

Monitoring and implementation

- 7.1. The Planning and Compulsory Purchase Act requires authorities to keep under review those matters that may affect the planning and development of their areas. Monitoring is therefore an important part of evidence based policy making in order to assess whether the Plan's policies are achieving their objective and the Plan's strategy is being delivered. A monitoring process involves the regular, continuous and systematic collection and analysis of information. A monitoring system is a key mechanism in developing a fuller understanding of the key issues that impact upon communities.
- 7.2. Local planning authorities are required to develop a monitoring framework to enable the collation of valuable information to measure and assess the performance of a Plan's objectives and policies. The monitoring framework will allow an ongoing assessment of whether they remain valid or whether the prevailing economic, social or cultural circumstances have significantly altered. The framework set out below comprises a series of indicators, targets and triggers for further action in relation to each theme and its objectives. It will form the basis for assessing the effectiveness of policies at a local and wider level and whether policies and related targets have been met or progress is being made towards meeting them. It also indicates the linkages between the plan themes, objectives (incorporating sustainable development and SEA requirements) and policies. This will provide a basis for the annual monitoring report (AMR) – see below.
- 7.3. Regulation 37 prescribes the following two indicators that must be included in the AMR:
- the housing land supply taken from the current Housing Land Availability Study (TAN 1); and
 - the number of additional affordable and number of net additional general market dwellings built in the Plan area (TAN 2).
- 7.4. The indicators have therefore been established to include the above and where possible other core indicators referred to in the "Local Development Plan Manual". Additionally, a range of local indicators are included to relate to the specific requirements of individual policies and objectives, and the Sustainability Appraisal/ Strategic Environmental Assessment (see paragraph 8.5 below).
- 7.5. The Councils have attempted to avoid risks to the delivery of the Plan by adopting a proactive approach to removing constraints and a thorough assessment process. Application of the Candidate Sites Assessment Methodology has ensured as far as it is possible to do so that the sites can be developed and that any constraints to their development can be addressed. Topic Paper 1 published alongside the Deposit Plan records the assessment process and identifies any known factors that need to be considered on a site by site basis. Should any issues arise with the deliverability of allocated sites this will be picked up through thresholds in the monitoring and addressed accordingly through the Annual Monitoring Report (AMR).
- 7.6. The Sustainability Appraisal/Strategic Environmental Assessment (SA/ SEA) Scoping Report identifies the indicators that will be used to monitor progress on sustainability issues and more specifically sustainable development. These are set out in the Sustainability Appraisal Report and where possible have been integrated into the framework set out in the Plan.
- 7.7. The information gathered through the monitoring framework set out below will be reported in the annual monitoring report (AMR). Local planning authorities are required to produce AMR's following the adoption of LDPs in order to review the plan's progress and to assess the effectiveness of its

policies and proposals. The AMR will identify actions that need to be taken to resolve any issues raised through the monitoring process. This could include amendments to policies in order to improve their effectiveness, and in more extreme cases could result in a review of part or of the whole Plan. Therefore, a failure to meet an established target will not automatically result in a review of the policy in question. The first course of action would normally include a thorough analysis of the reason or reasons for the failure and a broader assessment of the implications as far as the successful implementation of the Plan is concerned.

- 7.8. The following options are available to the Councils in association with each of the indicators and their triggers. The AMR will assess the severity of the situation associated with each indicator and recommend an appropriate response:

| Assessment | Action |
|--|---|
| Where indicators are suggesting that LDP policies are being implemented effectively | No further action required, other than to continue monitoring. |
| Assessment of decisions on planning applications suggests that policies are not being implemented in the intended manner | Officer and/ or Member training may be required |
| Assessment suggests that further guidance in addition to those identified in the Plan may be required to (i) clarify how a policy should be properly applied, or (ii) to facilitate development on specific sites. | Publish additional Supplementary Planning Guidance, which could include site specific development briefs, engaging with the private sector and infrastructure providers, where appropriate. |
| Assessment suggests that a policy is not proving as effective as originally expected. | Further research and investigation required, including looking at contextual information about the Plan area or topic area. |
| Assessment suggests that a policy is not being implemented. | Review the policy accordingly. |
| Assessment suggests that the strategy is not being implemented. | Review the Plan |

- 7.9. The AMR will report information covering the preceding financial year and will be submitted to the Welsh Government by 31 October each year and will be available to view on each Council's website. Irrespective of the AMR's findings, the Councils will be required to carry out a review of the whole Plan every 4 years.

- 7.10. In accordance with Welsh Government guidance, the Council will seek to integrate its approach to monitoring the LDP with other Council strategies and plans.

| Cross Reference | Indicators – Core/ Local | Policy Targets | Trigger Level | Data Source |
|---|---|--|---|---|
| Theme 1: Support and create safe, healthy, distinctive and vibrant communities | | | | |
| Policy: PS1 Objective: SO1 SA 4 Objectives: | Local Indicator: 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 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> | Biennial narrative about relevant completed schemes, e.g. under Policy PS 1, Policy TAI 1 – Policy TAI 7, by 2019 | JPPU Database Annual review of planning applications and officer/ Planning Committee reports, and any community level studies undertaken by Hunanlaith and Menter laith Mon 2021 Census |

| Cross Reference | Indicators – Core/ Local | Policy Targets | Trigger Level | Data Source |
|-----------------|---|--|---|---|
| | <p>Local Indicator:</p> <p>D2 Planning applications permitted where Welsh language mitigation measures are required</p> | <p>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</p> | <p>One planning application permitted in any one year contrary to Policy PS 1</p> | <p>JPPU Database</p> <p>Annual review of planning applications and officer/ Planning Committee reports.</p> |
| | <p>Local indicator:</p> <p>D3 Number of planning applications accompanied by a Welsh Language Statement or a Welsh Language Impact Assessment</p> | <p>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.</p> | <p>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</p> | <p>JPPU Database</p> <p>Development Management Databases</p> <p>Annual review of planning applications</p> |

| Cross Reference | Indicators – Core/ Local | Policy Targets | Trigger Level | Data Source |
|---|--|--|--|--|
| | | | | and officer/ Planning Committee reports. Hunanlaith & Menter laith Mon reports |
| | Local Indicator: 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 | Not adopting a Supplementary Planning Guidance within 6 months of the Plan’s adoption | JPPU Database |
| Policy: ISA 1, ISA 2, ISA 4, ISA 5 Objective: SO2 | Local Indicator: 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 | One planning application permitted contrary to Policy ISA 1 in any one year | JPPU Database Development Management Databases |

| Cross Reference | Indicators – Core/ Local | Policy Targets | Trigger Level | Data Source |
|---------------------|--|---|---|---|
| SA 2 Objectives: | | | | |
| | Local Indicator: D6 Number of planning applications for change of use of community facilities | Viable community facilities retained in accordance with Policy ISA 2 | One viable community facility lost contrary to Policy ISA 2 in any one year | JPPU Database Development Management Databases |
| | Local Indicator: 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. | Open space lost in any Centre or Village in any one year leading to net reduction in supply in the Centre or Village contrary to Policy ISA 4 | JPPU Database Development Management Databases |
| | Local Indicator: | Provision of new open space if application of the Fields in Trust | One planning application permitted in any one year | JPPU |

| Cross Reference | Indicators – Core/ Local | Policy Targets | Trigger Level | Data Source |
|-----------------|--|--|--|--|
| | D8 Open space (ha) secured in association with residential development of 10 or more units | (FIT) benchmark standard identifies a deficiency of open space in accordance with Policy ISA 5 | not contributing to meeting the open space needs of occupiers of new housing as defined by the FIT benchmark standard contrary to Policy ISA 5 | Database Development Management Databases |
| | Local Indicator: 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 planning obligations within 12 months of the Plan's adoption | Not adopting a Supplementary Planning Guidance within 12 months of the Plan's adoption | JPPU Cabinet (Gwynedd Council) & Executive Committee (Isle of Anglesey County Council) work programme |

| Cross Reference | Indicators – Core/ Local | Policy Targets | Trigger Level | Data Source |
|---|--|--|---|---|
| | <p>Local Indicator:</p> <p>D10 Preparation of Supplementary Planning Guidance relating to planning obligations</p> | <p>Prepare and adopt the Supplementary Planning Guidance relating to planning obligations within 6 months of the Plan's adoption</p> | <p>Not adopting a Supplementary Planning Guidance within 6 months of the Plan's adoption</p> | <p>JPPU</p> <p>Cabinet (Gwynedd Council) & Executive Committee (Isle of Anglesey County Council) work programme</p> |
| <p>Policy: TRA 1, TRA 2, TRA 3, TRA 4</p> <p>Objective: SO3 & SO4</p> | <p>Local Indicator:</p> <p>D11 Preparation of Supplementary Planning Guidance relating to parking standards</p> | <p>Prepare and adopt the Supplementary Planning Guidance relating to parking standards within 12 months of the Plan's adoption</p> | <p>Not adopting a Supplementary Planning Guidance within 12 months of the Plan's adoption</p> | <p>JPPU</p> <p>Cabinet (Gwynedd Council) & Executive Committee (Isle of Anglesey County Council) work</p> |

| Cross Reference | Indicators – Core/ Local | Policy Targets | Trigger Level | Data Source |
|-------------------------|--|--|---|---|
| SA 2, 10 Objectives: | | | | programme |
| | Local Indicator: 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 | One planning application submitted in any one year not accompanied by a Travel Assessment as required by Policy TRA 1 | JPPU Database Development Management Databases |
| | Local Indicator: D13 The number of applications permitted within sites/ areas safeguarded for transportation improvements | No planning applications permitted that are harmful to achieving transportation improvements identified in Policy TRA 1 | One planning application permitted in any one year contrary to Policy TRA 1 | JPPU Database Development Management Databases |

| Cross Reference | Indicators – Core/ Local | Policy Targets | Trigger Level | Data Source |
|---|--|---|---|---|
| | Local indicator: D14 Delivery of Llangefni Link Road (Phase 4) | Phase 4 of the Llangefni Link Road is delivered by end 2018/ 2019 | Failure to deliver Phase 4 of Llangefni Link Road by end 2018/ 2019 | JPPU Database Economic Development Service (Isle of Anglesey County Council) |
| | Local Indicator: 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 | Planning application for improvements to the A5025 not submitted by December 2017 | JPPU Database Development Management Databases |
| Theme 2: Sustainable Living | | | | |
| Policy: PS 5, PS6, PCYFF 1, PCYFF 2, ADN 1, ADN | Local Indicator: D16 Prepare and adopt a Supplementary Planning Guidance to | Prepare and adopt a Supplementary Planning Guidance to promote the maintenance and creation of distinctive and | Not adopting a Supplementary Planning Guidance within 6 months of the Plan's adoption | JPPU Cabinet (Gwynedd) |

| Cross Reference | Indicators – Core/ Local | Policy Targets | Trigger Level | Data Source |
|--|---|--|---|--|
| 2, ADN 3 Objective: SO5 & SO6 SA 2, 3, 4, 5 & 9 Objectives: | promote the maintenance and creation of distinctive and sustainable communities | sustainable communities within 6 months of the Plan's adoption | | Council) & Executive Committee (Isle of Anglesey County Council) work programme |
| | Local indicator: D17 Number of planning applications permitted by TAN 15 category in C1 floodplain areas | No planning applications permitted within C1 floodplain areas not meeting all the tests set out in TAN15 | One planning application permitted in any one year within C1 floodplain not meeting all TAN15 tests | JPPU Database Development Management Databases Natural Resources Wales |

| Cross Reference | Indicators – Core/ Local | Policy Targets | Trigger Level | Data Source |
|-----------------|---|--|---|---|
| | Local Indicator: D18 Number of planning applications for highly vulnerable development permitted in C2 floodplain areas | No planning applications for highly vulnerable development permitted in C2 floodplain areas | One planning application permitted for highly vulnerable development in C2 floodplain areas in any one year | JPPU Database & Development Management Databases Natural Resources Wales |
| | Local indicator: 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 developed 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 | Decrease in proportion of development permitted on previously developed land (brownfield redevelopment and conversions of existing buildings) for 2 consecutive years | JPPU Database Development Management Databases |
| | Local indicator: 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 in the Plan | One planning application permitted outside development boundaries that does not meet the requirements of Policy PCYFF 1 and other relevant policies in the | JPPU Database Development Management Databases |

| Cross Reference | Indicators – Core/ Local | Policy Targets | Trigger Level | Data Source |
|-----------------|--|---|--|--|
| | | | Plan in any one year | |
| | <p>Local indicator:</p> <p>D21 Number of planning applications for standalone renewable energy development granted, per technology, area (Anglesey and Gwynedd Local Planning Authority area) and recorded energy output (GWh)</p> | <p>50% of the renewable energy potential (1,113.35 GWh) delivered by 2021 to address electricity demand</p> <p>100% of the renewable energy potential (2,226.7 GWh) delivered by 2026 to address electricity demand</p> <p>50% of the renewable energy potential (23.65 GWh) delivered by 2021 to address heat demand</p> <p>100% of the renewable energy potential (47.3 GWh) delivered by 2026 to address heat demand</p> | The amount of energy output from renewable energy sources is 10% or more below the requirements set in the Policy Target | <p>JPPU Database</p> <p>Development Management Databases</p> |

| Cross Reference | Indicators – Core/ Local | Policy Targets | Trigger Level | Data Source |
|-----------------------------------|--|--|--|--|
| | Local Indicator: 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 | Not adopting a Supplementary Planning Guidance within 18 months of the Plan's adoption | JPPU Cabinet (Gwynedd Council) & Executive Committee (Isle of Anglesey County Council) work programme |
| | Local indicator: 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 | 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 | JPPU Database Development Management Databases |
| Policy: PCYFF 2, PCYFF 3, PCYFF 4 | Local indicator: D24 Prepare and adopt a Supplementary Planning Guidance on design matters | Prepare and adopt a Supplementary Planning Guidance on design matters within 12 months of adoption | Not adopting a Supplementary Planning Guidance within 12 months of adoption | JPPU Cabinet (Gwynedd Council) & |

| Cross Reference | Indicators – Core/ Local | Policy Targets | Trigger Level | Data Source |
|--|---|--|--|--|
| Objective: SO7 SA 5, 8, 11 Objectives: | | | | Executive Committee (Isle of Anglesey County Council) work programme |
| Policy: PS 17 Objective: SO8 SA 2, 6, 7 Objectives: | Local indicator: 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% Local Service Centres = 22% Villages, Clusters & countryside = 25% [Table 15 in Chapter 6.4 provides a more detailed breakdown per category of settlement within the Plan area] | 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 | JPPU Database Joint Housing Land Availability Studies Development Management Databases |

| Cross Reference | Indicators – Core/ Local | Policy Targets | Trigger Level | Data Source |
|--|--|---|---|---------------|
| | | | | |
| Theme 3: Support growth and Regeneration under the umbrella of Anglesey Energy Island and other plans and strategies, which will transform the local economy, building on those elements of its unique economic profile that are identified as being of regional and national significance (economy and Regeneration) | | | | |
| Policy: PS 8, PS 9, PS 10, PS 11, PS 12 Objective: SO9 SA Objectives: 2, 4, 6, 7 | Local indicator: 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 Application for Wylfa Newydd DCO approved by May 2018 | Horizon Nuclear Power fails to submit an application for DCO by December 2017 Horizon Nuclear Power fails to obtain approval of DCO application by December 2018 | JPPU Database |
| | D27 Status of application to DECC for final approval | Wylfa Newydd Project gets approval/ "sign off" from DECC by December 2019 | Horizon Nuclear Power fails to get approval/ "sign off" from DECC by December 2019 | |

| Cross Reference | Indicators – Core/ Local | Policy Targets | Trigger Level | Data Source |
|-----------------|---|---|---|--|
| | 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 | Horizon Nuclear Power fails to submit planning applications to the Isle of Anglesey County Council for related development by December 2017 | JPPU Database Development Management Databases |
| | 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 | Wylfa Newydd Project related development not started within the timeframe set out in the individual planning consents and the Development Consent Order (as applicable) | JPPU Database Development Management Databases |
| | Local indicators: D30 Prepare and adopt a revised Supplementary Planning Guidance relating to the Wylfa Newydd Project | Prepare and adopt a Supplementary Planning Guidance relating to the Wylfa Newydd Project within 6 months of the Plan's adoption | Not adopting a Supplementary Planning Guidance within 6 months of the Plan's adoption | JPPU Executive Committee (Isle of Anglesey County Council) work programme |

| Cross Reference | | Indicators – Core/ Local | Policy Targets | Trigger Level | Data Source |
|-----------------|---------------------|---|--|---|---|
| Policy: | CYF 1, CYF 3, CYF 5 | Local indicator: 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 | One planning application permitted that does not accord with Policy CYF 3 or Policy CYF 5 | JPPU Database Development Management Databases |
| Objective: | SO10 | | | | |
| SA Objectives: | 2, 6 | | | | |
| | | Local indicator: 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 14.3 ha employment land on safeguarded sites taken up per annum in Anglesey | 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 | JPPU Database |

| Cross Reference | Indicators – Core/ Local | Policy Targets | Trigger Level | Data Source |
|-----------------|---|---|---|---|
| | <p>Core indicator:</p> <p>D33 Amount of employment development (hectares) permitted on allocated sites as a % of all employment allocations</p> | <p>Secure planning permission on the allocated employment site in Gwynedd by 2019</p> <p>Secure planning permission for 64 ha employment land on allocated site in Anglesey by 2021</p> <p>Secure planning permission for 112 ha employment land on allocated sites in Anglesey by 2024</p> <p>Secure planning permission for 144 ha employment land on allocated sites in Anglesey by 2026</p> | <p>Total amount of employment land permitted falls below the cumulative requirement identified in the Policy Target</p> | <p>JPPU Database</p> <p>Development Management Databases</p> |
| | <p>Local indicator:</p> <p>D34 Prepare and adopt a Supplementary Planning Guidance relating to alternative uses on employment sites</p> | <p>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</p> | <p>Not adopting a Supplementary Planning Guidance within 18 months of the Plan's adoption</p> | <p>JPPU Cabinet (Gwynedd Council) & Executive Committee</p> |

| Cross Reference | Indicators – Core/ Local | Policy Targets | Trigger Level | Data Source |
|--|---|--|---|--|
| | | | | (Isle of Anglesey County Council) work programme |
| Policy: PS 9, ISA 3 Objective: SO11 | Local indicator: D35 Employment status of 16 years + | To achieve an increase in the rate of economic activity by 2026 compared to level in 2017 | The rate of economic activity declines for 2 consecutive years | Welsh Government/ StatsWales |
| SA Objectives: 2, 6 | Local indicator: D36 Number of people commuting out of Anglesey to Gwynedd | Following the Plan's adoption reduce the number of people commuting out of Anglesey to Gwynedd by 2026 compared to level in 2017 | Failure to reduce number of people commuting out of Anglesey to Gwynedd by 2019 | Welsh Government/ StatsWales |

| Cross Reference | Indicators – Core/ Local | Policy Targets | Trigger Level | Data Source |
|---|--|--|--|---|
| Policy: CYF 6 Objective: SO12 SA Objectives: 2, 6 | Local indicator: D37 Number of planning applications permitted for new businesses in Service/ Local/ Rural/ Coastal Villages or in the countryside | New small scale businesses permitted on suitable sites or in suitable buildings within or near villages or in the countryside in accordance with Policy CYF 6 | No planning applications for new small scale businesses permitted on sites/ within buildings within or close to a village or in the countryside for two consecutive years | JPPU Database Development Management Databases |
| Policy: MAN 1, MAN 2, MAN 3 Objective: SO13 SA 2, 6 | Local indicator: D38 Amount of major retail, office and leisure development permitted (sq. m) within and outside established town centre boundaries | Annual amount of major <i>retail</i> 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 | 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 | JPPU Database Development Management Databases |

| Cross Reference | Indicators – Core/ Local | Policy Targets | Trigger Level | Data Source |
|-----------------|---|---|---|--|
| Objectives: | | Annual amount of major <i>office</i> 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 | Annual amount of major office floor space (sq. m.) permitted on sites located outside established town centres exceeds annual amount permitted within established town centres | JPPU Database Development Management Databases |
| | | Annual amount of major <i>leisure</i> 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 | Annual amount of major leisure floor space (sq. m.) permitted on sites located outside established town centres exceeds annual amount permitted within established town centres | JPPU Database Development Management Databases |
| | Local indicator: D39 Undertake a study to explore potential candidate retail sites in Bangor, Llangefni and Pwllheli | Study to explore potential candidate retail sites in Bangor, Llangefni and Pwllheli undertaken by end of 2017/ 2018 Allocate retail sites in Bangor, | Not undertaking a study to explore potential candidate retail sites in Bangor, Llangefni and Pwllheli undertaken by end of 2017/ 2018 | JPPU/ Economic Development Services/ Property Services |

| Cross Reference | Indicators – Core/ Local | Policy Targets | Trigger Level | Data Source |
|---|---|---|--|---|
| | | Llangefni and Pwllheli to address results of the Study in the Plan's review | Failure to provide retail sites to address results of the Study | |
| | Local indicator; 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 | Non-A1 uses permitted in individual primary retail areas contrary to Policy MAN 2 | JPPU Database Development Management Databases Biennial Retail Floor Space Survey |
| Policy: PS 14, TWR 1, TWR 2, TWR 3, TWR 5 | Local indicator: D41 Number of planning applications for new visitor attractions and facilities or improvements to existing visitor attractions and facilities permitted | New or improved visitor attractions and facilities permitted on suitable sites in accordance with Policy TWR 1 | No planning applications for new or improved visitor attractions or facilities permitted for 2 consecutive years | JPPU Database Development Management Databases |

| Cross Reference | Indicators – Core/ Local | Policy Targets | Trigger Level | Data Source |
|---|--|--|--|---|
| Objective: SO14 SA Objectives: 2, 6 | Local indicator: D42 Number of applications for new permanent and temporary alternative camping units permitted | New permanent and temporary alternative camping units permitted in accordance with Policy TWR 3 or Policy TWR 5 | No planning applications for new permanent and temporary alternative camping units permitted for 2 consecutive years | JPPU Database Development Management Databases |
| Theme 4: To give everyone access to housing appropriate to their needs. | | | | |
| Policy: PS 16, TAI 1 – TAI 7 Objective: SO15 SA Objectives: 2, 4, 7 | Core indicator: 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 | Housing land supply falls below 5 years in any year taken from the Housing Land Availability Study (TAN 1) | JPPU Development Management Databases Housing Land Availability Study |
| | Core indicator: 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 | The number of new housing units provided in the Plan area falls below the requirement for 2 consecutive years | JPPU Development Management Databases |

| Cross Reference | Indicators – Core/ Local | Policy Targets | Trigger Level | Data Source |
|--|---|---|---|---|
| Policy: PS 18, TAI 5, TAI 8, TAI 15 – TAI 19 Objective: SO16 SA 2,4,7 Objectives: | | Plan period : 2016/ 17 = 376 2017/ 18 = 505 2018/ 19 = 617 2019/ 20 = 631 2020/ 21 = 647 2021/ 22 = 623 2022/ 23 = 565 2023/ 24 = 527 2024/ 25 = 528 2025/ 26 = 466 | | Housing Land Availability Study |
| | Local indicator: 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 | The overall number of new housing units built on allocated sites within Gwynedd falls below the requirement for 2 consecutive years | JPPU Database Development Management Databases |

| Cross Reference | Indicators – Core/ Local | Policy Targets | Trigger Level | Data Source | | | | | | | | | | | | | | | | | | | | | | |
|-----------------|--------------------------|---|---------------|-----------------|----------|----|----------|-----|----------|-----|----------|-----|----------|-----|----------|-----|----------|-----|----------|-----|----------|-----|----------|----|--|--|
| | | remainder of Plan period: <table border="1" data-bbox="1064 325 1370 1150"> <thead> <tr> <th data-bbox="1064 325 1218 491"></th> <th data-bbox="1218 325 1370 491">Allocated sites</th> </tr> </thead> <tbody> <tr> <td data-bbox="1064 491 1218 555">2016/ 17</td> <td data-bbox="1218 491 1370 555">99</td> </tr> <tr> <td data-bbox="1064 555 1218 619">2017/ 18</td> <td data-bbox="1218 555 1370 619">144</td> </tr> <tr> <td data-bbox="1064 619 1218 683">2018/ 19</td> <td data-bbox="1218 619 1370 683">187</td> </tr> <tr> <td data-bbox="1064 683 1218 746">2019/ 20</td> <td data-bbox="1218 683 1370 746">180</td> </tr> <tr> <td data-bbox="1064 746 1218 810">2020/ 21</td> <td data-bbox="1218 746 1370 810">166</td> </tr> <tr> <td data-bbox="1064 810 1218 874">2021/ 22</td> <td data-bbox="1218 810 1370 874">166</td> </tr> <tr> <td data-bbox="1064 874 1218 938">2022/ 23</td> <td data-bbox="1218 874 1370 938">135</td> </tr> <tr> <td data-bbox="1064 938 1218 1002">2023/ 24</td> <td data-bbox="1218 938 1370 1002">117</td> </tr> <tr> <td data-bbox="1064 1002 1218 1066">2024/ 25</td> <td data-bbox="1218 1002 1370 1066">102</td> </tr> <tr> <td data-bbox="1064 1066 1218 1150">2025/ 26</td> <td data-bbox="1218 1066 1370 1150">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 | | |
| | 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 | | | | | | | | | | | | | | | | | | | | | | | | | |

| Cross Reference | Indicators – Core/ Local | Policy Targets | Trigger Level | Data Source | | | | | | | | | | | | | | | | | | |
|-----------------|---|--|---------------|-----------------|----------|---|----------|-----|----------|-----|----------|-----|----------|-----|----------|-----|----------|-----|----------|-----|---|--|
| | <p>Local indicator:</p> <p>D46 Total housing units built on allocated sites in Anglesey as a % of overall housing provision</p> | <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" data-bbox="1066 616 1368 1303"> <thead> <tr> <th data-bbox="1066 616 1218 783"></th> <th data-bbox="1218 616 1368 783">Allocated sites</th> </tr> </thead> <tbody> <tr> <td data-bbox="1066 783 1218 847">2016/ 17</td> <td data-bbox="1218 783 1368 847">8</td> </tr> <tr> <td data-bbox="1066 847 1218 911">2017/ 18</td> <td data-bbox="1218 847 1368 911">109</td> </tr> <tr> <td data-bbox="1066 911 1218 975">2018/ 19</td> <td data-bbox="1218 911 1368 975">193</td> </tr> <tr> <td data-bbox="1066 975 1218 1038">2019/ 20</td> <td data-bbox="1218 975 1368 1038">215</td> </tr> <tr> <td data-bbox="1066 1038 1218 1102">2020/ 21</td> <td data-bbox="1218 1038 1368 1102">248</td> </tr> <tr> <td data-bbox="1066 1102 1218 1166">2021/ 22</td> <td data-bbox="1218 1102 1368 1166">221</td> </tr> <tr> <td data-bbox="1066 1166 1218 1230">2022/ 23</td> <td data-bbox="1218 1166 1368 1230">185</td> </tr> <tr> <td data-bbox="1066 1230 1218 1303">2023/ 24</td> <td data-bbox="1218 1230 1368 1303">160</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 | <p>The overall number of new housing units built on allocated sites within Anglesey falls below the requirement for 2 consecutive years</p> | <p>JPPU Database</p> <p>Development Management Databases</p> |
| | 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 | | | | | | | | | | | | | | | | | | | | | |

| Cross Reference | Indicators – Core/ Local | Policy Targets | Trigger Level | Data Source | | | | |
|-----------------|---|--|--|--|----------|-----|--|--|
| | | <table border="1"> <tr> <td data-bbox="1055 260 1218 327">2024/ 25</td> <td data-bbox="1218 260 1368 327">176</td> </tr> <tr> <td data-bbox="1055 327 1218 394">2025/ 26</td> <td data-bbox="1218 327 1368 394">134</td> </tr> </table> | 2024/ 25 | 176 | 2025/ 26 | 134 | | |
| 2024/ 25 | 176 | | | | | | | |
| 2025/ 26 | 134 | | | | | | | |
| | <p>Local indicator:</p> <p>D47 Total number of additional affordable housing built in the Plan area</p> | <p>Build 1,572¹ 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> <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>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> | <p>JPPU Database</p> <p>Development Management Databases</p> | | | | |

¹ 306 of this total have already been built between 2011 - 2015

| Cross Reference | Indicators – Core/ Local | Policy Targets | Trigger Level | Data Source |
|-----------------|---|--|--|--|
| | Local indicator: D48 % affordable housing units permitted per house price area | Average % affordable housing provision in line with indicative target per house price area | Average % affordable housing provision falls below the indicative target per house price area for 2 consecutive years, unless justified by Policy TAI 15 | JPPU Database |
| | Local indicator: 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 | No increase in the number of affordable housing exception sites permitted for 2 consecutive years | JPPU Database Development Management Databases |
| | Local Indicator: D50 Changes in residual values across the house price areas identified in Policy TAI 15 | Deliver the maximum level of affordable housing considered viable in accordance with Policy TAI 15 | An increase or decrease of 5% of residual value in any house price area in any one year | Development Appraisal Toolkit HM Land Registry House Price Index RICS Building |

| Cross Reference | Indicators – Core/ Local | Policy Targets | Trigger Level | Data Source |
|-----------------|--|---|---|--|
| | | | | Cost Information Service (BICS) Tender Prices |
| | Local indicator: 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 | Not adopting a Supplementary Planning Guidance within 6 months of the date of adopting the Plan. | JPPU Cabinet (Gwynedd Council) and Executive Committee (Anglesey County Council) work programme |
| | Local indicator: 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. | Less than 10 local market housing units built in settlements identified in Policy TAI 5 in any one year | JPPU Database Development Management Databases |

| Cross Reference | Indicators – Core/ Local | Policy Targets | Trigger Level | Data Source |
|-----------------|---|---|---|--|
| | Local indicator: D69 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 | 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 | JPPU Database Development Management Databases |
| | Local indicator: D53 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 | Not adopting a Supplementary Planning Guidance within 6 months of the date of adopting the Plan. | JPPU Cabinet (Gwynedd Council) and Executive Committee (Anglesey County Council) work programme |
| | Local indicator: D54 Prepare and approve a Local Housing Market Area (LHMA) study for Gwynedd | Prepare and approve a LHMA study for Gwynedd by April 2017 | Not preparing and approving a LHMA study for Gwynedd by April 2017 | JPPU/ Housing Service (Gwynedd Council) Cabinet (Gwynedd Council) work |

| Cross Reference | Indicators – Core/ Local | Policy Targets | Trigger Level | Data Source |
|-----------------|--|--|---|---|
| | | | | programme |
| | <p>Local indicator:</p> <p>D55 Number of Traveller pitches for residential accommodation provided at Penhesgyn, Anglesey</p> | Provide 4 pitches at Penhesgyn, Anglesey by the end of 2017/ 2018 | Failure to provide 4 pitches at Penhesgyn, Anglesey by end of 2017/ 2018 | <p>JPPU Database</p> <p>Development Management Databases</p> <p>Isle of Anglesey Housing Services</p> |
| | <p>Local indicator:</p> <p>D56 The number of additional Gypsy pitches provided on an extension to the existing residential Gypsy site, adjacent to the Llandygai Industrial Estate, Bangor</p> | <p>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</p> <p>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</p> | <p>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</p> <p>Failure to provide a cumulative total of 10 additional pitches on an extension to the existing residential Gypsy site adjacent to the Llandygai</p> | <p>JPPU Database</p> <p>Development Management Databases</p> <p>Gwynedd Housing Services</p> |

| Cross Reference | Indicators – Core/ Local | Policy Targets | Trigger Level | Data Source |
|---|--|--|---|---|
| | | | Industrial Estate, Bangor by the end of 2026 | |
| | Local indicator: D57 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 | Failure to provide number and type of additional pitches to address need identified in the GTANA by the end of 2026 | JPPU Database Isle of Anglesey County Council Housing Services Gwynedd Housing Services |
| | Local indicator: D58 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 | The number of encampments and length of stay suggests a need for additional supply of pitches | JPPU Database Housing Services' Databases |
| Theme 5: Protect and enhance the natural and built environment | | | | |
| | Local indicator: | Biodiversity or geodiversity value of | One application permitted | JPPU |

| Cross Reference | | Indicators – Core/ Local | Policy Targets | Trigger Level | Data Source |
|-----------------|---|--|---|--|---|
| Policy: | PS 19, AMG 1, AMG 2, AMG 3, AMG 4, AMG 5, AMG 6, PS 20, AT 1, AT 3, AT 4 | D59 Number of planning applications permitted on locally important biodiversity and geodiversity sites | locally important sites maintained or enhanced in accordance with Policy AMG 5 and Policy AMG 6 | contrary to Policy AMG 5 or Policy AMG 6 | Database Development Management Databases Biodiversity Services |
| Objective: | SO17 | Local indicator: D60 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 | One planning application permitted contrary to Policy PS 19 | JPPU Database Development Management Databases Biodiversity Services Natural Resources Wales |
| SA Objectives: | 1, 5, 8, 9 | Local indicator: D61 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. | One planning application permitted contrary to Policy PS 19 and Policy AMG 1 | JPPU Database Development Management Databases |

| Cross Reference | Indicators – Core/ Local | Policy Targets | Trigger Level | Data Source |
|-----------------|---|---|--|---|
| | | | | Natural Resources Wales |
| | Local indicator: D62 Number of planning applications permitted in Conservation Areas and World Heritage Sites or sites that affect their historic or cultural values | No planning applications permitted that are harmful to the character and appearance of a Conservation Area or the Outstanding Universal Value of World Heritage Sites | One planning application permitted contrary to Policy PS 20 or Policy AT 1 | JPPU Database Development Management Databases CADW |
| | Local Indicator: D63 Prepare and adopt a Supplementary Planning Guidance relating to Heritage Assets | Prepare and adopt a Supplementary Planning Guidance relating to Heritage Assets within 18 months of the Plan's adoption | Not adopting a Supplementary Planning Guidance within 18 months of the Plan's adoption | JPPU Cabinet (Gwynedd Council) and Executive Committee (isle of Anglesey County Council) |

| Cross Reference | Indicators – Core/ Local | Policy Targets | Trigger Level | Data Source |
|---|---|---|--|---|
| Policy: GWA 1 Objective: SO18 SA 9 Objectives: | Local indicator: D64 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) | Triggers to be established at a regional level in accordance with TAN 21 | JPPU Database Development Management Databases North Wales Regional Minerals and Waste Unit |
| | Local indicator: D65 Number of planning applications for waste management facilities on employment sites identified in Policy GWA 1 and Policy CYF 1 | Increase in number of waste management facilities provided on employment sites identified in Policy GWA 1 and Policy CYF 1, compared to number provided on employment sites in 2016/ 2017 | No planning applications for waste management facilities on employment sites identified in Policy GWA 1 and Policy CYF 1 | JPPU Database Development Management Databases North Wales Regional Minerals and Waste Unit |
| Policy: PS 22, | Core indicator: | Maintain a minimum 10 year land supply of crushed rock aggregate reserves throughout the Plan | Less than a 12 year land supply of crushed rock aggregate reserves in the | North Wales Regional Minerals and |

| Cross Reference | Indicators – Core/ Local | Policy Targets | Trigger Level | Data Source |
|--|--|--|---|--|
| MWYN 6 Objective: SO19 SA 9 Objectives: | D66 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) | period in the Plan area in line with Policy PS 22 | Plan area in any one year | Waste Unit |
| | Local indicator: D67 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 PS 22 | Less than a 9 year land supply of sand and gravel reserves in the Plan area | North Wales Regional Minerals and Waste Unit |
| | Local indicator: D68 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. | One planning application permitted contrary to Policy MWYN 6 | JPPU Database & Development Management Databases North Wales Regional Minerals and Waste Unit |