	Result
1	Maintain and enhance biodiversity interests and connectivity	✓
2	Promote community viability, cohesion, health and well being	0
3	Manage and reduce the impacts of climate change by promoting and supporting mitigation and adaptation measures	+/-
4	Conserve, promote and enhance the Welsh language	✓
5	Conserve, promote and enhance cultural resources and historic heritage assets	✓
6	Support economic growth and facilitate a vibrant, diversified economy providing local employment opportunities	+/-
7	Provide good quality housing, including affordable housing that meets local needs	✓
8	Value, conserve and enhance the plan area’s rural landscapes and urban townscapes	✓
9	Use land and mineral assets efficiently and promote mechanisms for waste minimisation, re-use and recycling	✓
10	Promote and enhance good transport links to support the community and the economy	+/-
11	Safeguard water quality, manage water resources sustainability and minimise flood risk	+/-

Summary of Results

1.7 The results of the Sustainability Appraisal monitoring indicate that out of the 11 Sustainability Objectives, overall positive effects were identified for 6 objectives, neutral effects for 1 objective and mixed impacts for 4 objectives. No objectives were identifying a significant negative effect. The table shows that for the majority of the sustainability objectives identified, progress is being made, on balance, against the range of monitoring indicators for the particular objective. The following tables include a detailed analysis of the performance of all the indicators:

SA Objective 1: Biodiversity				
SA Indicator	Target	Baseline/Previous Data	Recent Data	Performance
1) Loss of biodiversity through development measured by loss or impact to international sites (e.g. SSSI) and local sites in JLDP area.	Decrease	2018/2019	See explanation below	✓
2) Net loss of biodiversity in LDP area caused by development	Decrease	-	See explanation below	0
3) % of features (various types) in favourable condition, including both land and marine based	Decrease	2018/2019	See explanation below	0
4) Achievement of BAP objectives and targets	Decrease	-	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	2018/2019	See explanation below	0
Explanation / Analysis				
<p>1) The results for the number of planning applications that affect the biodiversity or geodiversity value of the designated sites are as follows:</p> <ul style="list-style-type: none"> • 0 number of planning applications permitted on nationally or internationally designated sites or on sites that affect the biodiversity or geodiversity value of the designated • 0 number of planning applications permitted on locally important biodiversity and geodiversity sites. <p>2) While this is not currently monitored by the Authority due to limited resources, polices within the LDP ensure that biodiversity is protected.</p> <p>3) The information only available for SACs and SPAs and the results are as follows:</p> <ul style="list-style-type: none"> • SACs - 40% (8 of of 20 SACs located or partially located within the LDP area) area of all features of 'favourable condition'; • SPAs - 89% (8 of 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) The results are as follows:
- 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) Continue to monitor the indicator in future AMRs 2) 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				
<ul style="list-style-type: none"> • There is a general downward trend from 2005 to 2017 in both Anglesey and Gwynedd for all six carbon emission indicators. • There is a general upward 'spike' in emissions from 2017 to 2018. <p>Anglesey</p> <ul style="list-style-type: none"> • From 2005 to 2018 there were percentage decreases in all six indicators, ranging from 5.0% to 69.7%. • In 2018 there were noticeable increases in all six indicators from 2017, ranging from 1.7% to 10.0%. • This upturn in emissions from 2017 to 2018 shows a 'spike' in the usual trend of gradual decreases in carbon emissions on Anglesey. • The historical downward trend in carbon emissions and the recent upward trend mirrors that of Gwynedd and Wales. <p>Gwynedd</p> <ul style="list-style-type: none"> • From 2005 to 2018 there were percentage decreases in all six indicators, ranging from 0.7% to 38.3%. • In 2018 there were noticeable increases in three of the six indicators from 2017, ranging from 1.7% to 13.2%. • This upturn in emissions from 2017 to 2018 shows a 'spike' in the usual trend of gradual decreases in carbon emissions on Gwynedd, although it should be noted that three of the six indicators continued the usual downward trend of reductions in emissions. • The historical downward trend in carbon emissions and the recent upward trend mirrors that of Anglesey and Wales. Detailed statistics are included in the tables below. <p>Wales</p> <ul style="list-style-type: none"> • From 2005 to 2018 there were percentage decreases in all six indicators, ranging from 3.9% to 75.9%. • In 2018 there were noticeable increases in five of the six indicators from 2017, ranging from 1.7% to 13.2%. • This upturn in emissions from 2017 to 2018 shows a 'spike' in the usual trend of gradual decreases in carbon emissions in Wales, although it should be noted that one of the six indicators continued the usual downward trend of reductions in emissions. <p>The historical downward trend in carbon emissions and the recent upward trend mirrors that of Anglesey and Gwynedd.</p>				

SA Objective 4: Welsh Language

SA Indicator	Target	Baseline/Previous Data	Recent Data	Performance
Number/ % Welsh Language speakers	Increase	Year ending 31 March	Anglesey – 42,500 (63.6%) Gwynedd – 89,600 (75.5%)	+/-

Explanation / Analysis

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

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

The table below shows the figures of the year which ends on 31 March for 2017 (which is the last year before the Plan was adopted), 2018 and 2019:

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

As can be seen, these figures show a much higher level than the results of the 2011 Census, which noted that there were 57% of Welsh speakers in Anglesey and 65% in Gwynedd. However, as these figures are based on samples, they are not as robust as the Census figures, and it is traditionally the case that they are higher than those of the Census. Despite this, it should be noted that the recent sample was of a greater size of approximately 350% more compared to earlier years.

SA Objective 5: Heritage / Culture				
SA Indicator	Target	Baseline/Previous Data	Recent Data	Performance
Number of historic assets at risk / change in number at risk	Decrease	2018/2019	See explanation below	✓
Explanation / Analysis				
<p>0 planning permissions permitted contravening Policy PS20 and AT1 during the monitoring period. No applications were permitted within World Heritage Sites and a total of 153 of planning applications were located within the Plan Area's Conservation Areas. It is considered that these permissions conform with PS20 and AT1, and it can subsequently be said that the policy is implemented effectively.</p>				

SA Objective 6 Economy and Employment																
SA Indicator	Target	Baseline/Previous Data	Recent Data	Performance												
1) Economic activity by sector	Increase	2017,2018 & 2019	See explanation below	✓												
2) Employment status of residents 16 years +	Increase	2017,2018 & 2019	See explanation below	✓												
3) Number of people commuting into and out of authority areas	Decrease	2017 & 2018	See explanation below	x												
Explanation / Analysis																
<p>1 & 2) Statistics show that there has been an increase in economic activity in both Ynys Môn and Gwynedd Local Authority area since adoption of the JLDP. The economic activity of both areas have are higher than that of the national Welsh average as can be seen in the table below:</p> <p><u>Local Labour Force Survey: Summary of economic activity (16-64)</u></p> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th></th> <th>Year ending March 2018</th> <th>Year ending March 2019</th> </tr> </thead> <tbody> <tr> <td>Ynys Môn</td> <td style="text-align: center;">78.1</td> <td style="text-align: center;">80.7</td> </tr> <tr> <td>Gwynedd</td> <td style="text-align: center;">76.7</td> <td style="text-align: center;">77.1</td> </tr> <tr> <td>Wales</td> <td style="text-align: center;">76.5</td> <td style="text-align: center;">76.7</td> </tr> </tbody> </table> <p style="text-align: right;"><i>Source: Stats Wales</i></p>						Year ending March 2018	Year ending March 2019	Ynys Môn	78.1	80.7	Gwynedd	76.7	77.1	Wales	76.5	76.7
	Year ending March 2018	Year ending March 2019														
Ynys Môn	78.1	80.7														
Gwynedd	76.7	77.1														
Wales	76.5	76.7														

- 3) Statistics show that there has been a slight increase in the numbers of people commuting into and out of authority areas – a pattern that is repeated for the whole of Wales as can be seen in the table below:

Commuting Patterns by Welsh Local Authority

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

Source: StatsWales

As this is the first AMR and therefore trends cannot be established. The indicators will continue to be monitored.

SA Objective 7: Housing

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

Explanation / Analysis

The table below compares the percentage of affordable housing completions in 2018-19 with the information for 2017-18. This is relevant for the period for which the Plan has been adopted.

Year	Affordable housing units completed	Total housing units completed	Affordable units as a percentage of total housing completions
2017-18	61	463	13.2%
2018-19	195	548	35.6%

It is evident that the number of new affordable housing units provided per year as percentage of all new units increased significantly in 2018-19 compared to 2017-18. This therefore conforms effectively with the target noted.

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	2018/2019	See analysis below	✓
2) Number / proportion of new developments within AONBs	Decrease	2018/2019	See analysis below	✓
3) Number / proportion of new developments within areas classed as outstanding by LANDMAP	Decrease	2018/2019	See analysis below	✓
Explanation / Analysis				
<p>1) The results for the areas defined under LANDMAP are as follows:</p> <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. <p>2) The number of approved planning applications within AONBs are as follows:</p> <ul style="list-style-type: none"> • 540 <p>3) The number of approved planning applications within areas classed as outstanding by LANDMAP are as follows;</p> <ul style="list-style-type: none"> • Visual and Sensory – 81 • Cultural – 1587 • Geological - 724 • Historical - 1270 • Landscape Habitats - 70 <p>The above indicators will continued to be monitored in subsequent future AMR's</p>				

SA Objective 9: Land, Minerals, Waste				
SA Indicator	Target	Baseline/Previous Data	Recent Data	Performance
1) % of development on previously developed land	Increase	2018/2019	See analysis below	✓
2) % municipal wastes sent to landfill	Decrease	2017-2018	24% Gwynedd 0% Isle of Anglesey 11% Wales	✓
3) % municipal wastes reused /recycled	Increase	2017-2018	72% Anglesey 60% Gwynedd 63% Wales	+/-
Explanation / Analysis				
<p>1) % proportion of development on previously developed land is as follows:</p> <ul style="list-style-type: none"> • Anglesey 2017-2018 13.81ha; Anglesey 2018-2019 4.33ha; • Gwynedd 2017-2018 12.82ha; Gwynedd 2018-2019 – information not available due to limited resources/technical issues; <p>2) % Municipal waste to landfill is as follows:</p> <ul style="list-style-type: none"> • 2016-2017 = Anglesey (6%) Gwynedd (31%) • 2017-2018 = Anglesey (0%), Gwynedd (24%) <p>3) % Municipal waste recycled is as follows:</p> <ul style="list-style-type: none"> • 2016-2017 = Anglesey (66%) Gwynedd (61%) • 2017-2018 = Anglesey (72%) Gwynedd (60%) 				

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

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

Explanation / Analysis

1)

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

2)

- 100% of new residential development within 30 minutes.
- As this is the first time we have monitored the plan this will be used as the baseline for the next monitoring period.

3)

- Anglesey has the third lowest number of concessionary bus pass holders aged 60+ (75.6%).
- Gwynedd has the fourth lowest number (80.0%).
- The area with the lowest number is Powys (71.5%).
- The area with the highest number is Cardiff (98.9%).
- The national average is 87.0%. Therefore, both Anglesey and Gwynedd are below the national average.
- As this is the first time we have monitored the plan this will be used as the baseline for the next monitoring period.

4)

- 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.
- As this is the first time we have monitored the plan this will be used as the baseline for the next monitoring period.

5) There are 92 petrol stations in Wales that sell LPG fuel at present.

- There are 2 stations in Anglesey that have LPG. These are: Amlwch – 1; Gaerwen – 1.
- There are 10 stations in Gwynedd that have LPG. These are: A496 – 1; A4487 – 1; Bangor – 1; Barmouth – 1; Blaenau Ffestiniog – 1; Caernarfon -2; Machynlleth – 1; Pwllheli – 2.
- As this is the first time we have monitored the plan this will be used as the baseline for the next monitoring period.

SA Objective 11: Water and Flood Risk				
SA Indicator	Target	Baseline/Previous Data	Recent Data	Performance
1) % of new developments with integrated sustainable drainage systems	Increase	-	Data unavailable	0
2) % of waterbodies at good ecological status or potential	Increase	2018/2019	See analysis below	✓
3) Proportion / absolute number of development in C1 and C2	Decrease	2018/2019	See analysis below	+/-
Explanation / Analysis				
<p>1) This information is not currently collected by the Authorities. The JPPU will work with both Authorities to find a way of collecting this information for future AMR's.</p> <p>2) The results are as follows:</p> <p>Lakes</p> <ul style="list-style-type: none"> • Cycle 1 – 67% • Cycle 2 – 78% <p>Rivers</p> <ul style="list-style-type: none"> • Only Cycle 1 currently available therefore we will use this as a baseline and continue to monitor the indicator. <p>3) The results are as follows:</p> <ul style="list-style-type: none"> • 27 planning applications approved within C1, all of which were in conformity to the tests contained in Technical Guidance Note 15 (Flooding)). • 89 planning applications approved within C2, 87 of were considered in the compliance to the tests contained in Technical Guidance Note 15 (Flooding). Only 1 planning application was permitted (conversion of an empty Chapel into a dwelling) for a type of development would be considered as a ' highly vulnerable ' development in accordance with Figure 2 Technical Guidance Note 15 (Flooding) and does not conform to the tests contained in Technical guidance note 15 (flooding). 				

This planning application was granted by the Planning Committee is contrary to officer recommendation.

Appendix 2: The Joint LDP's compliance with the Well-being Act (2015)

The Well-being of Future Generations (Wales) Act 2015 places a duty on public bodies (including Welsh Ministers) to carry out sustainable development. When undertaking this duty, the steps that public bodies must take include:

- Setting and publishing objectives ('well-being objectives') that have been designed to maximise its contribution to achieve each well-being aim; and
- Taking all reasonable steps (whilst undertaking its functions) to realise these objectives.

The Act sets seven well-being objectives with the aim of ensuring that public bodies work toward the same vision with respect to a sustainable Wales.

The Well-being of Future Generations (Wales) Act 2015 came into force on 1 April 2016. As the Joint Local Development Plan has been submitted to the Government for examination before this date, it was not required for the Plan to meet the well-being objectives as noted in the Act.

Nevertheless, it is considered that the Joint LDP is in-keeping with the well-being objectives. The following table highlights all well-being objectives, and notes how the Plan is achieving these objectives, as well as which strategic objective and policy within the Plan is relevant to achieving/complying with this objective.

Well-being Objective	How the Plan contributes towards this objective	Relevant Strategic Objective	Relevant Policies
<p>A prosperous Wales: An innovative, productive and low carbon society which recognises the limits of the global environment and therefore uses resources efficiently and proportionately (including acting on climate change); and which develops a skilled and well-educated population in an economy which generates wealth and provides employment opportunities, allowing people to take advantage of the wealth generated through securing decent work.</p>	<p>The Plan contains a series of policies that promote low-carbon technology, create renewable energy, protect limited resources and policies that protect and enhance the environment where the prosperity of the population within the Plan's area depends upon it.</p> <p>The Plan provides opportunities for a prosperous economy by safeguarding existing employment land and designating new employment land for future employment needs and providing a local planning policy framework for developments associated/ancillary to Wylfa Newydd.</p> <p>The plan also includes policies for redeveloping suitable previously developed land and buildings for various types of development, which is a very effective way of ensuring</p>	SO2 – SO14, SO17 – SO19	PS2, ISA1, ISA3, PS3, PS4, PS5, PS6, PCYFF5, PS7, ADN1, ADN2, ADN3, PS10, PS11, PS12, PS13, CYF1, CYF4, CYF6, CYF7, CYF6, PS19, AMG5, AMG6, PS22, MWYN1

	<p>urban regeneration, including an appropriate mix of housing, employment, retail, education, leisure and amenity facilities.</p> <p>Although educational interests are outside the Plan's control, it contains policies that support proposals for further and higher education facilities, encouraging infrastructure and developer contributions to education where required. The Plan also seeks to maintain a sustainable communities' hierarchy and the services they provide.</p>		
<p>A resilient Wales: A nation which maintains and enhances the natural biodiversity environment with healthy ecosystems which support social, economic and ecological resilience with the capacity to adapt to any change (for example, climate change).</p>	<p>The Plan contains specific policies that protect and enhance the natural environment and biodiversity. It identifies and protects statutory and non-statutory designations.</p> <p>It promotes effective use of resources, renewable technology, low-carbon or zero-carbon and contains policies that aim to mitigate and adapt to the impacts of climate change.</p> <p>As large sections of the Plan area are of a coastal nature, attention was given to the Shoreline Management Plan's policies.</p> <p>Additionally, the Plan prevents inappropriate development in flood zones.</p>	SO6, SO7, SO8, SO17	PS6, PCYFF5, PS7, ADN1, ADN2, ADN3, ARNA1, PS19, AMG4, AMG5

<p>A healthier Wales: A society in which people’s physical and mental well-being is maximised and in which choices and behaviours that benefit future health are understood.</p>	<p>The Plan protects against the loss of open spaces with recreational value and provides an opportunity to create more recreational areas with new housing developments.</p> <p>Other policies in the Plan include criteria that note (where appropriate) that new developments will need to create safe, attractive public spaces where important features include amenity areas, green spaces and the retention and enhancement of green infrastructure.</p> <p>The Plan also facilitates the development of health care facilities that are accessible to all in the Plan Area. It also directs new residential developments to be in accordance with the settlement's role in the Settlement Hierarchy, and therefore move towards ensuring that new housing is located in areas that are accessible to social facilities and key services.</p>	<p>SO2, SO3, SO7, SO15, SO16</p>	<p>ISA2, ISA4, ISA5, PS4,TRA4, PCYFF3, PS17, TAI8</p>
<p>A more equal Wales: A society that enables people to fulfil their potential no matter what their background or circumstances (including their socio economic background and circumstances).</p>	<p><i>Race:</i> A number of policies in the Plan facilitate social inclusion that will assist to integrate groups into local communities. Improving accessibility is also an important theme in the Plan, which assists to integrate minority groups, including Gypsies and Travellers, into society.</p> <p><i>Disability:</i> The Plan facilitates the development that is appropriate to the needs of disabled people. The design policy ensures that every development achieves an inclusive design by ensuring environments where there are no barriers; which allows access for all and offers a full provision to people with disabilities;</p>	<p>SO1, SO7, SO12, SO15, SO16</p>	<p>ISA1, ISA2, PS4, TRA4: PCYFF3, CYF6, TAI8, TAI9, TAI11, TAI17, TAI12, TAI18.</p>

	<p>Additionally, the Plan supports proposals relating to working from home that could be of particular use in rural areas that are less accessible to workplaces, especially for people with mobility problems.</p> <p><i>Gender:</i> Community safety is an issue that could affect specific groups such as young men and women, who can be more vulnerable to violent crimes. It is not anticipated that the detailed policies are likely to have a substantial detrimental impact on these groups. The policies in the Plan deal directly with matters such as design, public land, public transport and fear of crime that could affect specific groups, such as women. Additionally, the Plan promotes ease of access to health facilities and for those facilities to be available for men and women equally.</p> <p><i>Sexual orientation:</i> Although the Plan has restricted scope to influence these groups, community safety can be a matter that could affect this group. The policies in the Plan deal directly with matters such as design, public land, public transport and fear of crime.</p> <p><i>Gender reassignment:</i> Although the Plan has restricted scope to influence these groups, community safety can be a matter that could affect this group. The policies in the Plan deal directly with matters such as design, public land, public transport and fear of crime.</p> <p><i>Religion or Belief:</i></p>		
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	<p>The availability and accessibility of some community facilities is an important consideration for religious groups. The Plan facilitates the development of appropriate facilities (including housing, leisure facilities and community facilities), that are suitable for all religions. Additionally, the Plan facilitates the development of a mix of different types of houses that are suitable for a broad range of groups.</p> <p><i>Age:</i> The Plan promotes an appropriate mix of housing in new developments (including local market housing and affordable housing), which in turn promote sustainable mixed communities by ensuring that every new residential development contributes towards improving the housing balance and meets the needs noted for the entire community.</p> <p>There are specific policies for residential care homes, extra care housing or specialist care accommodation for older people that deal directly with the housing needs of older people. Infrastructure policies will facilitate the provision of appropriate services and facilities for people of different age groups and this should improve welfare and community vitality. The Plan aims to safeguard employment sites and facilitate economic growth in urban and rural areas and this should help to maintain the working-age population as well as retain young people in their communities, and thus improve the community's welfare. Sustainable transport policies will benefit older people groups and young people groups by facilitating access to services, especially in rural areas.</p>		
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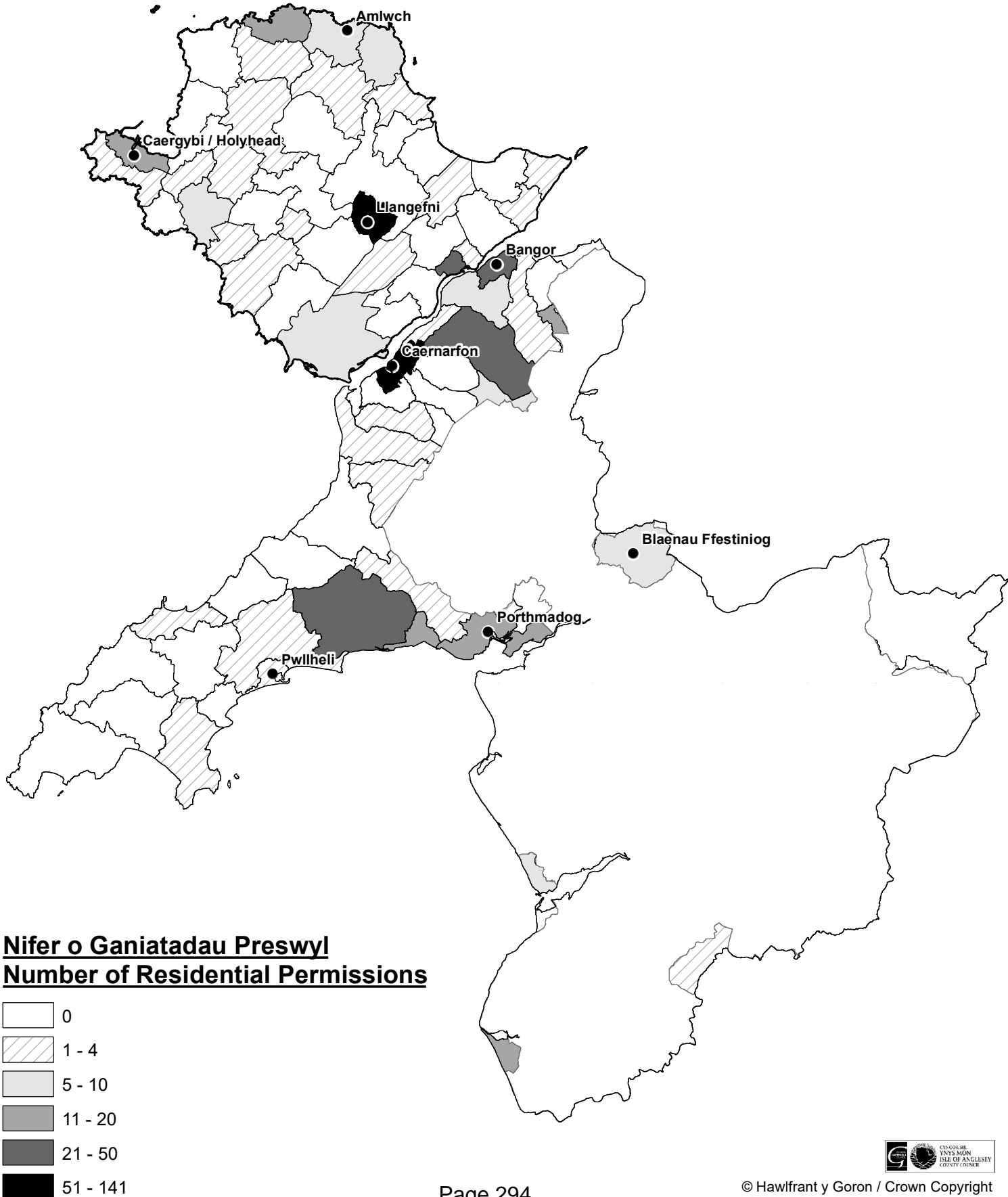
	<p><u>The objectives of the Sustainability Framework applied to the Plan:</u></p> <ul style="list-style-type: none"> • Promote viability, coherence and community health and well-being • Support economic growth and facilitate a lively and diverse economy that provides local employment opportunities • Provide good quality housing, including affordable housing that satisfies local need • Support and enhance good transport links to support communities and the economy 		
<p>A Wales of cohesive communities: Attractive, viable, safe and well-connected communities.</p>	<p>The Plan includes policies that seek to promote safe, healthy, unique and prosperous communities. The aim of the Plan's Spatial Strategy is to disperse developments commensurately around the Plan area and focus on those locations that provide the best opportunities to achieve sustainable development.</p> <p>The Plan promotes an appropriate mix of housing in new developments, which in turn promote sustainable mixed communities by ensuring that every new residential development contributes towards improving the housing balance and meets the needs noted for the entire community.</p> <p>The Plan's policies note the priority criteria that new developments must meet to achieve a sustainable development that has been appropriately located. The Plan includes sustainable transport policies and their aim is to prevent the negative impacts of new transport schemes and ensure that communities have good links to facilities and services.</p>	SO2 – SO16	PS4, TRA1, TRA4, PS5, PCYFF2, PCYFF3, PS13, PS16

<p>A Wales of vibrant culture and thriving Welsh language: A society that promotes and protects culture, heritage and the Welsh language, and which encourages people to participate in the arts, sports and recreation.</p>	<p>The Plan includes specific policies that contribute to protecting, promoting and supporting the use of the Welsh language in the Plan area. Housing policies facilitate a sufficient number of mixed housing (type and occupancy) to meet the needs of all parts of the population, including housing for older people. The policies will facilitate affordable housing for local need, local market housing, open market housing and accommodation specifically designed for the older population. This will assist to create sustainable and inclusive communities and along with other policies in the Plan, e.g. employment and land policies, the strategy and plans of every Council should assist to reduce outward migration amongst younger age groups, attract former residents back to the area, as well as new people of working-age.</p> <p>Policies relating to economic development facilitate the provision of economic opportunities through the Plan area. This should also assist to retain young people within communities, especially the most rural, and thus maintain or enhance the demographic balance within communities.</p> <p>The Plan also includes policies that aim to protect the culture and heritage of Wales by acknowledging, protecting and enhancing the built historic heritage assets and archaeology sites.</p>	SO1, SO5, SO9 – SO16	PS1, PS5, PS13, PS16, TAI5, PS18, TAI16, PS17, TAI8, PS20, AT1, AT2, AT3, AT4.
<p>A globally responsible Wales:</p>	<p>In order to reduce the potential negative impact of the area on global well-being and to enhance any positive</p>	SO3, SO5 –SO8, SO17	PS5, PS6, PCYFF5, PS7, PS9, ADN1, ADN2, PS19

<p>A nation which, when doing anything to improve the economic, social, environmental and cultural well-being of Wales, takes account of whether doing such a thing may make a positive contribution to global well-being.</p>	<p>impacts, the Plan includes policies that seek to ensure that the Plan area enhances the contribution it makes towards meeting the national targets to produce renewable energy and reduce carbon.</p> <p>The Plan also seeks to protect wider environmental features such as biodiversity and natural resources.</p>		
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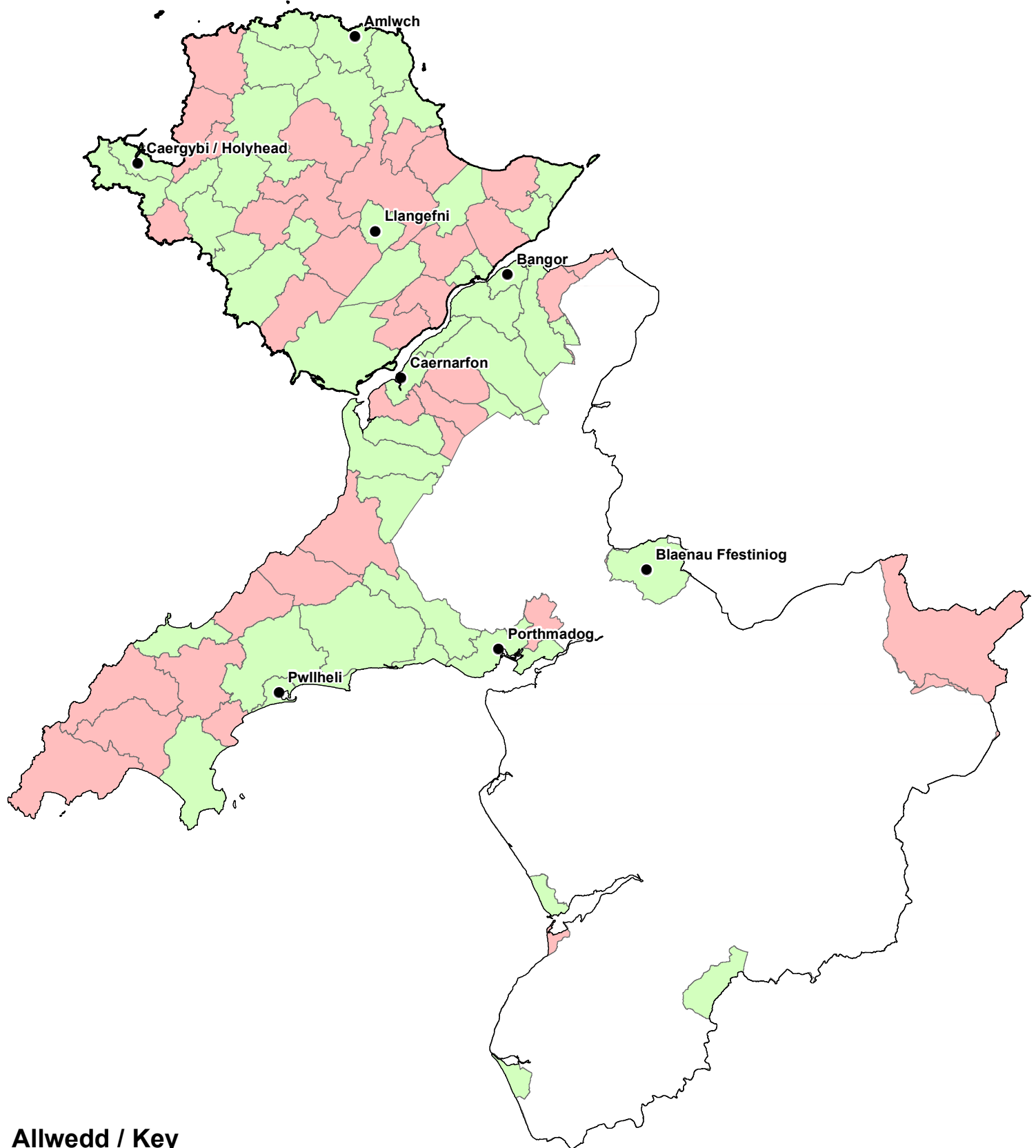
DOSBARTHAD CANIATADAU PRESWYL FESUL CYNGHORAU CYMUNED-
1 AWST 2017 - 31 MAWRTH 2019

DISTRIBUTION OF RESIDENTIAL PERMISSIONS PER COMMUNITY COUNCIL
1 AUGUST 2017 - 31 MARCH 2019





**DOSBARTHIAD CANIATADAU PRESWYL FESUL CYNGHORAU CYMUNED-
1 AWST 2017 - 31 MAWRTH 2019**

**DISTRIBUTION OF RESIDENTIAL PERMISSIONS PER COMMUNITY COUNCIL
1 AUGUST 2017 - 31 MARCH 2019**



Allwedd / Key

-  Caniatâd / Permission
-  Dim Caniatâd / No Permissions

D25 – DISTRIBUTION OF RESIDENTIAL PERMISSIONS 1 AUGUST 2017 – 31 MARCH 2019

Sub-regional Centre:

1. Bangor (planning permission for 53 residential units)

Urban Service Centres:

Anglesey

2. Amlwch (9 units),
3. Holyhead (17 units),
4. Llangefni (141 units).

Gwynedd

5. Blaenau Ffestiniog (9 units),
6. Caernarfon (56 units),
7. Porthmadog (12 units),
8. Pwllheli (3 units).

Local Service Centres:

Anglesey

9. Beaumaris (1 unit),
10. Benllech,
11. Bodedern (4 units),
12. Cemaes (16 units),
13. Gaerwen,
14. Llanfair Pwllgwyngyll (21 units),
15. Pentraeth,
16. Menai Bridge (2 units),
17. Rhosneigr (2 units),
18. Valley (1 unit).

Gwynedd

19. Abermaw (7 units),
20. Abersoch,
21. Bethesda (18 units),
22. Criccieth (12 units),
23. Llanberis (8 units),
24. Llanrug,
25. Nefyn (7 units),
26. Penrhyndeudraeth (11 units),
27. Penygroes,
28. Tywyn (17 units).

Service Villages:

Anglesey

29. Gwalchmai (2 units),
30. Llannerch-y-medd,
31. Newborough (6 units).

Gwynedd

32. Bethel (11 units),
33. Bontnewydd,
34. Botwnnog,

35. Chwilog (40 units),
36. Deiniolen (10 units),
37. Rachub,
38. Tremadog,
39. Y Ffôr

Local, Rural and Coastal Villages:

A) Local Villages

Ynys Môn

40. Bethel,
41. Bodffordd,
42. Bryngwran,
43. Brynsiencyn,
44. Caergeiliog (6 units),
45. Dwyran (1 unit),
46. Llandaniel-fab,
47. Llandegfan,
48. Llanfachraeth,
49. Llanfaethlu,
50. Llanfechell,
51. Llanfihangel-yn-Nhywyn,
52. Llangaffo,
53. Llangristiolus,
54. Llanrhuddlad,
55. Pencarnisiog,
56. Pen-y-Sarn (7 units),
57. Rhos-y-bol (1 unit),
58. Talwrn,
59. Tregle

Gwynedd

60. Abererch,
61. Brynrefail,
62. Caeathro,
63. Carmel (1 unit),
64. Cwm y Glo,
65. Dinas (Llanwnda),
66. Dinas Dinlle,
67. Dolydd a Maen Coch,
68. Efailnewydd,
69. Garndolbenmaen (1 unit),
70. Garreg-Llanfrothen,
71. Groeslon,
72. Llandwrog,
73. Llandygai,
74. Llangybi,
75. Llanllyfni,
76. Llanystumdwy,
77. Nantlle (1 unit),
78. Penisarwaun,
79. Pentref Uchaf,
80. Rhiwlas (1 unit),
81. Rhosgadfan (3 units),
82. Rhostryfan,

D25 – DISTRIBUTION OF RESIDENTIAL PERMISSIONS
1 AUGUST 2017 – 31 MARCH 2019

- 83. Sarn Mellteyrn,
- 84. Talysarn,
- 85. Trefor,
- 86. Tregarth (2 units),
- 87. Tudweiliog,
- 88. Waunfawr,
- 89. Y Fron

B) Coastal/ Rural Villages:

Anglesey

- 90. Aberffraw,
- 91. Trearddur Bay
- 92. Carreg-lefn (1 unit),
- 93. Llanbedr-goch,
- 94. Llanddona,
- 95. Llanfaelog (1 unit),
- 96. Llangoed (1 unit),
- 97. Malltraeth,
- 98. Moelfre (4 units),
- 99. Pontrhydybont

Gwynedd

- 100. Aberdaron,
- 101. Borth-y-Gest (1 unit),
- 102. Clynnog Fawr,
- 103. Corris (1 unit),
- 104. Ederon (1 unit),
- 105. Fairbourne,
- 106. Llanaelhaearn,
- 107. Llanbedrog,
- 108. Llangian,
- 109. Llithfaen,
- 110. Morfa Bychan (1 unit),
- 111. Morfa Nefyn,
- 112. Mynytho,
- 113. Rhoshirwaun,
- 114. Sarn Bach,
- 115. Y Felinheli

Clusters:

Anglesey

- 116. Bodorgan,
- 117. Bro Iarddur (Trearddur Bay),
- 118. Bryn Du,
- 119. Brynminceg (Old Llandegfan),
- 120. Brynrefail,
- 121. Brynteg,
- 122. Bryn y Môr (Valley)
- 123. Bwlch Gwyn,
- 124. Capel Coch,
- 125. Capel Mawr,
- 126. Carmel,
- 127. Cerrig-mân,

- 128. Cichle,
- 129. Glan-yr-afon (Llangoed),
- 130. Glyn Garth,
- 131. Gaerwen Station,
- 132. Haulfre (Llangoed),
- 133. Hebron,
- 134. Hendre Hywel (Pentraeth),
- 135. Hermon,
- 136. Llan-faes,
- 137. Llangadwaladr,
- 138. Llansadwrn,
- 139. Llanyghenedl,
- 140. Llynfaes,
- 141. Marian-glas,
- 142. Nebo,
- 143. Penlon,
- 144. Penmon,
- 145. Pentre Berw,
- 146. Pentre Canol (Holyhead),
- 147. Pen y Marian,
- 148. Bull Bay,
- 149. Rhoscefnhir (1 unit),
- 150. Rhos-meirch,
- 151. Rhostrehwfa,
- 152. Rhyd-wyn,
- 153. Star,
- 154. Red Wharf Bay,
- 155. Trefor,
- 156. Tyn Lôn (Glan yr Afon),
- 157. Tyn-y-gongl

Gwynedd

- 158. Aberdesach,
- 159. Aberllefenni,
- 160. Aberpwll,
- 161. Bethesda Bach,
- 162. Bryncir,
- 163. Bryncroes,
- 164. Caerhun/Waen Wen,
- 165. Capel y Graig,
- 166. Corris Uchaf,
- 167. Crawia,
- 168. Dinorwig,
- 169. Gallt y Foel,
- 170. Glasinfryn (2 units),
- 171. Groeslon Waunfawr,
- 172. Llanaber,
- 173. Llandderfel,
- 174. Llanengan,
- 175. Llanfor,
- 176. Llanllechid,
- 177. Llannor,
- 178. Llanwnda,
- 179. Llwyn Hudol,
- 180. Minffordd,
- 181. Minffordd (Bangor),

D25 – DISTRIBUTION OF RESIDENTIAL PERMISSIONS
1 AUGUST 2017 – 31 MARCH 2019

182. Mynydd Llandygai,
183. Nebo,
184. Pantglas,
185. Penmorfa,
186. Penrhos,
187. Penrhos (Caeathro)
188. Pentir,
189. Pentrefelin,
190. Pistyll,
191. Pontllyfni,
192. Rhoslan,
193. Saron (Llanwnda),
194. Swan,
195. Tai'n Lôn,
196. Talwaenydd,
197. Talybont,
198. Tan y Coed,
199. Treborth,
200. Ty'n-lôn,
201. Ty'n y Lôn,
202. Waun (Penisarwaun).

ISLE OF ANGLESEY COUNTY COUNCIL	
Report to:	The Executive Committee
Date:	28 October 2019
Subject:	Lowering the Age of Admission at Ysgol Llandegfan
Portfolio Member(s):	Councillor R. Meirion Jones
Head of Service:	Mr Rhys Howard Hughes
Report Author: Tel: E-mail:	Meinir Hughes 01248752947 MeinirHughes@ynysmon.gov.uk
Local Members:	Councillor Lewis Wyn Davies Councillor Carwyn Elias Jones Councillor Alun Roberts

A – Recommendation(s) and Reason(s)

Background

The Education Department of Anglesey County Council received a request from the Governing Body of Ysgol Llandegfan to go to consultation on lowering the school's age of admissions. This would mean that Ysgol Llandegfan would admit pupils part time from the September following their 3rd birthday; this would take effect from September 2020.

Currently, pupils are admitted to Ysgol Llandegfan full time in the September following their 4th birthday.

The Governing Body believes that this would be an important evolution in the school's development. In addition to this, it would mean that pupils had access to extensive and rich provision.

Currently, a Cylch Meithrin and Nursery Group [English medium] provide education for this age group. By lowering the age of admission, the Governing Body is eager to ensure consistency, progression and continuation in pupils' education in addition to providing formal nursery education for the catchment area's children.

There is confidence that this proposal will maintain or improve the current standards in regards to the education, provision and leadership and management.

This will also enable the school to organise flexible and affordable childcare for parents wishing to return to work.

B – Which other options did you consider and what were your reasons for dismissing and/or choosing this option?

Option – Continue with the current arrangements

This is not an option in the long term since modernisation arrangements are likely to impact the provision as it currently stands.

Consistency in preschool provision cannot be guaranteed, especially in terms of the present language provision.

In order to ensure that we respond fully to the requirements of the Strategic Plan for the Welsh language in Education, this proposal will favour lowering the age of admission to ensure that the Welsh language is a continuous priority in all catchment area schools and the isle of Anglesey.

The current arrangements also mean that the school cannot offer a care/breakfast club to the nursery pupils and as a result, parents choose to take their children to neighbouring schools in order to receive this provision.

C – Why is this a decision for the Executive Committee?

A change in a school's age range is a "regulated modification" within the process of re-structuring schools and within the requirements of the School Organisation Code, 011/2018.

This is a decision for the Executive Committee and they are required to issue proposals on the change whilst considering the responses.

CH – Is this decision in line with the policy approved by the full Body?

The Authority has followed the process with other schools over the past few years. Nearly all primary schools in the county now admit pupils following their 3rd birthday. This would ensure consistency in terms of nursery education in the catchment area and across the county.

D – Is this decision within the budget approved by the Council?

Yes.

DD – With whom did you consult?		What were their comments?
1	Chief Executive / Senior Leadership Team (SLT) (mandatory)	
2	Finance / Section 151 (mandatory)	
3	Legal / Monitoring Officer (mandatory)	
4	Human Resources (HR)	
5	Property	
6	Information Communication Technology (ICT)	
7	Procurement	
8	Scrutiny	
9	Local Members	
10	Any external bodies / other(s)	

E – Risks and any mitigation steps (if relevant)	
1	Economic
2	Anti-poverty
3	Crime and Disorder
4	Environmental
5	Equalities
6	Resulting Agreements
7	Other

F - Appendices:
The Governing Body's request to lower the age of admission. Part of the Governing Body's minutes, 1 July 2019, when the matter was discussed.

FF – Background Papers (please contact the Report author for any further information):
None

COFNODION CYFARFOD LLYWODRAETHWYR

**MINUTES OF THE GOVERNORS MEETING
YSGOL LLANDEGFAN**

6yh/ 6pm DYDD LLUN 1af o ORFFENNAF 2019 / MONDAY 1st JULY 2019

Rhan o gofnodion y Corff Llywodraethu / Part of the Governing Body minutes

Meithrinfa yn yr Ysgol	School Based Nursery
<p>Oherwydd nad yw'r Cynllun Moderneiddio yn mynd yn ei flaen bellach mae'r Awdurdod angen i'r ysgol ail-gadarnhau a oes angen Meithrinfa yn yr ysgol.</p> <p>Cytunwyd yn unfrydol y dylai'r cynlluniau i gael Meithrinfa fynd yn eu blaen.</p> <p>Bydd angen cynnal ymgynghoriad i hysbysu'r Pwyllgor Gwaith o benderfyniad y Corff ac i fod yn eglur iawn ynglŷn â'r hyn yr ydym yn ei ddisgwyl.</p> <p>Adroddodd y Pennaeth bod yr ysgol eisoes wedi colli 11 o ddisgyblion drwy beidio â chael clwb brechwast.</p> <p>Cytunodd yr aelodau i gyd mai dyma'r ffordd ymlaen a gosodwyd targed ar gyfer Medi 2020.</p>	<p><i>Following the collapse of the Modernisation Plan the Authority now wants the school to re-confirm if they still require a school based Nursery.</i></p> <p><i>It was unanimously agreed that this should go ahead.</i></p> <p><i>A consultation will need to take place, to inform the Executive of the Governors decision and be very clear as to what we expect.</i></p> <p><i>Headteacher reported that by not having a breakfast club which would open at 8am the school have already lost 11 pupils.</i></p> <p><i>All members agreed that this was the correct way forward and have set a target date for September 2020.</i></p>



**YSGOL GYNRADD LLANDEGFAN
LLANDEGFAN, YNYS MÔN, LL59 5UW**



Ffôn/Tel: 01248 713431
Epost/Email: pennaeth.llandegfan@ynysmon.gov.uk
Safle'r Rhyngrwyd/Website: <http://ysgolllandegfan.cymru/index.html>
Pennaeth / Headteacher: Mr D Hood

Dear Mr A Williams,

Following a recent Governing Body meeting here in Ysgol Llandegfan, we once more wish to seek your consent to start the process of consultation into the possibility of opening the School to offer nursery provision within its walls. We would like for this to start by means of which would enable us, if the consultation were favourable, to open and offer the provision from September 2020.

We as a Body feel that this is essential for the School's development in moving forward, in expanding what we have to offer, in continuing to drive standards and in ensuring the best provision for our pupils here in Llandegfan.

We would appreciate your response including the next steps to be followed.

Yours Sincerely,

Cllr C. Jones

Chair of the Governing Body

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ISLE OF ANGLESEY COUNTY COUNCIL	
Report to:	Executive Committee
Date:	28 th October, 2019
Subject:	Isle of Anglesey County Council Draft Response to Welsh Government National Development Framework Consultation
Portfolio Holder(s):	Cllr. Richard Dew
Chief Executive:	Annwen Morgan
Corporate Director:	Dylan Williams
Report Author:	Project Management Office (Dylan Ll. Jones)
Tel:	01248 752497
E-mail:	DylanLlewelynJones@anglesey.gov.uk
Local Members:	All Members

A – Recommendation/s and reason/s
<p>Introduction</p> <p>The National Development Framework (NDF) is a new development plan which will set the direction for development in Wales from 2020 to 2040. It sets a strategy for addressing key national priorities through the planning system, including sustaining and developing a vibrant economy, decarbonisation, developing resilient ecosystems and improving the health and well-being of our communities.</p> <p>The NDF is a spatial plan, which means it sets a direction for where investment in infrastructure and development should be located for the greater good of Wales and its people.</p> <p>The NDF is the highest tier of development plan and is focused on issues and challenges at a national scale. Its strategic nature means it does not allocate development to all parts of Wales, nor does it include policies on all land uses.</p> <p>Isle of Anglesey County Council (IACC) Draft Response</p> <p>Responding to the NDF is critically important to ensure that planning policy at the highest tier is fit for purpose and that there is clear alignment between the IACC’s aspirations from the local level through to the national level which will provide the direction of travel for future investment in infrastructure and development. This is an opportunity for the IACC to influence the contents of the NDF which will shape nation’s development for the next 20 years.</p>

IACC Strategic Points

1. General

The IACC welcomes the opportunity to comment on Welsh Government's National Development Framework (NDF). The IACC supports the principle of creating a NDF for Wales, however, the IACC does have serious concerns and reservations in relation to a number of themes and policies in the draft NDF.

2. Approach to Strategic Development Plans / Regional Planning

The IACC is committed to regional collaboration and accepts the principle of Strategic Development Plans. However, being part of the first and only Joint Planning Policy Unit (JPPU) and Joint Local Development Plan (JLDP) in Wales the merits of three layers of planning policy remain unclear. This is especially the case as resources, capacity and expertise is stretched and reducing.

3. Recognition of existing NSIPs

Recognition of Nationally Significant Infrastructure Projects (Wylfa Newydd & National Grid) should be included as part of the NDF. The Easy Read version of the NDF consultation does not promote nuclear in a positive light and there is only a passing reference to these developments under Policy 22. This is disappointing and unacceptable and we strongly urge the Welsh Government to review and update.

It is widely recognised that nuclear new build will be critical, together with key, all other forms of low carbon energy generation, to enable the UK to meet its Net Zero carbon emissions target by 2050. The final NDF should fully and accurately reflect this.

The importance of these projects, and nuclear new build in particular, to the future economic growth of Anglesey and North West Wales, cannot be underestimated. Without having a full appreciation of these, and other similar developments in Wales, the framework is unlikely to be inclusive, comprehensive, and fit for purpose. If or when these developments progress will determine the appropriateness of the NDF locally.

4. Approach to Low Carbon Energy

The IACC is committed to delivery of the Anglesey Energy Island Programme. The support for new energy infrastructure on Anglesey is grounded upon securing long-term employment and supply chain opportunities, and creating transformational economic growth, whilst ensuring adverse impacts are effectively mitigated.

The IACC believes the draft NDF's approach to low carbon energy is too narrow and should incorporate all forms of low carbon energy production. The draft NDF does not do this and instead focusses on wind and solar developments only.

The IACC has reviewed the background documents supporting the proposed Priority Areas for wind and solar. There is a lot of information in relation to the criteria applied. The justification for selection of the majority of the Island as a Priority Area for wind and solar energy is unclear. This is not acceptable and is of significant concern, the IACC objects to this designation.

In being designated a Priority Area, the proposed new policy (Policy 10) gives a presumption in favour of development and an acceptance of landscape change, with significant weight being given to the proposal's contribution to greenhouse gas reduction and meeting decarbonisation and renewable energy targets. IACC understands that planning applications will need to be dealt with on a case by case basis, but this approach creates a strong expectation that such developments will be acceptable, notwithstanding landscape and other impacts. Whilst Anglesey is an Energy Island, that does not mean the majority of the Island should be considered as available to host additional new energy developments no matter what the environmental, economic and community impacts might be, which IACC consider will be the result of the NDF as currently drafted.

The IACC is already potentially hosting two NSIP and the additional wind and solar developments would impose further burden on the host communities. In addition, there are electrical grid infrastructure connection issues that need to be considered as the proposed National Grid development only serves Wylfa Newydd and it is unclear what additional infrastructure would be needed to connect to the central area of the Island.

5. Regional Growth Area - Holyhead

The IACC is extremely disappointed and surprised that Holyhead has not been recognised or defined as a Regional Growth Area for Wales, especially given that the NDF specifically identifies the importance of the port of Holyhead to serve Wales, the wider UK and Ireland. This is not acceptable.

The IACC is of the view that a clear evidence base exists to justify Holyhead's inclusion as a Regional Growth Area given its potential strategic importance to Wales, and therefore suggests that the NDF is amended accordingly.

6. Vision for Rural Areas

Given the rural nature of Anglesey, supporting rural communities and their development is a key priority. The IACC is of the opinion that the draft NDF does not provide enough direction for rural areas. Without such vision, there is a risk for greater disparity between urban and rural areas creating further challenges to rural areas.

Greater recognition and guidance on the growth and development of tourism and the visitor economy in the final NDF would also be of value. Tourism is the largest economic sector on the Island generating £311M per annum to its economy. The sector supports approximately 4,000 jobs. Visitors come to Anglesey to experience its unique character

and very special sense of place, peaceful and tranquil setting, its beaches, seascapes and its dramatic landscapes. The designation of the majority of the Island for solar and wind (with virtually no socio-economic benefits) could potentially have a detrimental effect on the Island's tourism industry and compound issues further in rural Wales in relation to creating employment opportunities, tackling inequalities, cohesive communities etc.

The importance of the NDF in guiding and informing development in rural areas of Wales, and not only urban development, is critical.

7. Welsh Language Policy

The Welsh language is most prevalent in rural Wales and whilst IACC acknowledges the intention in the NDF to meet the objective of reaching one million Welsh speakers by 2050, it believes that not having a dedicated policy on the Welsh Language is a fundamental omission. It is critical to meeting this target to prevent net out migration of young people through providing affordable housing, jobs and opportunities for these rural areas to flourish from Welsh speaking communities as rural towns, villages and communities are critical to the character and fabric of Wales and it is these towns and communities that shape and define Wales.

8. Connectivity and Potential Third Crossing

The IACC are disappointed that no mention is made of the proposed new third crossing between the Island and mainland. This is considered to be short-sighted, unambitious and discouraging. We request that this is recognised and included in the final NDF.

Whilst supportive of the principle for a North Wales Metro in enabling access to jobs, services and facilities, the IACC is of the view that this infrastructure should expand the entire North Wales region to Holyhead which will facilitate improved connectivity between North West Wales and North East Wales (and into England).

Additionally, the final NDF should consider a range of solutions for a greener future for low carbon travel, including charging points, community transport, bio-fuel vehicles, and solutions to reduce the use of the private vehicle.

9. Air Connectivity

The importance of Cardiff Airport as an international gateway is acknowledged. However, no mention is made of its national role and the importance of connecting North and South Wales, which is referred to in the Wales Transport Strategy and which recognises that the service plays a significant part in the economic development of north-west Wales, providing improved business connectivity, tourism opportunities and reduced journey times. The IACC consider that the NDF should reflect this.

10. Affordable Housing

Delay to the delivery of affordable housing is a key issue. The IACC note the reference to the need of on average 47% of additional homes to be affordable housing for the 5 year period 2018/19 to 2022/23. However, this does not have regard to the impact of viability on market sites and that, on average, it is unlikely that a level of circa 50% affordable provision will be achieved in the majority of sites in rural locations across Wales. Whilst it is acknowledged that WG intend to use its funding, land, planning and housing policies to drive delivery, the issue of addressing market failure and infrastructure costs are not explained in the NDF.

11. Continued Engagement with Welsh Government

The issues raised, and further detail provided in Annex A need to be considered and addressed in preparing the final version of the NDF. If this is not the case, then the plan will not work for the residents, communities, economy and environment of the island. The submission is takes full regard for the present and the future, in full alignment with the Wellbeing and Future Generations Act.

It is hoped that the Welsh Government finds the IACC response to the NDF to be constructive in order to assist in creating an overarching development plan for the next 20 years that will shape the future growth and development of the country for the greater good of its people and the next generation.

The IACC is committed to working collaboratively locally, across North Wales and with the Welsh Government to ensure that the NDF is fit for purpose and there is clear alignment from the local level to the highest tier of planning.

Procedural Decision Making

The IACC's response to the Welsh Government's consultation on the National Development Framework will need to be submitted by 1st November, and consequently, should the decision be called in by the Partnership and Regeneration Scrutiny Committee, it would not be possible to comply within the given timescales. As a result, the Chair of Council has agreed it is reasonable under the circumstances to exempt the decision from call-in. The Chair of the Partnership and Regeneration Scrutiny Committee has been informed of the decision.

The reasoning behind this decision is the tight timescales set by Welsh Government and the need to review a large volume of consultation material. Failure to reach the deadline would be prejudicial to the interests of the Council and the Island. The draft response will however be presented to the Partnership and Regeneration Scrutiny Committee on 24 October and Members of the Committee will have the opportunity to comment.

Recommendations

It is requested for Elected Members to approve the attached letter (including Appendix A) as IACC's response to Welsh Government's National Development Framework (2020-2040) Consultation.

Subject to Elected Member endorsement it is also requested that delegated authority is given to the Director of Place & Community Well-being to carry out any minor amendments, variations or corrections which are identified and reasonably necessary prior to formal issue of response.

B – What other options did you consider and why did you reject them?

Not Applicable

C – Why is this decision for the Executive?

The matter warrants endorsement and approval by the Executive as the National Development Framework will be the highest tier of planning policy in Wales and will be in place for the next twenty years (2020-2040). The proposed development plan therefore needs to be considered against the Anglesey context to assess what the proposals would mean for the Island and its residents.

D – Is this decision consistent with policy approved by the full Council?

Not Applicable

E – Is this decision within the budget approved by the Council?

Not Applicable

F – Who did you consult?		What did they say?
1	Chief Executive / Strategic Leadership Team (SLT) (mandatory)	Comments received from Chief Executive incorporated in the report
2	Finance / Section 151 (mandatory)	No comments received following consultation
3	Legal / Monitoring Officer (mandatory)	Comments received and incorporated in the Procedural Decision Making section (Section A above)
4	Human Resources (HR)	No comments received following consultation
5	Property	No comments received following consultation
6	Information Communication Technology (ICT)	No comments received following consultation
7	Scrutiny	The draft response has been shared with the Partnership and Regeneration Scrutiny Committee on 17/10/2019 and will be presented to the Scrutiny

		Committee on 24/10/2019 for Members of the Scrutiny Committee to have an opportunity to comment.
8	Local Members	
9	Any external bodies / other/s	N/A

G – Risks and any mitigation (if applicable)		
1	Economic	
2	Anti-poverty	
3	Crime and Disorder	
4	Environmental	
5	Equalities	
6	Outcome Agreements	
7	Other	

H - Appendices:
IACC Letter – IACC Draft Response to Welsh Government National Development Framework (2020-2040) Consultation

I - Background papers (please contact the author of the Report for any further information):
Not Applicable



DYLAN J. WILLIAMS BA (Hons), MSc, MA, M.R.T.P.I
Cyfarwyddwr Lle a Llesiant Cymunedol
Director of Place and Community Well-Being

CYNGOR SIR YNYS MÔN
ISLE OF ANGLESEY COUNTY COUNCIL
Canolfan Fusnes Môn • Anglesey Business Centre
Parc Busnes Bryn Cefni • Bryn Cefni Business Park
LLANGFNI
Ynys Môn • Isle of Anglesey
LL77 7XA

ffôn / tel:

Gofynnwch am / Please ask for: XXX
E-bost / Email: XXX
Ein Cyf / Our Ref:
Eich Cyf / Your Ref:

Dyddiad / Date: XXX

Dear Sir / Madam,

Response to Welsh Government's National Development Framework (2020-2040) Consultation

The Isle of Anglesey County Council (IACC) welcomes the opportunity to comment on the Welsh Government's (WG) consultation on the draft National Development Framework (NDF) 2020-2040.

The IACC supports the principle of creating a NDF for Wales. It acknowledges that the NDF is a development plan that focuses on national strategic issues and challenges, and recognises its importance as it will set a direction for where investment in infrastructure will take place for the greater good of Wales and its people.

However, the IACC does have serious concerns and reservations in relation to a number of policies in the draft NDF. These build on previous correspondence with WG (IACC letter dated 19th July 2018). The main strategic points are outlined below (and should be read in conjunction with Appendix A which contains additional detail).

1. Approach to Strategic Development Plans / Regional Planning

The IACC is committed to regional collaboration and is a proactive partner of the North Wales Economic Ambition Board (NWEAB) ([LINK](#)). The NWEAB work is driven and informed by the North Wales Growth Vision and Growth Deal in developing a confident, cohesive region with sustainable economic growth, capitalising on the success of high value economic sectors and our connection to the economies of the Northern Powerhouse and Ireland. It is imperative that the final NDF recognises and aligns with these strategies.

The IACC accepts the principle of Strategic Development Plans and Regional Planning. However, being part of the first and only Joint Planning Policy Unit (JPPU) and Joint Local Development Plan (JLDP) in Wales the merits of three layers of planning policy remain unclear. This is especially the case as resources, capacity and

expertise is stretched and reducing. We remain to be convinced that the benefits for all parties of introducing a regional level of Development Plan is worth the additional work to prepare and monitor without creating complexities, inconsistencies and potential loop holes.

2. Recognition of Existing NSIPs

Anglesey could potentially host two Nationally Significant Infrastructure Projects (NSIPs) during the timescales of the NDF – a new nuclear power station at Wylfa and new associated transmission network. The Easy Read version of the NDF consultation does not promote nuclear in a positive light and there is only a passing reference to these developments under Policy 22. This is disappointing and unacceptable, and we would strongly urge the WG to review and update

It is widely recognised that nuclear new build will be critical, together with all other forms of low carbon energy generation, to enable the UK to meet its Net Zero carbon emissions target by 2050. The final NDF should fully and accurately reflect this.

The IACC request that both developments (i.e. nuclear new build at Wylfa and the potential electricity transmission enhancements) are recognised fully in the NDF, notwithstanding that consenting decisions are being made by UK Government. Their scale and significance cannot be underestimated in terms of opportunities and threats (during construction, operation, and decommissioning phases) for existing and future generations.

The importance of these projects, and nuclear new build in particular, to the future economic growth of Anglesey and North West Wales, cannot be underestimated. Without having a full appreciation of these, and other similar developments in Wales, the framework is unlikely to be inclusive, comprehensive, and fit for purpose. If or when these developments progress will determine the appropriateness of the NDF locally.

3. Approach to Low Carbon Energy

The IACC is committed to delivery of the Anglesey Energy Island Programme ([LINK](#)). The EIP's vision is to create a once in a lifetime opportunity for jobs, economic growth and prosperity through capitalising on a number of transformational projects putting Anglesey and the wider region at the forefront of low carbon energy, research and development, production and servicing. This support for new low carbon energy development is grounded upon securing long-term employment and supply chain opportunities, and creating transformational and sustainable economic growth, whilst ensuring adverse impacts are effectively mitigated.

In respect of community energy, reference is made to one gigawatt of renewable energy consumption to be generated from locally owned renewable energy projects. Further clarification should be included in the final NDF over what is defined as local ownership of a project to ensure that the project is to the benefit of the host community.

The IACC believes that the NDF's approach to low carbon energy is too narrow and should incorporate all forms of low carbon energy (including tidal energy to the West of Isle of Anglesey and Off-shore Wind Leasing Round 4 ([LINK](#))). As outlined above,

following both the UK and WG's commitment to achieving the Net Zero by 2050, and the need for a diverse energy mix to deliver this commitment, all forms of low carbon energy production should be given the same weight, prominence and importance within the NDF. The draft NDF does not do this and instead focusses on wind and solar developments only.

The IACC has reviewed the background documents supporting the proposed Priority Areas for wind and solar. There is a lot of information in relation to the criteria applied. The justification and evidence for selection of the majority of the Island as a Priority Area for wind and solar energy is unclear. This is not acceptable and is of significant concern. The IACC objects to this designation.

In being designated a Priority Area, the proposed new policy (Policy 10) gives a presumption in favour of development and an acceptance of landscape change, with significant weight being given to the proposal's contribution to greenhouse gas reduction and meeting decarbonisation and renewable energy targets. IACC understands that planning applications will need to be dealt with on a case by case basis, but this approach creates a strong expectation that such developments will be acceptable, notwithstanding landscape and other impacts. In designating such areas, the NDF creates a spatial envelope expressly supported in policy which has already seen significant on and off shore development, and continues to do so with the proposed new nuclear power station at Wylfa and associated National Grid (NG) infrastructure. Whilst Anglesey is an Energy Island, that does not mean the majority of the Island should be considered as available to host additional new energy developments no matter what the environmental, economic and community impacts might be, which IACC consider will be the result of the NDF as currently drafted.

It is noted that wind and solar are the only areas within the NDF where a spatial approach is taken, rather than a criteria based approach. The IACC considers that a criteria based approach would be preferable rather than creating defined Priority Areas. The IACC is already potentially hosting the Wylfa Newydd and NG developments, which will impose a significant burden on the communities, and this does not appear to have been taken into account in relation to the allocation of Anglesey as a Priority Area. There are also concerns in relation to infrastructure. For instance the proposed NG overhead lines were only designed for Wylfa Newydd and it is unclear what additional NG infrastructure would be needed to connect to the centre of the Island. Certainly grid capacity has not been taken into account as part of allocating a Priority Area and this raises significant concerns. There are also likely to be significant transportation concerns arising from this proposal without, for instance, a third crossing which, again, has not been raised in any of the background documents supporting the NDF which the IACC has reviewed. For all these reasons the IACC cannot support the proposed Priority Area designation.

4. Regional Growth Area - Holyhead

The IACC is extremely disappointed and surprised that Holyhead has not been recognised or defined as a Regional Growth Area for Wales, especially given that the NDF specifically identifies the importance of the port of Holyhead to serve Wales, the wider UK and Ireland. This is not acceptable. The IACC is of a strong view that a clear evidence base exists to justify Holyhead's inclusion as a Regional Growth Area given

its potential strategic importance to Wales, and therefore suggests that the NDF is amended accordingly. Furthermore, this should be given greater prominence due the uncertainty surrounding Brexit. The implications for Anglesey and the wider region should the UK leave the EU on the 31st October (with or without a deal) are not clear, but it can be assumed that there would be a transitional period and this should be factored into the NDF when considering Regional Growth Areas. Whilst not objecting to North East Wales being the focus of strategic economic growth; the IACC seeks clarity as to how the plan will enable and influence growth in North West Wales. The potential of the Energy Island Programme and projects such as Wylfa Newydd in transforming the socio-economic landscape in North West Wales has been overlooked.

5. Vision for Rural Areas

Given the rural nature of Anglesey, supporting rural communities and their development is a key priority. The IACC is of the view that the draft NDF does not provide enough direction for rural areas. The importance of the NDF in guiding and informing development in rural areas of Wales is critical. Without such vision, there is a risk for greater disparity between urban and rural areas creating further challenges to rural areas. As such the IACC considers that the NDF should contain more policy guidance in relation to supporting employment opportunities, protecting and enhancing the Welsh language, tackling inequalities, resilient and cohesive communities, promoting connectivity (both transport and digital infrastructure) and enabling sustainable development. Greater recognition and guidance on the growth and development of tourism and the visitor economy in the final NDF is also required.

Tourism is the largest economic sector on the Island generating £311M (STEAM Report 2018) per annum to its economy. The sector supports approximately 4,000 jobs. Visitors come to Anglesey to experience its unique character and very special sense of place, peaceful and tranquil setting, its beaches, seascapes and its dramatic landscapes. Approximately 95% of Anglesey's coastline is designated Area of Outstanding Natural Beauty, it has 50km of Heritage Coast (including North Anglesey) as well as a number of other National and European designated sites. The designation of the majority of the Island for solar and wind (with virtually no socio-economic benefits) could potentially have a significant detrimental effect on the Island's tourism industry as the landscape and visual element of rural Anglesey could be significantly affected.

Whilst there is a significant difference between urban and rural development, it is essential that the NDF equally enables appropriate development to drive prosperity and growth in rural areas. The IACC believes that further engagement with the Welsh Local Government Association (WLGA) Rural Forum is required to discuss a shared plan.

6. Welsh Language Policy

Rural towns, villages and communities are critical to the character and fabric of Wales and it is these towns and communities that shape and define Wales. However, what makes Wales unique is the Welsh language. The Welsh language is most prevalent in rural Wales and whilst IACC acknowledges the intention in the NDF to meet the

objective of reaching one million Welsh speakers by 2050, it believes that not having a dedicated policy on the Welsh Language is a fundamental omission. Including such policy would align with the WG's Cymraeg 2050: Welsh Language Strategy and performance should be measured to sustain these Welsh communities and to meet the WG's target of 1 million Welsh Speakers by 2050. It is critical that this target is met to prevent net out migration of young people through providing affordable housing, jobs and opportunities for these rural areas to flourish from Welsh speaking communities.

7. Affordable Housing

Delay to the delivery of affordable housing is a key issue. The IACC note the reference to the need for an average of 47% of additional homes to be affordable housing for the 5 year period 2018/19 to 2022/23. However, this does not have regard to the impact of viability on market sites and that, on average, it is unlikely that a level of circa 50% affordable provision will be achieved in the majority of sites in rural locations across Wales.. Whilst it is acknowledged that WG intend to use its funding, land, planning and housing policies to drive delivery, the issue of addressing market failure and infrastructure costs are not explained in the NDF. There is a growing need to raise the standard of existing social housing to modern standards, however, additional resources are required to ensure this happens.

8. Connectivity and Potential Third Crossing

The IACC is disappointed that no mention is made of the proposed new third crossing between the Island and mainland. This is considered to be short-sighted, unambitious and discouraging especially given the potential developments that could take place on the Island which would result in significant increases in traffic volume cumulatively. This would make entering and leaving the Island a major constraint and a barrier for growth. As a scheme previously promoted by the WG, this crossing should be included in the NDF. Whilst supportive of the principle for a North Wales Metro in enabling access to jobs, services and facilities, the IACC is of the view that this infrastructure should expand the entire North Wales region to Holyhead which will facilitate improved connectivity between North West Wales and North East Wales (and into North West England). Additionally, the final NDF should consider a range of solutions for a greener future for low carbon travel, including charging points, community transport, bio-fuel vehicles, and solutions to reduce the use of the private vehicle.

9. Air connectivity between North and South Wales

Draft Policy 32 relates to Cardiff Airport and supports its growth and development. Its importance as an international gateway is acknowledged connecting Wales to the world, and the IACC supports this. However, no mention is made of its national role and the importance of connecting North and South Wales, which is referred to in the Wales Transport Strategy and which acknowledges that the service plays a significant part in the economic development of north-west Wales, providing improved business connectivity, tourism opportunities and reduced journey times. IACC consider that the NDF should reflect this.

The issues raised, and further detail provided in Annex A need to be considered and addressed in preparing the final version of the NDF. If this is not the case, then the plan will not work for the residents, communities, economy and environment of the Island. This submission takes full regard for the present and the future and is in full alignment with the Wellbeing and Future Generations Act (2015).

It is hoped that the WG finds the IACC response to the NDF to be constructive in order to assist in creating an overarching development plan for the next 20 years that will shape the future growth and development of the country for the greater good of its people and the next generation.

The IACC is committed to working collaboratively locally, across North Wales and with the WG to ensure that the NDF is fit for purpose and there is clear alignment from the local level to the highest tier of planning which will provide the direction of travel for investment in infrastructure and development. In this regard I would welcome further dialogue with WG in order to ensure the above concerns are addressed appropriately.

Yours sincerely,

DYLAN J. WILLIAMS

Director of Place and Community Well-Being

APPENDIX A

1.0 Governance and Monitoring

- 1.1 The IACC accepts the principle of Strategic Development Plans and Regional Planning. However, being part of the first and only Joint Planning Policy Unit (JPPU) and Joint Local Development Plan (JLDP) in Wales the merits of three layers of planning policy remain unclear. The NDF aims to encourage local authorities to progress the creation of Strategic Development Plans (SDP) and to continue management of Local Development Plans. The governance arrangements, responsibilities and accountabilities are currently unclear in respect of developing the SDP - who is responsible and accountable in terms of co-ordination and delivery. Additionally, there are contradictions in the NDF with regards to the scale of the SDP whether this is for the whole region or at the sub-regional level. This needs to be made clearer within the framework as one would assume that the SDP's would need to be put into place in a very short period.
- 1.2 We question where the capacity and resources are to undertake the above activities. The IACC do not have the capacity, experience or capability to develop a Strategic Development Plan at the Regional level.
- 1.3 Chapter 3 outlines the NDF outcomes based on the national planning principles and national sustainable place-making outcomes set out in Planning Policy Wales (PPW). It notes that every part of the document is concerned with achieving the 11 NDF outcomes. Translating these into actions and outputs to deliver these outcomes is complex and challenging. Understanding who and how delivery will be monitored, aligned, and consistent with Local Development Plans and the Annual Performance Reviews would be beneficial.
- 1.4 The NDF forms part of the new suite of high-level documents (alongside the new Planning Policy Wales, the new Wales Infrastructure Consenting regime and the new Marine Plan for Wales). Collectively they will underpin strategic land-use planning in Wales across the next 20 years. The inter-relationships between these documents will be critical (content, interpretation, application, monitoring etc.). This will be complex, from a public sector, developer, stakeholders, and community/ resident perspective. Consistency will be key, including accessible and effective guidance and support. We would benefit from understanding how this will be progressed. Ensuring that there is consistency across all of these documents is of critical importance to ensure the way forward is clear and that there are no contradictions. This will be critical to maintain the reputation of the land use planning system in Wales, enable effective and efficient decision making, and minimise judicial processes.
- 1.5 The intention to undertake a full review every 5 years is welcomed and supported. In addition, we would propose that an annual monitoring report is collated and published. This would be consistent with the Local Development Plan arrangements.

2.0 Regional Growth Areas – Holyhead (Spatial Strategy)

2.1 We are disappointed and surprised that Holyhead has not been recognised or defined as a Regional Growth Area for Wales, especially given that Policy 20 & 21 of the NDF recognises the importance of the port at Holyhead to serve Wales, the wider UK and Ireland. The significant potential for growth and investment in Holyhead is also recognised. We request that Holyhead is added, recognised and given the status of being a key Regional Growth Areas in the final NDF. We are of the view that a clear evidence base exists to justify Holyhead being a regional growth area in the final NDF:

- Holyhead Port is one of the busiest ports in the UK with over 2 million-foot passengers and 450,000 of freight units passing through on an annual basis.
- It is the major port of embarkation/disembarkation for the North of England, Wales and the Midlands for the Irish Sea and forms a key part of international trade routes.
- Wales' busiest cruise ship port and Holy Island is a busy tourist destination characterised by attractive coastal scenery.
- There are constraints to maximising potential of the port, but significant expansion is recognised and planned as part of the North Wales Growth Deal.
- Post Brexit the Port will become a key international gateway into the UK that would ensure it continues to be a strategic gateway from Ireland through the UK into Europe.
- Significant potential for employment and housing growth which is well connected by road and rail.
- It has a large and expanding retail offer, a large industrial site with business premises, a strategic business park at Parc Cybi.
- Potential Land & Lakes Development which includes a leisure village with up to 500 lodges, cottages and associated facilities.
- Potential large scale mixed-used development at Holyhead Marina.

2.2 A number of references are made to the 'arc' of built up areas in North Wales that runs across the region where population, deprivation, key services, facilities commuting and economic activity are concentrated. The 'arc' stretches along the coast from the Menai Straits to the border with England. It appears that the decision to concentrate the majority of development to the arc from Caernarfon to Deeside is prejudicial against the economic development of Anglesey. Whilst pursuing a policy of this sort may bring economic prosperity to the area in general, it will not for Anglesey. We believe that the 'arc' should be extended further west and start from Holyhead.

3.0 Vision for Rural Areas

3.1 The importance of the NDF in guiding and informing development in rural areas of Wales, and not only urban development, is critical. Rural areas of Wales have vibrant and deprived rural towns and communities which need to be supported as important centres. Further consideration should be given to smaller / rural towns in the final NDF as they are key hubs.

- 3.2 Policy 4 states that the future of rural areas are best planned at the regional and local level – the draft NDF does not provide enough direction for rural areas. With very limited reference to rural development within the draft NDF there is greater threat that rural places in Wales are left behind and the gap between urban and rural area widens. This would be to the detriment of large parts of Wales which is rural in character and where 40% of the population live (settlements of less than 10,000).
- 3.3 If the future of rural Wales is to be limited to development focused on traditional industries (farming/tourism), and low carbon energy (which are not major employers), it is unclear where the necessary and desirable employment opportunities will come from.
- 3.4 The draft NDF does not clearly outline how the North Wales Coastal Settlements in the coastal arc from Caernarfon to Deeside, as an important sub-regional role to support the primary growth area of Wrexham and Deeside, will support viable and sustainable rural communities. It is unclear if the impacts of centralising development will be a positive and complementary enabler for the rural hinterlands. How will the NDF support rural areas to secure quality employment opportunities to stem the flow of outmigration, protect and enhance the Welsh Language, and enable sustainable development?
- 3.5 Linked to Transport and Connectivity how would WG ensure there is connectivity and good transport links from the rural areas to the identified primary growth areas?
- 3.6 Greater recognition and guidance on the further growth and development of tourism and the visitor economy in the final NDF would add value. Tourism is the largest economic sector on the Island generating £311M (STEAM Report 2018) per annum to its economy. The sector supports approximately 4,000 jobs. Visitors come to Anglesey to experience its unique character and very special sense of place, peaceful and tranquil setting, its beaches, seascapes and its dramatic landscapes. Approximately 95% of Anglesey's coastline is designated Area of Outstanding Natural Beauty, it has 50km of Heritage Coast (including North Anglesey) as well as a number of other National and European designated sites. This is of critical importance to future rural communities, with the opportunities and challenges needing careful consideration and balance.
- 3.7 Ensuring that all parts of Wales, including rural areas, are supported by modern telecoms infrastructure is welcomed. We are eager to better understand how the Mobile Actions Zones will be defined and allocated.

4.0 Welsh Language

- 4.1 We welcome the fact that the NDF recognises that the Welsh language is a key opportunity and challenge facing the nation, and the role of the plan in ensuring the national target of reaching a million Welsh speakers by 2050 is achieved.
- 4.2 For context, the Isle of Anglesey is a very unique and special place where the Welsh language and culture are integral to Anglesey's island identity. The

Welsh language, culture and heritage are of paramount importance. More than three-quarters of Anglesey children and more than half the adults living on the island can speak Welsh. Anglesey remains one of the strongholds of the Welsh language. The Welsh language is a natural element of everyday life, of social cohesion and of well-being on the Island. Safeguarding and enhancing the language is, therefore, of the highest priority in going forward and the IACC are eager to understand how the NDF will contribute towards this priority in Anglesey and North Wales.

- 4.3 We question why there is not a dedicated policy on the Welsh Language and the desired outcome of increasing the number of Welsh Speakers. This should align with the WG Cymraeg 2050: Welsh Language Strategy.
- 4.4 It is unclear why development of the Welsh language is limited only to areas '*where Welsh is the everyday language*'. What is the definition of everyday language? The current approach and wording will limit the relevance and commitment of bilingualism to defined spatial areas.
- 4.5 We question whether the NDF does enough to promote and protect the Welsh Language, and cannot over-emphasise the importance of the Welsh language and culture to Anglesey and North West Wales. This should be reconsidered prior to creating a final NDF.

5.0 Wind and Solar Energy - Renewable Designation

- 5.1 We fully accept the need for low carbon energy production to meet UK's transition following the recent announcement by UK Government of its Net Zero target by 2050. The production of various forms of low carbon energy production will be integral to reach this target and Wales will need to play its role in contributing towards this target.
- 5.2 The draft NDF highlights wind and solar energy as a form of low carbon production, however, tidal, hydro and off-shore developments should also be given the same prominence and importance.
- 5.3 The IACC in partnership with key stakeholders have established the socio-economic Anglesey Energy Island Programme (EIP) ([LINK](#)). Energy Island's vision is to create a once in a lifetime opportunity for jobs, economic growth and prosperity through capitalising on a number of transformational projects on Anglesey and putting Anglesey at the forefront of low carbon energy, research and development, production and servicing. In turn, this will provide a sound base to encourage economic diversification and transition, delivering positive benefits over the longer term.
- 5.4 However, the support for new energy infrastructure on Anglesey is grounded upon securing long-term employment and supply chain opportunities, and creating transformational economic growth, whilst ensuring adverse impacts are effectively mitigated.

- 5.5 The IACC has reviewed the background documents supporting the proposed Priority Areas for wind and solar. There is a lot of information in relation to the criteria applied. The justification and evidence for selection of the majority of the Island as a Priority Area for wind and solar energy is unclear. This is not acceptable and is of significant concern. The IACC objects to this designation.
- 5.6 The background documents to the NDF confirm that no analysis has been undertaken of the current capacity of the grid infrastructure serving the priority areas identified. This will have an impact over the level of additional infrastructure required and how such infrastructure could impact upon high value environmental designations.
- 5.7 The NDF identifies North and Central Anglesey as a priority area for wind and solar energy (Policy 10). However there is no detail in the NDF to explain how, why and what the criteria was for this location to be selected. We note that background work has taken place through The WG – Assessment of Onshore Wind and Solar Energy potential in Wales (Stage 1 & 2) ([LINK](#)), which provides the methodology, evidence, and justification on selecting the priority areas. The justification for the designations should be articulated far clearer in the final NDF.
- 5.8 The JLDP provides justification over the size of wind turbines / solar farms that can be accommodated having regard to Landscape Sensitivity and Capacity Study. It is understood that NRW are undertaking work to produce National Guidance in relation to this matter. Will the NDF consider such information in order to address site specific constraints and to see whether Priority Areas remain valid locations?
- 5.9 We are concerned about the presumption in favour of development for these schemes (Policy 10) and an associated acceptance of landscape change. The diagram on page 48 identifies the West as an area of high landscape and environmental quality. This contradicts the notion that this is an area that can accept in principle changes to the landscape.
- 5.10 It appears that one of the Special Landscape Areas identified within the Anglesey & Gwynedd Joint LDP falls within the Anglesey Priority Area. Such areas are supported by a Statement of Value and Significance which clearly set out how each area meets the criteria for designation, and includes a set of 'special qualities' that underpin the designation. Any development proposals within the SLA will need to take account of its special qualities. This should also be reflected within the NDF.
- 5.11 Consideration needs to be given to the impact of development on the setting of the National Park and the AONB. Part of Priority Area 1 is in close proximity to the AONB in the North of Anglesey. We note the text to draft Policy 12 which states that proposals close to the boundaries of these designated areas must demonstrate that the development will not undermine the objectives that underpin the purposes of the designation, but it is unclear how this approach dovetails with Policy 10 and the presumption in favour of development within a

Priority Area. Policy 10 simply requires impacts on National Parks and AONBs to be minimised, suggesting that the presumption in favour of development takes precedence. That should not be the case and the NDF should make it clear that Policy 12 takes priority over that presumption.

- 5.12 Pg.11 of the NDF states that it *'does not seek to identify the exact location for new development'* having previously stated that strategic and local development plans (that do identify locations) 'must' conform with the NDF (pg.10). In respect of the wind and solar designation there is, therefore, some contradiction as the Potential Solar Farm Search Areas in the JLDP do not correlate with what is proposed in the NDF. In addition, the Wind and Solar sites lie outside the Strategic Search Areas identified in TAN8 and it would appear, therefore, that the NDF is in conflict with TAN8 and by implication with PPW. This will need to be resolved by the time the final NDF is published.
- 5.13 We welcome the inclusion of Policy 22 – North West Wales and Energy (Page 54) in principle, and request that the following points are considered further to inform and enhance the final NDF:
- a) Direct reference the Isle of Anglesey's Energy Island Programme and its vision / objectives
 - b) Give greater thought and prominence to the need to invest in energy transmission infrastructure
 - c) Give greater recognition of the need to invest in training and skills; work with universities and businesses across the region and North West England
 - d) Welcome recognition of the need to work with the North West Nuclear Arc
 - e) Recognise the need to develop centres of excellence in Universities
 - f) Recognise the supply chain opportunities, especially linked to nuclear energy
- 5.14 Reference is made to one gigawatt of renewable energy consumption to be generated from locally owned renewable energy projects and that at least an element of local ownership by 2020. Further clarification should be included in the NDF over what is defined as local ownership of a project to ensure that it complies with this target and that the project is to the benefit of the community.

6.0 Wylfa Newydd

- 6.1 There is currently insufficient attention and status given to the potential development of a new nuclear build on Anglesey. The Easy Read version of the NDF consultation does not promote nuclear in a positive light and there is only a passing reference to these developments under Policy 22. This is disappointing and unacceptable, and we would strongly urge the WG to review and update. A decision is due to be made by the Secretary of State on the Development Consent Order in October 2019.
- 6.2 The UK Government's commitment for Net Zero carbon emissions by 2050, compared to 1990 levels¹, and WG Ministers duty to ensure the net Welsh

emissions in 2050 are 80% lower than the existing baseline in 2050² means that the Wylfa Newydd Project has the potential to play a significant role in reaching these targets. As a low carbon source of energy, the UK Government has clearly stated that nuclear power generation has an important role to play in the diversification and decarbonisation of electricity demand.

- 6.3 The WG, through its low carbon transition strategy, and the IACC, both recognise the important contribution new nuclear power can make to the UK's energy mix and security of electricity supply and both support the principle of development of a new nuclear power station at Wylfa. They also anticipate that the development of a new nuclear power station at Wylfa will be a fundamental driver for long term, sustainable economic growth on Anglesey and in the wider North Wales region and this should be given more emphasis in the NDF.
- 6.4 In September 2017, the WG published Prosperity for All: The National Strategy; that sets out how WG will deliver the Programme for Government. It takes the commitments in the Programme for Government and sets out how they will be delivered by bringing together the efforts of the whole Welsh public sector. The Strategy specifically mentions the need to harness the opportunities from Wylfa Newydd and the need to link new housing with new major infrastructure developments.. Clarity is required as to how the NDF will interconnect with other high level WG documentation and that they all provide a clear and consistent message on what is to be delivered. The NDF is currently not aligned with the 'Prosperity for All' document when it comes to Wylfa Newydd.
- 6.5 The key strategic importance of the Wylfa Newydd Project is fully recognised in the IACC's Energy Island Programme (EIP) and WG Enterprise Zone ([LINK](#)) which together aim to create a geographical hub of excellence for the development, implementation and servicing of low carbon energy initiatives.
- 6.6 Therefore, the Wylfa Newydd Project will have important implications for the Island's and wider North Wales economy, its communities and environment which needs to be fully recognised in the final NDF.

7.0 Enterprise Zones

- 7.1 There is some reference to Snowdonia, Deeside and Cardiff Airport Enterprise Zones. We request that the Anglesey Enterprise Zone ([LINK](#)) is also referenced, especially when presenting North West Wales and Energy in Policy 22.
- 7.2 Anglesey's Enterprise Zone status alongside its Energy Island Programme is driving the island's growth into a world-renowned centre of excellence in low carbon power generation. There is also the designation of the Marine Demonstration Zone dedicated to marine energy devices to the deep water Port of Holyhead – one of the UK's main gateways to Ireland. These should be included in the NDF to provide relevant context and to outline that Anglesey is home to attracting low carbon energy related developments that will provide transformational job and supply chain opportunities that will contribute towards transforming the local and regional economy.

8.0 Connectivity and Potential Third Crossing

- 8.1 We agree that the regional transport connectivity is primarily West/East (and vice versa) which connects with North West England (rather than North Wales to South Wales). Ensuring that Anglesey is connected to the rest of the North Wales region is of critical importance. One of the key challenges in NWW is to improve transport infrastructure from West to East (and vice versa).
- 8.2 It is disappointing that no mention is made of the proposed new third crossing between the Island and mainland. This is considered to be short-sighted, unambitious and discouraging. We request that this is recognised, and that the final NDF includes the third crossing. This is especially the case when bearing in mind potential developments that could take place on the Island which would add up to significant increase in traffic volume cumulatively, which would subsequently make entering and leaving the Island a major constraint for both residents, commuters and visitors. Additionally, the third crossing is vitally important to connect freight from Ireland to the UK and beyond and to ensure that the Isle of Anglesey is not a barrier for growth, investment and development.
- 8.3 Greater clarity and definition (scope and benefits) of the North Wales Metro (Policy 21) would also be beneficial. This is seen as a vital service to ensure there is improved connectivity between North West Wales, North East Wales, and the North West of England (daily in both directions) to access jobs, services and facilities. The programme of investment being progressed by Transport for Wales, and links to housing, employment etc. should also be enhanced in the final NDF.
- 8.4 Further consideration to Active travel within the NDF would be valuable to explain what activities will be undertaken to improve public transport and walking / cycle paths especially in rural areas. The improvement in active travel can also bring tourism benefits, health and wellbeing benefits and green infrastructure compatibility to the region.

9.0 Air connectivity between North and South Wales

- 9.1 Draft Policy 32 relates to Cardiff Airport and supports its growth and development. Its importance as an international gateway is acknowledged connecting Wales to the world, and the IACC supports this. No contextual information nor how the Airport might be enhanced in terms of routes to connect Anglesey to other strategic locations is provided. There is no mention made of its national role and the importance of connecting North and South Wales, which is referred to in the Wales Transport Strategy and which acknowledges that the service plays a significant part in the economic development of north-west Wales, providing improved business connectivity, tourism opportunities and reduced journey times. IACC consider that the NDF should reflect this.

- 9.2 The IACC considers that Anglesey Airport should be defined as 'Regional Connectivity' in the final NDF to demonstrate the connectivity by air between Anglesey and Cardiff.

10.0 Housing & Affordable Housing

- 10.1 The document refers to the least prosperous/most deprived area of Wales being west Wales and the Valleys, hence its qualification for European grant assisted aid in recent years. Despite this, the strategic direction taken by the NDF is to target economic and housing development on the most prosperous areas of north-east and south-east Wales (including the city of Swansea). This appears to follow a direction that is counter-productive to bringing prosperity to the areas most in need of help, whilst continuing to support the more prosperous areas. This is a cause of great concern.
- 10.2 Housing policy should seek to ensure socially balanced communities, avoid worsening division of Wales into rich and poor areas by supporting more affordable housing in expensive areas, and supporting higher-end market housing in poorer areas to retain / inject wealth & social capital.
- 10.3 The IACC agree that in order to address both the 'delivery gap' and housing need a shift in the delivery model is required. Over reliance on the private sector to deliver affordable housing has meant that fewer affordable homes have been built and this has contributed significantly not only to the widening of the 'delivery gap', but has resulted in more people/families being in affordable housing need. Cost of land, cost of construction, materials etc. has made building affordable housing (particularly at the smaller localised scale) unviable. This is particularly prevalent in rural areas where demand outstrips supply resulting in increased house prices and outward migration of younger people.
- 10.4 Whilst the IACC welcome the recognition that there has been over reliance on the private sector, further detail is required on how the WG intend to encourage / incentivise local authorities, social landlords and small and medium sized builders to build these affordable houses to meet the increasing demand.
- 10.5 Viability is a major issue for house builders, particularly in rural areas. The large number of new build housing in rural areas are self-build plots (infill sites and rural enterprise houses built on family owned land, for example) as this is the only way in which local people can afford to stay in their community. Expecting private developers to increase the provision of affordable housing in rural areas is unrealistic as these developments /sites would become unviable without financial support.
- 10.6 The Anglesey and Gwynedd Joint Local Development Plan (JLDP) was adopted in July 2017 and a Joint Housing Land Availability Study (JHLAS) was completed jointly for both authorities in 2019. The 2019 JHLAS ([LINK](#)) demonstrated a 6.3 years supply of land for housing. The newly adopted JLDP includes a number of housing allocations on the Island and provides for opportunities on windfall sites. Therefore, there is no current shortfall in the supply of land for housing.

- 10.7 There were 83 sites in Anglesey with planning permission for five or more units that were relevant to consider in the 2019 JHLAS study. Six of these sites were completed during the previous year but 70 of these sites did not see a single unit completed during 2017/18. Twenty-Eight sites have an element of the units permitted classified as being within categories 3 and 4 of the JHLAS i.e. not envisaged to be built within 5 years. As we have a newly adopted JLDP there are also numerous allocated housing sites within the JLDP that are not yet subject to planning permission. However, the planning system is reliant on developers to deliver required houses on policy compliant land.
- 10.8 What this demonstrates is that that the planning system provides the opportunities to build affordable housing (i.e. sufficient land and allocations) but more needs to be done to encourage housebuilding. This delivery gap will continue to widen if developers have to deliver 47% affordable housing to meet the demand. This is not a viable option in rural areas and more needs to be done to incentivise private developers as well as funding Local Authorities and Social Landlords to build and let affordable units.
- 10.9 The supporting text to Policy 18 refers to planning and co-ordinating the delivery of new housing to meet identified needs. The WG central estimates 19,400 (Page 51) additional homes are needed in the North Wales region until 2038 and over the initial five years 2018-2023 51% of the additional homes need to be affordable. We are eager to better understand the evidence base, justification and rationale for the number of homes in general, especially affordable housing numbers as, although we have undertaken a broad review of the various background documents, we have not found it easy to ascertain how the various figures have been arrived at. The Framework needs to be clearer on what the status of the figure of 19,400 means within the NDF for the North Wales region so they can provide meaningful evidence and context to SDPs/LDPs.

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ISLE OF ANGLESEY COUNTY COUNCIL	
Report to:	Executive Committee
Date:	28/10/2019
Subject:	Llangefni Golf Course
Portfolio Holder(s):	Cllr. Carwyn Jones
Corporate Director:	Dylan Williams
Report Author:	Tudur Jones (Economic Development Officer)
Tel:	01248 752 146
E-mail:	TudurJones@ynysmon.gov.uk
Local Members:	All Members

A – Recommendation/s and reason/s
<p><u>Recommendations</u></p> <ol style="list-style-type: none"> 1. The Executive considers the content of the report and the responses of the consultation processes undertaken to date. 2. The Executive fully supports and endorses the Regulation & Economic Development Service recommendation to undertake the preparation of further impact assessments (in full accordance with the requirements of relevant legislation) 3. The Executive support and endorses a further public consultation period. <p>1.0 Context & Background</p> <p>The Llangefni municipal golf course was opened in 1983 by the then Ynys Môn Borough Council to provide a low cost “pay and play” facility for beginner and intermediate level golfers.</p> <p>Between the years of 2007 to 2014 the golf course and driving range facility was incurring average annual losses of £28,000, which the County Council had to subsidise.</p> <p>Following a number of expressions of interest, a decision was taken by the Executive Committee on 26th May 2015 to transfer the management and responsibility of running the golf course to the Llangefni Partnership.</p> <p>After reviewing its financial performance and an independent feasibility study, the Llangefni Partnership’s Board unanimously decided that the levels of investment to further develop and maintain the facility were financially unviable. Therefore, the Llangefni Partnership did not seek an extension to the lease, or request a Community Asset Transfer from the County Council, and responsibility for the course was handed back in October 2018.</p> <p>The Executive in May 2018, supported – in principle – the recommendation to dispose of the Ffridd dwelling and accompanying 41 acres for sale on the open market (with the capital receipt being ring-fenced and reinvested in to leisure centres to enhance facilities).</p>

In order to dispose of a playing fields there is a statutory process organisations must follow to be compliant.

Since the facility was handed back to the County Council in October 2018, the Regulation and Economic Development Service has:

- a) October 2018 to January 2019: Supported Property Services to enable and facilitate securing a tenant for the driving range, thereby safeguarding the asset's long-term future for the public
- b) February 2019 to March 2019: Confirmed and prepared final site boundaries and plans in which to include as part of any consultation
- c) April 2019 to July: Undertaken public consultation on the future of the course
- d) July 2019: Reviewed the representations received and decided to undertake further consultation due to very low numbers
- e) July 2019 to September 2019: Further public consultation on the future of the golf course but numbers of representation still very low
- f) October 2019: Appraised and evaluated process with a view to undertaking next steps

2.0 Overview of the Consultation Responses

Extensive public consultation has been undertaken to ensure compliance with the County Council's Asset Management Policy and Procedures (2016) and the Playing Fields (Community Involvement and Disposal Decisions) (Wales) Regulations 2015.

Given the potentially complex and sensitive nature of any process to dispose of an asset, the County Council has needed to ensure that all processes are thorough and robust to avoid any potential legal challenge.

Despite the consultation being widely advertised at the golf course site, online and via social media and print, it is disappointing that only 86 individuals responded. 51% of respondents agreed with the County Council's proposal to dispose of the asset, and 49% disagreed.

All the comments have been carefully considered and have been responded to in detail as part of our statutory obligations. The full list of comments and the County Council's responses can be found in Annex A.

A synopsis of the comments are:

- a) Provides a low cost option to pay as you use to those who enjoy golf but cannot afford to join a golf club...
- b) Why should Anglesey ratepayers continue to subsidise a golf course...
- c) It is really positive that the only driving range on the Island remains open...
- d) Should be further commitment that the driving range, practice areas and shop remains open to the public in the long-term...
- e) Proportion of the capital receipt is ring fenced to develop the game of golf on the Island...
- f) More people of all ages use the various facilities at Plas Arthur than the golf course...
- g) Should be kept as a golf course...
- h) Driving range is becoming a fantastic facility...Anglesey really needs the Llangefni course...
- i) That it needs subsidising demonstrates it is not sustainable...
- j) It is a shame it has to close but Anglesey and Gwynedd has lots of other golf courses. The driving range is excellent now...
- k) Very short sighted proposal as the leisure centres need rebuilding not just masking with

unprofitable improvements...

- l) Instead of outright disposal, we would ask if there is a need to retain the site as another form of public open space...

Having fully considered the comments received, Officers remain of the provisional opinion that the Executive's Committee's original decision of May 2018 remains the correct one, and that the disposal of the golf course provides an opportunity to invest in local leisure facilities to realise wider well-being and health benefits.

Impact Assessments

The Legislation outlined above stipulates that the impacts of the proposed disposal must be adequately assessed, and include:

- a) Impacts on the County Council's Joint Local Development Plan (JLDP) ([JLDP](#))
- b) Impacts on the County Council's Play Sufficiently Assessment, and
- c) Impacts on the County Council's Môn & Gwynedd Local Well-Being Plan.

In addition, Welsh Language (Wales) Measure 44 2015, stipulates the need to consider the impacts on the Welsh Language through the Equality Impact Assessment.

4.0 Next Steps

Officers consider and prepare impact assessments in accordance with the requirements outlined above, and undertake a further public consultation exercise. These are statutory requirements to ensure full compliance with relevant legislation (as outlined).

A full report will then be brought to the Executive Committee to make a final decision.

B – What other options did you consider and why did you reject them?

Not applicable.

C – Why is this decision for the Executive?

The Executive took the in-principle decision in May 2018, to endorse and support the sale of the Ffridd and golf course land on the open market.

CH – Is this decision consistent with policy approved by the full Council?

Yes.

D – Is this decision within the budget approved by the Council?

Yes.

DD – Who did you consult?		What did they say?
1	Chief Executive / Strategic Leadership Team (SLT) (mandatory)	
2	Finance / Section 151 (mandatory)	
3	Legal / Monitoring Officer (mandatory)	
4	Human Resources (HR)	
5	Property	
6	Information Communication Technology (ICT)	
7	Scrutiny	
8	Local Members	
9	Any external bodies / other/s	
1	Economic	
2	Anti-poverty	
3	Crime and Disorder	
4	Environmental	
5	Equalities	An EIA has been undertaken and was published as part of the consultation pack Should there be a further consultation we will also seek the views of the public on our findings and ask a specific question as to whether the impact on the Welsh language and protected groups have been fully considered as part of the Equality Impact Assessment.
6	Outcome Agreements	
7	Other	

F - Appendices:
A – Consultation Comments and IACC Responses

FF - Background papers (please contact the author of the Report for any further information):

1. Following consultation, it is the Isle of Anglesey County Council's view that the: Llangefni Golf Course land and the Ffridd house is sold on the open market That the capital receipt is ring-fenced and reinvested in Plas Arthur to enhance and improve the range of activities it offers The driving range, practice areas and shop remains open to the public Are you in agreement with these proposals?

			Response Percent	Response Total
1	Yes		50.59%	43
2	No		49.41%	42

Comments: (47)	Submitted Comment	County Council Response
1	09/04/2019 14:38 PM ID: 113677113 The golf course provides a low cost option to pay as you use to those who enjoy golf but cannot afford to join a golf club.	This is recognised and has been address in the Equality Impact Assessment. We believe other options are available – Storws Wen and Trearddur Bay and the driving range will remain open for public use.
2	09/04/2019 15:21 PM ID: 113681065 Why should Anglesey ratepayers continue to subsidise a golf course already available at numerous locations across the Island? To remain competitive and sustainable the remaining private sector courses will need to better cater for beginners and youngsters. I think it is really positive that the only driving range on the Island remains open and that the proceeds of the proposed land disposal is ring-fenced for the purpose of local sport/leisure.	We have consulted with the other golf courses on the island as part of this process and the ones who responded have confirmed they are doing more to attract and retain players. The driving range will remain open and significant investment is currently on-going there.
3	09/04/2019 15:27 PM ID: 113680695 There should be further commitment that the driving range, practice areas and shop remains open to the public in the long-term. The capital receipt should also be re-invested to the driving range whereby lessons can be offered to the next generation (male and female) at a subsidised rate or at nil cost. This would promote golf as a sport and assist in decreasing current trends. The remainder of the money ring-fenced should not be used for maintenance purposes at Plas Arthur and must add value / enhance current provisions.	There is significant investment currently on-going at the driving range and the County Council and its tenant remain committed to its success. All capital receipt will be ring-fenced for enhancing provision at Plas Arthur. We are aware that the driving range tenant has made a commitment to attracting the next generation of youngsters to the game. The County Council will discuss this with the tenant.
4	10/04/2019 08:51 AM ID: 113734551 Very positive	Comment noted.
5	10/04/2019 12:03 PM ID: 113756613 However, I would suggst that a proportion of the capital receipt is ring fenced to develop the game of golf on the Island. It's immoral to take away a 'feeder golf club' without providing suitable alternative. I would also take exeption that golf is an elitist sport. Baron Hill offer junior membership for £20 per annum (£40 with a Golf Range Card). The future of golf is dependant on bringing forward young talent to ensure a sustainable future for golf on the Island. Must do more to work	Whilst it is correct that Llangefni is a "feeder golf club" the driving range will remain as a provision for learners to begin and improve their game. Storws Wen and the Trearddur Bay courses remain open for beginners and those that wish to play more informally. Through our consultation with the other golf clubs on the island they have all expressed a willingness to work in collaboration with the driving range.

		together (with the Drving Range) to increase participation.	
6	10/04/2019 19:35 PM ID: 113803975	I would assume more people of all ages use the various facilities at Plas Arthur than the golf course. This would make it a good idea to invest more into the leisure centre.	It is the County Councils opinion (as referred to in our report) that enhancing the provision at Plas Arthur to encompass more people from the community is a better utilisation of resources.
7	10/04/2019 19:50 PM ID: 113805011	Why close the course to fund the leisure centre? So disappointing, had been going for years	The golf course as an entity is not financially viable, losing on average £28,000 per annum. This is not sustainable therefore a difficult decision on its future must be taken. It should be noted also that the golf course was a discretionary service.
8	10/04/2019 19:58 PM ID: 113805303	Siomedig iawn fod y cwrs golf wedi cau i rhoid mwy o arian i plas Arthur, ar ol i ni fod yn mynd yno yn rheolaidd am flynyddoedd	As above.
9	10/04/2019 20:52 PM ID: 113808328	Should be kept as a golf course. Instead of building more and more houses on the island.	The golf course as an entity is not financially viable, losing on average £28,000 per annum. This is not sustainable therefore a difficult decision on its future must be taken. The land (41 acres) would be marketed along with the Ffridd household as a small-holding. The land is outside the development boundary for housing and Llangefni has allocated land within the JLDP. The driving range will remain open to the public. It should be noted also that the golf course was a discretionary service.
10	10/04/2019 21:23 PM ID: 113810705	We pay council tax for these services and should be kept open otherwise more children will do without learning these activities when we can't afford private owners raised prices	The golf course as an entity is not financially viable, losing on average £28,000 per annum. This is not sustainable therefore a difficult decision on its future must be taken. The driving range will remain open to the public. It should be noted also that the golf course was a discretionary service.
11	10/04/2019 22:23 PM ID: 113813448	The driving range is becoming a fantastic facility. The PGA pro is making great efforts to encourage new golfers and juniors. But since the closure of the 9 hole course at Llandaniel Fab, there is now only the 9 hole course at the Beach Hotel, Trearddur Bay for them to use as a next step to playing the game. A jump straight into one of the private golf clubs will be too much for most. Anglesey really needs the Llangefni course.	Through our consultation with the other golf clubs on the island, they have all expressed a willingness to work in collaboration with the driving range and to make new players feel welcome at the courses. Storws Wen also remains open to the public as an entry-level course.
12	10/04/2019 22:48 PM ID: 113814659	The golf course is one of the only sports amenities that isn't football based. The council will just cut down the trees and build houses and probably a supermarket and further kill the town.	The County Council actively encourages a number of sports apart from football. The capital receipt received will be ring-fenced and spent on further improving provision at Plas Arthur for all members of the community to enjoy. As the land is outside the development boundary for Llangefni, the County Council will be marketing the land and household as a small-holding farm.
13	10/04/2019 22:50 PM ID: 113814772	The golf course is one of the only sports amenities that isn't football based. The council will just cut down the trees and	The County Council actively encourages a number of sports apart from football. The capital receipt received will be ring-fenced and spent on further

		<p>build houses and probably a supermarket and further kill the town. Agree with item 3. But no point in having the shop if there is no course. What has the council done to promote the course?</p>	<p>improving provision at Plas Arthur for all members of the community to enjoy.</p> <p>As the land is outside the development boundary for Llangefni, the County Council will be marketing the land and household as a small-holding.</p> <p>The driving range will remain and the offering of the shop will be changing. The golf course both individually and in collaboration with the Llangefni Social Enterprise have invested in promoting the course. This included building a website.</p>
14	11/04/2019 06:56 AM ID: 113823442	Provides a really important local leisure facility, with a central location on the island.	The capital receipt will be re-invested in Plas Arthur which we believe also plays a fundamental role for leisure for the community also in a central location.
15	11/04/2019 09:17 AM ID: 113832002	Whilst closing the course is sad, that it needs subsidising demonstrates it is not sustainable.	The golf course as an entity is not financially viable, losing on average £28,000 per annum. This is not sustainable therefore a difficult decision on its future must be taken.
16	11/04/2019 10:15 AM ID: 113838028	Dylai'r Cyngor Sir ymdrechu I gael y pris gorau am y tir yma trwy ei werthu hefo caniatad cynllunio.	Our Estates Team who have significant experience in asset disposal will be leading on the sale. As the land is outside the development boundary it will be marketed as a small-holding farm.
17	11/04/2019 20:25 PM ID: 113899754	The golf course should not have been closed.	<p>The golf course as an entity is not financially viable, losing on average £28,000 per annum. This is not sustainable therefore a difficult decision on its future must be taken.</p> <p>It should be noted also that the golf course was a discretionary service.</p>
18	12/04/2019 17:23 PM ID: 113970469	<p>An inadequate assessment has been made under the Wellbeing of Future Generations Act. Merely saying you're going to have regard to the act doesn't make it so. Your own Well-being assessment highlights the importance of leisure activities and golf is an attractive sporting activity for various generations particularly the elderly. Investing in more 5 a side pitches doesn't cater for this groups needs or did you have other forms of more sedate activities in mind? Have you consulted with specific groups who could be affected? Many beginners such as myself would feel very self conscious at a proper course and I'm left with nowhere to go locally since it's closure. Llangefni allowed me to practice in an un-intimidating setting. A number of Golf Courses you have contacted as part of this exercise have expressed concern about this closure as there will be a lack of feeder clubs. Have you thought that this decision may affect the numbers attending these clubs and put their existence at risk - with the subsequent job losses. The Golf course allowed an affordable opportunity for those interests in golf to begin golf. It may have been the one and only opportunity for those on low incomes to pursue this expensive sport and so the decision creates greater inequality made worse by the fact that it's adjacent to one of the most deprived areas on the island.</p>	<p>The County Council is of the opinion that an adequate and sufficient assessment has been made which takes into account the different needs of various users.</p> <p>The capital receipt received will be ring-fenced and spent on further improving provision at Plas Arthur. This provision does and will include activities for all age and ability ranges.</p> <p>The driving range manned by a PGA professional will remain open to the public to begin and improve their game.</p> <p>The County Council has consulted with the golf courses and whilst some concern was raised they were in agreement that the driving range was a fantastic asset which needs to be maximised and also sufficient/ over-provision of golf exists on Anglesey.</p> <p>Storws Wen and Trearddur Bay remain open as feeder/ beginner courses.</p>

19	22/04/2019 08:48 AM ID: 114545284	This is a place we're improved investment could support and enhance the health and well being of young and old.	The golf course as an entity is not financially viable, losing on average £28,000 per annum. This is not sustainable therefore a difficult decision on its future must be taken. Investing more into the facility is not an option. It should be noted also that the golf course was a discretionary service.
20	25/04/2019 06:27 AM ID: 114818943	It is a shame it has to close but Anglesey and Gwynedd has lots of other golf courses. The driving range is excellent now.	It is the County Councils opinion that sufficient golf provision across Anglesey and Gwynedd exists to cater for all levels. The driving range is enjoying investment and will be an asset for the public.
21	25/04/2019 08:54 AM ID: 114825360	As long s ALL the money received from the sale is used to improve the building and facilities at Plas Arthur and restrictions are placed on the land so that it is not developed for housing.	The capital receipt received will be ring-fenced and spent on further improving provision at Plas Arthur. The land is outside the development boundary for Llangefni and will be sold as a small-holding farm.
22	30/04/2019 10:28 AM ID: 115252012	Why close an amenity to sell to a developer to build overpriced houses	The land is outside the development boundary for Llangefni and will be sold as a small-holding.
23	30/04/2019 10:38 AM ID: 115253312	Rwy'n credu y dylai'r Cyngor gadw perchnogaeth y Cwrs Golf a'i hyrwyddo. Yn enwedig felly i'r rhai di-freintiedig sydd yn methu fforddio talu ffioedd uchel clybiau preifat.	The golf course as an entity is not financially viable, losing on average £28,000 per annum. This is not sustainable therefore a difficult decision on its future must be taken. The County Council has consulted with the golf courses and whilst some concern was raised they were in agreement that the driving range was a fantastic asset which needs to be maximised and also sufficient/ over-provision of golf exists on Anglesey. It should be noted also that the golf course was a discretionary service.
24	30/04/2019 10:40 AM ID: 115253533	Provided ALL of the capital receipt is invested in Plas Arthur.	The capital receipt received will be ring-fenced and spent on further improving provision at Plas Arthur.
25	30/04/2019 11:56 AM ID: 115264529	There needs to be places to encourage youngsters to take up golf without the extortionate costs of a golf club. Llangefni is one of a small few that offer this opportunity.	The driving range manned by a PGA professional will remain open to the public. It is the County Councils intention to ensure that school children of all ages are encouraged to participate in the game. We will discuss this with the PGA professional.
26	30/04/2019 12:00 PM ID: 115265109	Be a real shame to lose the only driving range on the island. For some a full round of golf is too long so the driving range helps with practice and developing a consistent swing.	The driving range manned by a PGA professional will remain open to the public and is enjoying investment.
27	30/04/2019 12:20 PM ID: 115267790	More houses for the area and less for children to do Why don't we do tournaments for young children at golf or footgolf tournaments .	The land is outside the development boundary for Llangefni and will be sold as a small-holding farm. The driving range manned by a PGA professional will remain open to the public. It is the County Councils intention to ensure that school children of all ages are encouraged to participate in the game.
28	30/04/2019 12:31 PM ID: 115269318	Re-open golf course, no where on anglesey similar to it	The golf course as an entity is not financially viable, losing on average £28,000 per annum. This is not sustainable therefore a difficult decision on its future must be taken.

			<p>Storws Wen and Trearddur Bay remain open as feeder/ beginner courses.</p> <p>It should be noted also that the golf course was a discretionary service.</p>
29	30/04/2019 18:43 PM ID: 115318449	Ffridd House should be closed with any proceeds being reinvested in Plas Arthur. The Golf Course should be marketed on the open market and unless it can be sold then the land should be let as grazing land for the time being and reviewed from time to time. The Driving Range, Practice areas and shop should remain open to the public.	<p>We are confident that the land will be sold. There has always been a high demand on similar sales.</p> <p>The proceeds from the sale will be ring-fenced and re-invested in Plas Arthur.</p> <p>The driving range manned by a PGA professional will remain open to the public and is enjoying investment.</p>
30	30/04/2019 19:12 PM ID: 115319860	Why can't the ffridd house just be sold separately and the golf course be retained even if it was breaking even - it's an asset which the people of the island are going to lose for ever and will never return to being a golf course again. It's a very short sighted proposal as the leisure centres need rebuilding not just masking with unprofitable improvements. Not enough has been done to avoid this situation but I fear the decision has already been made as the driving range and shop are already operating, the course closed and money allocated to plas Arthur so I don't understand the purpose of this survey. The money from the sale of the ffridd house if anything should have been used to continue the running of the golf course. Unfortunately this decision will only lead to fewer young people getting involved in sport as the remaining private golf courses are completely unaffordable and elitist. Thanks.	<p>The golf course as an entity is not financially viable, losing on average £28,000 per annum. This is not sustainable therefore a difficult decision on its future must be taken.</p> <p>The driving range manned by a PGA professional will remain open to the public. It is the County Councils intention to ensure that school children of all ages are encouraged to participate in the game.</p> <p>The investment in Plas Arthur will be substantial and will ensure the long-term sustainability of the building.</p> <p>We are of the opinion that sufficient provision for all levels exists on Anglesey and the driving range will remain open.</p> <p>It should be noted also that the golf course was a discretionary service.</p>
31	30/04/2019 19:13 PM ID: 115321006	Select few play golf, more people use the gym, pool, 4g so if its losing money, tax payers shouldn't pay.	Comment noted.
32	30/04/2019 19:34 PM ID: 115322811	Such a shame!!	<p>The golf course as an entity is not financially viable, losing on average £28,000 per annum. This is not sustainable therefore a difficult decision on its future must be taken.</p> <p>It should be noted also that the golf course was a discretionary service.</p>
33	30/04/2019 19:45 PM ID: 115323666	Ar yr amod bod y llain ymarfer yn cael aros a bod buddsoddiad gwirioneddol ym Mhlas Arthur. Mae cwrs golff Llangefni yn fforddiadwy i rai nad ydynt yn gallu fforddio ymaelodi â chlwb arall. Rhaid felly cefnogi'r sawl sy'n rhedeg y llain ymarfer a buddsoddi yn sylweddol ym Mhlas Arthur ac yn y canolfannau hamdden eraill - yn enwedig yn Amlwch.	<p>The proceeds from the sale will be ring-fenced and re-invested in Plas Arthur.</p> <p>Other leisure facilities will also be reviewed as part of the process.</p> <p>The driving range manned by a PGA professional will remain open to the public. We will continue to work closely with the tenant to ensure it remains a success.</p>
34	30/04/2019 19:57 PM ID: 115324646	We need to keep the golf course open to encourage young people to participate in outdoor sport	<p>The golf course as an entity is not financially viable, losing on average £28,000 per annum. This is not sustainable therefore a difficult decision on its future must be taken.</p> <p>The driving range manned by a PGA professional will remain open to the public. It is the County Councils intention to ensure that school children of</p>

			all ages are encouraged to participate in the game.
35	30/04/2019 20:27 PM ID: 115326648	<p>Buddsoddi amser ac arian ar y cwrs presennol. Ei wneud yn le syn denu. Gwerthur cwrs fel atyniad i blant / ysgolion cynradd etc</p> <p>1. cwrs 9 twll fel sydd ynon bresennol (ond syn cael ei edrych ar ei ol) 2. driving range fel sydd ynon bresennol 3. Cwrs Hwyl (Mini Golff) - Crazy golf 4. Cwrs 'Foot Golf' o safon.</p>	<p>The golf course as an entity is not financially viable, losing on average £28,000 per annum. This is not sustainable therefore a difficult decision on its future must be taken.</p> <p>It should be noted also that the golf course was a discretionary service.</p> <p>The driving range manned by a PGA professional will remain open to the public. It is the County Councils intention to ensure that school children of all ages are encouraged to participate in the game.</p> <p>It is not possible to re-invest in the golf course for the reasons outlined in the accompanying reports.</p>
36	03/05/2019 12:07 PM ID: 115602051	Not enough pay and play par 3 courses kn Anglesey.	Storws Wen and Trearddur Bay remain open as feeder/ beginner courses and the driving range will also remain open for the public.
37	08/05/2019 06:23 AM ID: 115987294	Cytuno fod angan cau y cwrs gan ei fod yn colli arian. Mae treth digon uchel fel y mae.	Comment noted.
38	15/05/2019 11:36 AM ID: 116682845	<p>Fields in Trust is an independent charity with over 90 years' experience protecting parks and green spaces. We work with landowners, community groups and policy makers to champion the value of our parks and green spaces to achieve better protection for their future at both local and national level.</p> <p>Fields in Trust is naturally disappointed to hear of the proposed disposal of Llangefni Golf Course. It is noted there has been a continued decline in participation figures but there may still be a need to retain the facility as the other golf clubs have indicated to provide an affordable means of entry to the sport and to facilitate healthy physical activity. It appears however the decision to dispose is mainly financial and the benefits to golf and the health and well-being of the users have largely been ignored.</p> <p>While accepting that it might not be possible to continue to maintain such a facility in the current climate, instead of outright disposal, Fields in Trust would ask if there is a need to retain the site as another form of public open space which is financially less demanding?</p> <p>Although it is not clear the facility is not required, the Welsh Government's Technical Advice Note (TAN) 16 Sport, Recreation and Open Space states "When not required for their original purpose, open spaces may be used to help meet the need for informal recreational or amenity land in the wider community. Only where it can be clearly shown that there is no deficiency, should the possibility of their use for alternative development be considered".</p>	<p>The golf course as an entity is not financially viable, losing on average £28,000 per annum. This is not sustainable therefore a difficult decision on its future must be taken. Leisure is a non-statutory/ discretionary service.</p> <p>The driving range manned by a PGA professional will remain open to the public. It is the County Councils intention to ensure that individuals all ages are encouraged to participate in the game.</p> <p>In terms of your reference to alternative "sufficient open space in the locality" we would argue that the 25 acre Dingle Nature Reserve which is directly opposite the golf course provides an alternative location for members of the public to enjoy wide open uninterrupted open spaces.</p> <p>Substantial investment continues to take place to ensure the reserve is accessible and enjoyed by all members of the public. Llangefni also has the benefit of a number of football and rugby pitches as well as a skate park and other parks.</p>

		In summary therefore, Fields in Trust objects to the proposed disposal pending the provision of an open space assessment which shows that there is no need to retain the site for other space uses. If it is shown that there is sufficient open space in the locality, we recognise its location and topography might preclude certain uses, we would be happy to reconsider this objection.	
39	23/05/2019 12:50 PM ID: 117488554	We need free public access to more green open spaces not less.	Comment noted. The 25 acre Dingle Nature Reserve which is directly opposite the golf course provides an alternative location for members of the public to enjoy wide open uninterrupted open spaces.
40	07/06/2019 12:00 PM ID: 118750865	The Llangefni Regeneration Partnership agree that the driving range, practice areas and shop remains open to the public. We however disagree that the remainder of the land and the Ffridd House be sold and reinvested in Plas Arthur. Further consultation needs to be undertaken with the local community and interested partners about what other community uses could be undertaken with the land and the house.	Comment noted. The 25 acre Dingle Nature Reserve which is directly opposite the golf course provides an alternative location for members of the public to enjoy wide open uninterrupted open spaces.
41	07/06/2019 14:33 PM ID: 118766634	<p>COMMENTS : LLANGEFNI TOWN COUNCIL. Following Legal Advice on the closure of the Golf Course six months ago, Members of Llangefni Town Council would like to point out the following in line with the Playing Fields (Community Involvement in Disposal Decisions) (Wales) Regulations 2015 in its disposal of a playing field :</p> <p>1. The 2015 Regulations set out a procedure that a Local Authority must follow in disposing of a playing field unless it will still be publicly available following the disposal.</p> <p>2. Regulation 5 of the 2015 Regulations requires the County Council to advertise the possible sale of a playing field for two weeks in a local newspaper before any decision is made. A consultation period of at least 6 weeks must be available for representations on the proposed sale and details of the proposal must be publicly available.</p> <p>3. Regulation 6 requires the details of the proposed sale to include information on the effect of the sale on any "relevant strategies, plans or assessments".</p> <p>4. Regulation 7 requires the County Council to consider all representations made during the consultation period.</p> <p>5. Regulation 8 requires the County Council, if they proceed with the sale, to produce a decision report setting out the representations received and its reason for deciding to continue. The report must be available for public inspection for at least 6 weeks and the decision and the availability</p>	<p>The County Council has followed the 2015 Regulations.</p> <p>This has been actioned in line with the regulations. Adverts were placed in the newspaper, the consultation has exceeded 6 weeks and notices erected at the site in prominent locations.</p> <p>This has been actioned in line with the regulations. A detailed Equalities Impact Assessment was part of the consultation process for the public to comment on.</p> <p>The County Council will carefully consider and respond to all representations made.</p> <p>Comment noted. This aspect will be undertaken and in full alignment with the regulations.</p>

		<p>of the report must be advertised in a local newspaper for two weeks. A copy of the decision and the report must be sent to everyone who submitted a representation. Also the County Council must not sell the land for at least 12 weeks after the publication of the decision (this allows for a judicial review to be started before the sale goes through).</p> <p>Members of Llangefni Town Council, are disappointed that the Isle of Anglesey County Council has not followed the above Regulations and furthermore has not involved the Town Council in such an important decision making process, which involves and has a direct impact on the population of Llangefni and surrounding areas.</p>	<p>The County Council disputes that the regulations have not been followed. As the consultation has been a public consultation and heavily publicised the Town Council have had the opportunity to be involved as demonstrated by this response.</p>
42	10/06/2019 10:50 AM ID: 119066663	<p>Mae'r ddogfen yn cymharu cwrs Llangefni gyda chyrsgiau fel Barron Hill neu Borth Llechog... cymhariaeth ffals gan nad yw'r cyrsiau yma yn rhai agored i bawb (aelodau yn unig, ac mae aelodaeth yn ddrud). Mae Llangefni a Storws Wen yn cynnig cyfle i bobl gyrraedd, talu a chwarae yn syth. Byddai hynny'n adnodd gwerthfawr iawn i gadw ar yr ynys.</p>	<p>The County Council has consulted with the golf courses and whilst some concern was raised they were in agreement that the driving range was a fantastic asset which needs to be maximised and also sufficient/ over-provision of golf exists on Anglesey.</p> <p>Storws Wen and Trearddur Bay remain open as feeder/ beginner courses and the driving range will also remain open to the public.</p>
43	10/06/2019 11:01 AM ID: 119068201	<p>There is a climate and wildlife crisis - turn the land into sustainable native woodland with open access for people to walk and enjoy the environment. Plaid Cymru and Welsh Government have declared a climate emergency - support this and do the right thing by using land to buffer climate change.</p>	<p>Comment noted. The 25 acre Dingle Nature Reserve which is directly opposite the golf course provides an alternative location for members of the public to enjoy wide open uninterrupted open spaces.</p> <p>The land is outside the development boundary for Llangefni and will be sold as a small-holding.</p>
44	10/06/2019 15:18 PM ID: 119106306	<p>Simple yes no vote does not allow for constructive input agree to 1&3 but not 2 it should benefit the whole island</p>	<p>The opportunity for representations can be made either through this process of contacting the Officer directly.</p>
45	10/06/2019 16:57 PM ID: 119119966	<p>Does dim lle rhad i fagu talent chwarae golff ar yr ynys. Rhaid bod yn gefnog i wneud hyn ac ma cwrs golff llangefni yn rhoi cyfle i bawb gael chwarae.</p>	<p>The driving range manned by a PGA professional will remain open to the public. It is the County Councils intention to ensure that school children of all ages are encouraged to participate in the game.</p>
46	27/07/2019 20:18 PM ID: 123140394	<p>1. Raise much needed funds and Anglesey has many golf courses with dwindling numbers who are more than happy to welcome the type of player that went to Llangefni</p> <p>2. Only fair that the money is invested in leisure in the Llangefni area as its a leisure facility going</p> <p>3. The driving range should stay open and shop as a leisure attraction to residents and visitors.</p>	<p>The other golf courses on Anglesey that responded all outlined that they will be doing more to attract and retain players.</p> <p>The capital receipt received will be invested in Plas Arthur primarily.</p> <p>The driving range will remain open to the public and investment is currently ongoing to ensure it remains sustainable.</p>
47	28/07/2019 16:45 PM ID: 123170487	<p>Digon o lefydd golff ar Ynys Mon ac well gwario i gadw plas arthur yn agor</p>	<p>The County Council is of the opinion that sufficient provision exists on Anglesey and that investing in Plas Arthur can maximise members of the community in their health and wellbeing.</p>

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