



Anglesey and Gwynedd Joint Local Development Plan 2011 - 2026

5th Annual Monitoring Report
1 April 2022 - 31 March 2023



CYNGOR SIR
YNYS MÔN
ISLE OF ANGLESEY
COUNTY COUNCIL



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

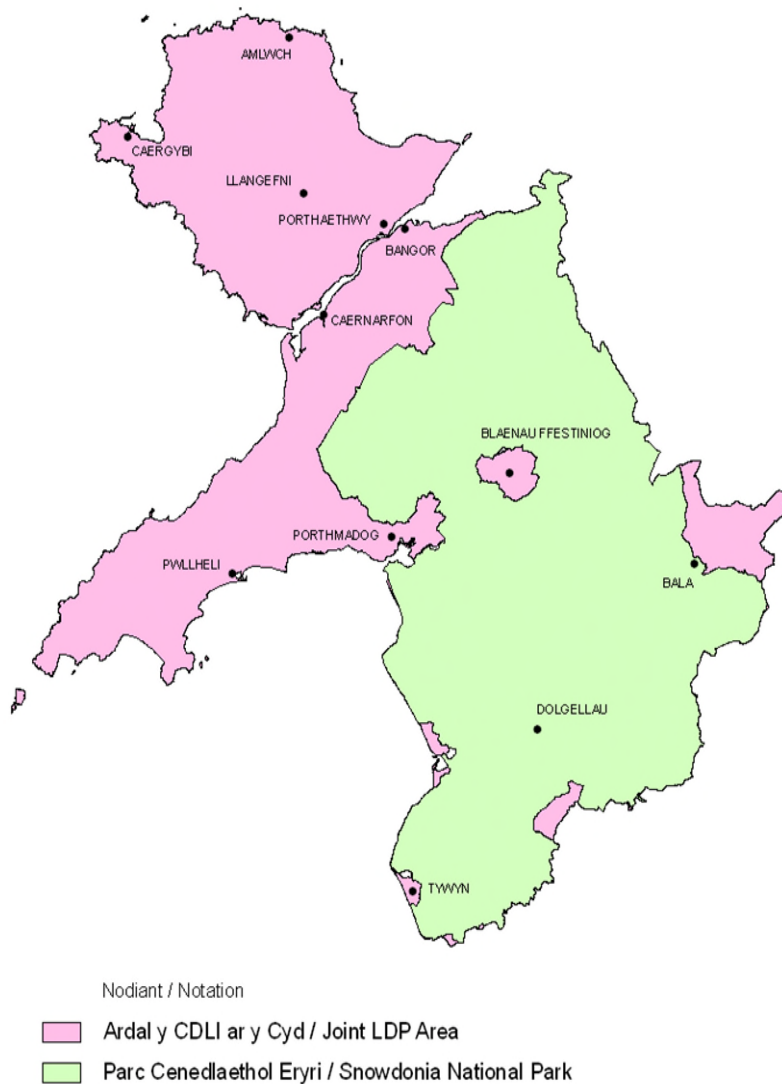
**(DRAFT) ANNUAL MONITORING REPORT
1 April 2022- 31 MARCH 2023
5th Annual Monitoring Report**

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EXECUTIVE SUMMARY




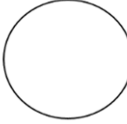
- i. The Gwynedd and Anglesey Joint Local Development Plan (Joint LDP) was adopted on 31 July 2017. The Joint LDP area includes Anglesey and the Gwynedd Planning Authority area. It does not include the parts of Gwynedd that are within the Eryri National Park.



- ii. Monitoring is a continuous part of the process of drawing up a plan. Monitoring is the connection between gathering evidence, the plan's strategy and the work of drawing up policies, implementing policies, evaluating and reviewing the Plan. The Monitoring

Framework is in Chapter 7 of the Joint LDP. It includes a total of 70 indicators¹ that are used to monitor the effectiveness of the Plan and its policies. It also includes a series of targets and defines thresholds that trigger further action, when required. The Monitoring Framework was developed in accordance with Welsh Government Regulations, and it was considered at the Public Inquiry for the Joint LDP.

- iii. As part of the Development Plan's statutory process, 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 fifth AMR to be prepared since the Joint LDP was adopted. This AMR looks at the period from 1st April 2022 to 31 March 2023. It is a requirement to submit the Report to the Welsh Government and publish on the Councils' websites by 31 October 2023.
- v. As a visual aid when monitoring the effectiveness of policies and to provide an overview of performance, key indicators and outcomes are shown in the table below.

Symbol	Description	Number of Indicators
	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations.	33
	The policy target is currently not achieved as anticipated but this is not leading to concerns regarding policy implementation.	21
	Local policy does not provide expected results and there are resulting concerns regarding Policy implementation.	5
	There is no conclusion - available data is scarce.	0

¹ AMR5 will be reporting on 59 indicators. The target for 5 indicators were met during AMR1 and for another 5 of the indicators during AMR2 and one during AMR 3. Therefore there isn't a need to continue to monitor these indicators.

Number of Indicators that have been achieved	11
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vi. A summary of the outcomes of assessing the indicators is shown in the following table:

Table A: Summary of conclusions from the Monitoring Framework indicators

Assessment	Action	Number of indicators in the category.
Where indicators suggest that LDP policies are effectively implemented	No further action needed with the exception of continuing to monitor	46
Assessment of decisions on planning applications suggests that policies are not being implemented as intended	Perhaps an Officer and / or Member needs to be trained	0
Assessment suggests that additional further guidance is needed for those identified in the Plan in order i) to explain how policy should be implemented correctly, or ii) to facilitate the development of specific sites.	Publish an additional Supplementary Planning Guidance, that could include the development briefs of specific sites, work closely with the private sector and infrastructure providers, where relevant.	0
Assessment suggests that policy is not as effective as expected.	Further research and investigation required, which includes examining contextual information about the Plan area or topic field.	13
Assessment suggests that policy is not being implemented	Review the policy in accordance with that	0
Assessment suggests that the strategy is not being implemented	Reviewing the Plan	0
Target has been met	No further action required	11

vii. 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.

viii. A small number of indicators relate to the preparation of the Supplementary Planning Guidance (SPG), and it can be seen that the series of SPG was not prepared by the target date.

However, in every case, reasons are recorded 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 that indicator.

- ix. When assessing the performance of the Joint LDP, as well as considering the indicators, the AMR must consider any national, regional and local contextual changes that have taken place in the previous year. The resulting impact of these changes on the Joint LDP must also be considered.

Key Findings of the AMR

1. Permission granted for 315 new residential units (including applications to reconsider or extend expiry date of existing permissions) during 2022/23. See the distribution of these permissions in Appendix 2. 163 units (52%) were for affordable housing.
2. 298 homes were completed during the monitoring period.
3. 122 affordable housing units completed in 2022-23 which is 41% of the total completions for this year. 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.
4. It is noted that 4569 units have been completed in the Plan area between the base date (2011) and 2021/22, whilst the trajectory notes a figure of 5663 units. This is therefore 19.3% lower than the figure in the trajectory. This is because economic growth has not been at the expected scale, large scale infrastructure projects have not progressed as expected, consequences of the pandemic and housing demand in some areas of the Plan area has not been at the expected rate.
5. 43.2% of the housing units² permitted during the AMR period are within the Sub-regional Centre and Urban Service Centres. 29.8% of units have been permitted within the Local Service Centres with a further 27.0% permitted in Villages, Clusters and Open Countryside.
6. In the AMR period (2022-23), 25.8% of housing units completed in the Joint Local Development Plan area are located on sites allocated for housing.
7. Average density of new housing permissions in Plan area during the AMR period is 28.5 units per hectare.
8. Five affordable housing exception sites permitted during the AMR period (33 units permitted on these sites).
9. Four new local market units given planning permission during AMR period. Three local market units were completed during the AMR period. The Joint LDP is the only Local Plan in Wales to include this policy and it is understood that the Welsh Government are considering a similar national policy.
10. In the last year, over 70% of housing permissions on new sites (not including those applications to reconsider or extend the date on which the current permissions expire)

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

that meet the relevant threshold have included the expected level of affordable housing on the site. Of the 6 sites that were permitted in 2022- 2023 that are 11+ units in size, 4 sites are for 100% affordable housing with one other site providing the expected level of affordable housing. Following a viability assessment it was agreed, due to the nature of the proposal, that it was not viable to have affordable units on one site.

11. Out of the units granted permission and completed since the Plan's adoption the percentage of affordable housing is 48%.
12. The Councils received 29 Appeals during the Monitoring Period. 53% of these were dismissed. None of the permitted appeals undermined the policies contained in the Plan. The approved appeals related to issues such as highway suitability, design and effects of landscape. There were also appeals relating to householder applications and agricultural developments
13. One of the strategic objectives of the Joint LDP is to facilitate diversity in the rural economy, that objective has been successful during the AMR period, with permissions having been given for a range of employment uses including a shed for fish rearing breeding, dog grooming parlour, storage units and timber framed structure for a spinal clinic.
14. Indicator D21 sets targets for achieving the potential renewable energy resources identified in the Plan. It was expected that 50% of this of 1,113.35 GWh for electricity and 23.65 GWh for heat would have been achieved by 2021. However up to 2023 only 70.6 GWh in addition to the figures in tables 7 and 8 in the joint LDP has been provided. Therefore, the target of 50% the renewable energy potential for heat and electricity being delivered by 2021 has not been achieved. The permitted schemes have a potential for energy generated of 3,281.4GWh. This would achieve the target within the Plan however some of the proposals have had permission for some time. It is clear therefore that the failure to achieve the target within the Plan is in relation to the implementation of schemes rather than a failure of the Plan's Renewable Energy Policies.
15. 8 applications were refused partly due to linguistic issues and 13 applications were granted permission with a planning condition for linguistic mitigation measures.

Plan Review

- x. In accordance with national guidelines, LDPs must be reviewed every four years and a Revised Plan prepared. The current Plan was adopted on 31 July 2017 and therefore a Review Report was prepared. The conclusion of the Review Report was to undertake a Full Revision of the Joint Local Development Plan which is tantamount to the preparation of a new Plan. This was followed by a decision by Cyngor Gwynedd's Cabinet and Isle of Anglesey County Council's Executive to end the collaboration arrangement between the two Councils and to prepare separate Development Plans. The collaboration arrangement ended on 31 March 2023 and new policy teams were established for both Councils. The conclusions of all the AMRs will form part of the evidence base that will contribute to the preparation of new Local Development Plans for both Councils. Although there is a decision to prepare a separate LDP for both Councils, this AMR follows the same format as the previous ones, because it is a requirement to report on the performance of the Joint Local Development Plan. The

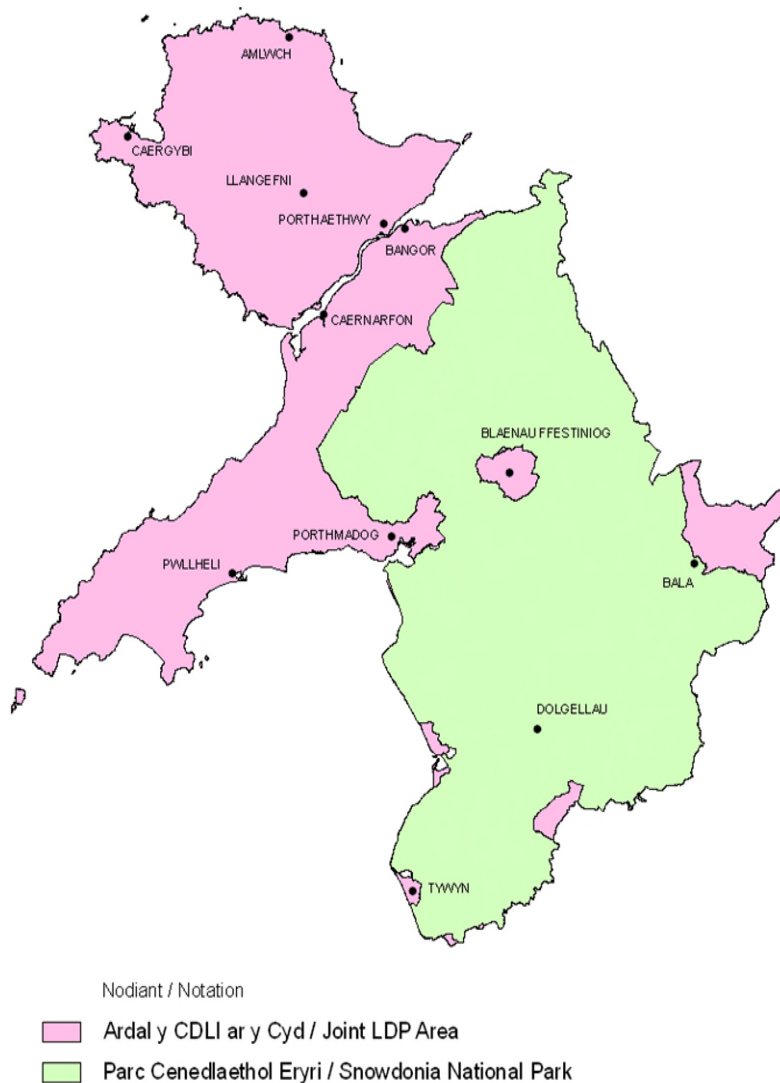
information presented in this Report in will be useful as evidence to both Councils for the preparation of their individual Local Development Plans.

Monitoring the Sustainability Assessment (SA)

- xi. Appendix 1 provides a detailed assessment of the performance of the LDP against the SA monitoring objectives. Detailed indicators have been identified to provide more specific evidence for the performance of the LDP against the SA Objectives outlined in the LDP.

CHAPTER 1: INTRODUCTION

1.1 The Joint Local Development Plan (Joint LDP) adopted on 31 July 2017 provides a land use framework that will form the basis for decisions surrounding development in the Plan area during the lifespan of the Joint LDP (up to 2026). The Plan area does not contain the parts of Gwynedd that are within the Snowdonia National Park.



1.2 Sub-section 76 of the Planning and Compulsory Purchase Act 2004 requires that 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 is the fifth AMR to be prepared since the Joint LDP was adopted. This AMR looks at the period from 1st April 2022 to 31 March 2023. This AMR (AMB4) is required to be submitted to the Welsh Government by October 31, 2023

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, which in relation to the Joint LDP is 31 July 2021. The findings of the AMRs will be part of the evidence base which will contribute to the preparation of a new Plan. A review of the plan has taken place and a Review Report prepared further information is available in paragraph 1.12 below.
- 1.5 The Monitoring Framework is the main basis of the AMR. The Monitoring Framework is noted in Chapter 7 of the Joint LDP. It includes a total of 69 indicators (amended to 70, see para 1.6 below) used to monitor the effectiveness of the Plan and its policies.

Indicators

- 1.6 There is an expectation within the Local Development Plan Manual (Edition 3) that every monitoring framework includes key indicators related to the following:-

Table 1: Core indicators

Core indicator	Cyfeirnod yn y Fframwaith Fonitro
The spatial distribution of housing development	D25
The annual level of housing completions monitored against the Anticipated Annual Build Rate (AABR).	D47
Total cumulative completions monitored against the anticipated cumulative completion rate.	D44
Number of affordable housing constructed compared to the target in the Plan;	D47
The type of affordable housing constructed (tenure);	Not currently being monitored
Employment land take-up against allocations.	D32 & D33
Market viability for housing developments.	D50
Housing development rate on allocations.	D45 & D46

Developing key infrastructure projects.	Not currently being monitored
Gypsy and Travellers accommodation sites that are developed;	D56, D57 & D58
Scale / type of highly vulnerable development permitted within C2 flood risk areas.	D18

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 shortcomings or unexpected outcomes. However, it does not necessarily follow that a failure to achieve a specific target will be interpreted as a policy failure that would automatically mean that this policy (or the entire Plan) becomes the subject of a review.

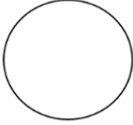
1.11 Table 2 below notes the potential actions that could derive from the monitoring, and these are noted in the Monitoring Framework in Chapter 7 of the Joint LDP. There are several possible options to help deal with indicators that give the impression of a failure to deliver in line with the expectation. 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
Target has been met	No further action required

Table 3: Monitoring symbols

	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations.
	The policy target is currently not achieved as anticipated but this is not leading to concerns regarding policy implementation.
	Local policy does not provide expected results and there are resulting concerns regarding Policy implementation.

	There is no conclusion - available data is scarce.
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Reviewing the Plan

1.12 In accordance with national guidelines, LDPs must be reviewed every four years and a Revised Plan prepared. The current Plan was adopted on 31 July 2017 and therefore a Review Report was prepared. The conclusion of the Review Report was to undertake a Full Revision of the Joint Local Development Plan which is tantamount to the preparation of a new Plan. This was followed by a decision by Cyngor Gwynedd's Cabinet and Isle of Anglesey County Council's Executive to end the collaboration arrangement between the two Councils and to prepare separate Development Plans. The collaboration arrangement ended on 31 March 2023 and new policy teams were established for both Councils. The conclusions of all the AMRs will form part of the evidence base that will contribute to the preparation of new Local Development Plans for both Councils. Although there is a decision to prepare a separate LDP for both Councils, this AMR follows the same format as the previous ones, because it is a requirement to report on the performance of the Joint Local Development Plan. The information presented in this Report in will be useful as evidence to both Councils for the preparation of their individual Local Development Plans.

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. Sustainability Appraisal Monitoring. 2. Distribution of residential permissions. 3. The provision of land for housing.
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1.14 The AMR's structure should remain the same year on year in order to facilitate the comparison of one 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 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 during the period of the AMR are also outlined. Contextual information that is specific to a particular policy field in the Joint LDP will be provided in the relevant policy analysis section for convenience and, therefore, will not be repeated here.

THE NATIONAL CONTEXT

Technical Advice Note (TAN) 15 (development, flooding and coastal erosion)

2.2 In November 2021 it was confirmed that the new TAN 15 would be delayed until June 2023 before coming into force. Nevertheless, full consideration of flood risk and its management in the planning system remains of the highest priority. In the meantime, the current policy framework provided by Planning Policy Wales, TAN 15 and the Development Advice Map, along with TAN 14 (Coastal planning) will remain in force.

2.3 In January 2023 a consultation document was published, outlining further amendments to the TAN 15. The consultation period ran to April 2023.

Changes to Town and Country Planning (Use Classes) Order 1987

- 2.4 In October 2022 changes to the above Order came into force, creating new use classes for:
- Dwellinghouses, used as a sole or main residence (Class C3).
 - Dwellinghouses used otherwise than as sole or main residences (Class C5).
 - Short term lets – Dwellinghouses used for commercial short-term letting not longer than 31 days for each period of occupation. (Class C6).
- 2.5 Previously the Order did not distinguish between any of the above and they all fell within the C3 use class.

Town and Country Planning (General Permitted Development) Order 1995

- 2.6 Also in October 2022, the GPDO was amended to allow permitted changes between the new use classes, C3, C5 and C6. Consequently, planning permission is not required for a change from one of the 3 new use classes to another. However, a Local Planning Authority, on the basis of proper evidence and justification, can remove these permitted development rights within a particular area by submitting an Article 4 Direction. To facilitate and assist in making Article 4 Directions, the GPDO has also been amended to include a new Article 4 which simplifies the process.

Planning Policy Wales

- 2.7 Related to the amendments to the Town and Country Planning (Use Classes) Order 1987 and the Town and Country Planning (General Permitted Development) Order 1995, complementary changes are also being made to section 4.2 of Planning Policy Wales (PPW). These policy changes make it explicit that, where relevant, the prevalence of second homes and short-term lets in a local area must be taken into account when considering housing requirements and policy approaches in Local Development Plans (LDPs). The amendments to PPW make it clear that where a local planning authority introduces an Article 4 Direction, it should reinforce its actions by requiring conditions to be placed on all new dwellings restricting their use to Class C3 where such a condition would meet the relevant tests. Local authorities should also allocate sites in LDPs restricted to C3 use, including local market housing, in areas where they are seeking to manage second homes and short-term lets.
- 2.8 The formal version of PCC has currently not been amended to incorporate these changes. However, a copy of the amendments to section 4.2 of PCC is attached to the Minister for Climate Change letter to Local Planning Authorities (Dated 28/09/2022) (<https://www.llyw.cymru/sites/default/files/publications/2022-09/deddfwriaeth-a-pholisi-cynllunio-ail-gartrefi-a-gosodiadau-tymor-byr-llythyr-cpo.pdf>).

The Welsh Language Communities Housing Plan (October 2022)

- 2.9 This Plan addresses the challenges faced by Welsh-speaking Communities with a higher density of second homes and considers the challenges associated with affordability and the Welsh language, and considers what further action is needed.
- 2.10 This Plan aims to empower communities to create and develop plans for themselves by collaborating on a package of interventions. This includes working with the pilot scheme in Dwyfor on a number of policies to support and protect the Welsh language at a community level.

- The Welsh Communities Housing Scheme will include the following interventions:
- Economy, Housing and the Welsh Language.
- Social enterprises and community led co-operatives.
- Co-operative and community led housing.
- Property agents and stakeholders steering Group.
- Local housing Campaign - 'A Fair Chance'.
- Commission for Welsh Speaking Communities.
- Cultural Ambassadors.
- Welsh place names.

Biodiversity deep dive: recommendations (October 2022)

2.11 In support of United Nations COP15 Biodiversity Summit, Welsh Government has completed its own Biodiversity Deep Dive and has agreed a set of collective actions to be taken in Wales to protect and effectively manage some of our most precious habitats and support the recovery of nature. The a set of collective actions that can be take immediately to support meaningful delivery of the CBD '30 by 30' goal, recognising the capabilities we have in Wales and reflecting our duties and approach under the Wellbeing of Future Generations and Environment (Wales) Acts are as follows:

1. Transform the protected sites series so that it is better, bigger, and more effectively connected.
2. Create a framework to recognise Nature Recovery Exemplar Areas and Other Effective Area-based Conservation Measures (OECMs) that deliver biodiversity outcomes
3. Unlock the potential of designated landscapes (National Parks and Areas of Outstanding Natural Beauty) to deliver more for nature and 30 by 30.
4. Continue to reform land and marine management and planning (including spatial) to deliver more for both protected sites and wider land / seascapes.
5. Build a strong foundation for future delivery through capacity building, behaviour change, awareness raising and skills development
6. Unlock public and private finance to deliver for nature at far greater scale and pace
7. Develop and adapt monitoring and evidence frameworks to measure progress towards the 30x30 target and guide prioritisation of action
8. Embed Nature Recovery in policy and strategy in public bodies in Wales.

THE REGIONAL CONTEXT

Corporate Joint Committees, Strategic Development Plans and Regional Transport Plans

- 2.12 The Local Government and Elections (Wales) Act 2021 provides for Corporate Joint Committees (CJCs) provides for CJCs as a mechanism for regional collaboration through a more consistent and democratically controlled framework.
- 2.13 Four CJCs have been established based on the geographical areas requested by local government reflecting existing regional collaborative arrangements. They will enable and support the performance of specific and important functions of local government on a regional scale

- 2.14 The regulatory framework for CJs is designed to provide flexibility and enable local discretion. How a CJ delivers its functions and operates will largely be for determination by its members. This flexibility will enable CJs to differ between geographical areas to meet the specific needs of their region.
- 2.15 CJs have significant immediate responsibilities with real impacts for local authorities and people living in their areas. From 30 June 2022 CJs came under duties to prepare Strategic Development Plans (SDPs) and Regional Transport Plans (RTPs).
- 2.16 The preparation of Strategic Development Plans by CJs will enable a more consistent, cost effective and efficient approach to planning. SDPs will deliver more effective planning outcomes for communities by ensuring key issues, development and associated infrastructure is planned for in an integrated and comprehensive way across a wider geographical area.
- 2.17 The Regional Transport Plans will set out policies to provide for safe, integrated, efficient and economic transport facilities and services in the region. These plans must meet the needs of persons living, working, visiting, or travelling through the region. They will also need to be consistent with the Wales Transport Strategy.

North Wales Regional Investment Plan

- 2.18 The UK Government has announced the establishment of the UK Common Prosperity Fund and capital and revenue funding will be available across three investment priorities, namely:
- Community and Place
 - Supporting Local Businesses, and
 - People and Skills.
- 2.19 Each local area receives an allocation based on a funding formula with £24.4 million allocated to Gwynedd and £13.3 million to Anglesey for the period up to March 2025. In Wales, local areas are required to collaborate with other areas within their region and the first step in securing the funding is the introduction of a Regional Investment Plan outlining how the money will be split between the investment priorities and its distribution.

North West Wales Slate Landscape World Heritage Site – Supplementary Planning Guide

- 2.20 The North West Wales Slate Landscape was designated a World Heritage Site in July 2021. A Joint Supplementary Planning Guide was adopted by Gwynedd Council and Snowdonia National Park Authority in June 2022.
- 2.21 The purpose of the guidance is to:
- assist the public and their agents in preparing planning applications and guide them in discussions with officers before submitting planning applications,
 - assisting officers in assessing planning applications, and officers and councillors in making decisions about planning applications in Gwynedd Council's Local Planning Authority area and Snowdonia National Park Authority area, and
 - helping Planning Inspectors make decisions on appeals, and
 - providing specific advice on planning matters

Gwynedd and Eryri Sustainable Visitor Economy 2035: Strategic Plan

2.22 Work is underway regarding the Strategic Plan for Gwynedd and Eryri’s Sustainable Visitor Economy, to be adopted in Spring 2023. This strategic plan sets out the vision for the future of ‘A visitor economy for the benefit and wellbeing of the people, environment, language and culture of Gwynedd and Eryri.’ The strategic plan also sets forth three core principles for a sustainable visitor economy. The strategic plan also sets out three core principles for a sustainable visitor economy:

- Celebrate, Respect and Protect our Communities, Language, Culture and Heritage
- Maintain and Respect our Environment
- Ensure that the advantages to Gwynedd and Eryri communities outweigh any disadvantages.

2.23 The objective of this strategic plan is for this new collaboration between Gwynedd Council, the Eryri National Park, and community, business and public partners to lead to a sustainable visitor economy in the area which gives priority to the wellbeing and prosperity of the communities, language and culture. This will therefore need to be considered when reviewing the plan.

2.24 The Plan recognises the over-reliance of reporting on economic and employment element of tourism and the need to consider the impact of the visiting economy sector more holistically. The Plan therefore identifies new indicators for measuring the impact of the visiting economy on the area so that there will be a much more balanced picture which represent the three core principles headings referred to above.

Gypsy and Travel Accommodation Assessment (GTAA)

2.25 Gwynedd and the Isle of Anglesey Councils commissioned ARC 4 to help with undertaking a Gypsy and Travellers Accommodation Needs Assessment in 2022 (GTAA), the final report was presented in February 2023.

2.26 The GTAA identified the following residential need within the plan area:

Local Authority	Unmet Need (5 years) to 2025	Unmet need (plan period) to 2036 which includes 2025 target
Gwynedd	7	11
Ynys Môn	9	11

2.27 In addition, the following transit needs were identified:

- A site of up to 10 pitches for caravans in the central part of Ynys Môn;
- A site for a small number, of up to 3 caravans in proximity to the ferry terminal Holyhead;
- No further site in Gwynedd as there is already a stopping place available in Caernarfon.

THE LOCAL CONTEXT

1) Gwynedd

Dwyfor Empty Houses Pilot

- 2.28 In March 2021, The report *Second Homes: Developing new policies in Wales* was published. The report studied the impact of second homes in communities across Wales. The author of the report, Dr Simon Brooks, made 12 recommendations, which included setting up a pilot area, to test new methods of tackling the problem.
- 2.29 The Dwyfor area was selected as the pilot area based on:
- its geographical extent
 - concentration of second homes in communities in the area
 - matters related to the Welsh language.
- 2.30 Following the appointment of two dedicated officers associated with the Pilot Scheme in summer 2022, the Council is working in partnership with the Welsh Government, Grŵp Cynefin and the National Park in the Pilot Dwyfor area. The pilot scheme will run for at least two years and is a way to learn and share good practice with other Welsh regions.
- 2.31 The actions that have or are in operation related to the Pilot Scheme include:-
- support in the provision of affordable housing in the area through close collaboration with a range of partners including Gwynedd Council, Snowdonia National Park, Grŵp Cynefin, Dwyfor's town community councils;
 - The extension of the Home Purchase Scheme (Homebuy), with a sum of £8.5 million earmarked by the Government for the Scheme in the Pilot Area;
 - Bringing empty homes back into use. £1 million has been contributed by the Government to the Council to bring empty residential units back into use;
 - Look at the provision and cost of private rented housing;
 - Support community/affordable housing initiatives.

Arosfan overnight motorhome and campervan pilot scheme

- 2.32 Back in May 2022 Gwynedd Council secured funding through the Welsh Government's Important Things programme to pilot five overnight 'aire' style sites for motorhomes, as part of a project to stop the environmental and social problems caused by illegal camping.
- 2.33 Planning permission has been secured to trial four 'Arosfan' sites at locations in Gwynedd which will provide a dedicated site for motorhomes to stay overnight.
- 2.34 Following the granting of planning permission for sites at Victoria Dock car park (the former Shell site) in Caernarfon; The Glyn at Llanberis; the Maes car park at Criccieth and North Quay at Pwllheli ground works is progressing to develop the provision. Work continues to try to identify a suitable site for the provision of an 'Arosfan' location in the Meirionnydd area.
- 2.35 Each of the 'Arosfan' sites will accommodate up to nine motorhomes who will pay a fee to park for a maximum of 48-hours. They will include facilities for fresh water, chemical wastewater, recycling and general litter.

- 2.36 To coincide with the 'Arosfan' sites, Gwynedd Council is also introducing specific notices that will suspend motorhomes' right to park overnight in bays in areas that have seen examples of irresponsible parking and camping in recent years. The Council's intention in introducing these orders for the A496 on the way into Barmouth, on the A497 near Criccieth and the Y Foryd area near Caernarfon will be to strengthen the Council's forces to regulate the area to meet the challenges posed in some locations in the county with these vehicles parked overnight without a right.

Increasing Premium Council Tax

- 2.37 At its meeting on 1st December 2022 the Council decided to increase the premium to 150% on second homes, effective from 1st April 2023. The decision follows a period of public consultation in September and October 2022 on the matter. A premium is an amount on top of council tax, so those affected will pay 250% of council tax.
- 2.38 The extra money brought into the Council's coffers as a result of the change will be earmarked for tackling the homelessness crisis, as there has been a 47% increase in the number of homeless in Gwynedd over the past two years.

2) Isle of Anglesey

Anglesey Freeport

- 2.39 The UK and Welsh Governments confirmed in March 2022 that the Anglesey Freeport will be one of two free ports to be established in Wales.
- 2.40 Freeports remove trade barriers and provide easements that simplify how businesses can operate. According to modelling estimates, the freeport would attract £1 billion worth of much-needed investment, including around 3,500 to 13,000 high-wage jobs across the region. Achieving freeport status now has the potential to provide real change to communities across Anglesey and the wider north Wales region.
- 2.41 Freeport status will also provide a significant boost to the county council's Energy Island Programme - which aims to become a hub for low carbon energy research and development, innovation productivity and servicing - and supports its ambitious target of achieving net zero by 2030.

North Anglesey Regeneration Fund

- 2.42 The North Anglesey Regeneration Fund was launched in January to help businesses, support local events and deliver environmental improvements.
- 2.43 Using funding from the NDA (Nuclear Decommissioning Authority) this is the third year that the Isle of Anglesey County Council has invited applications for funding from this fund as part of efforts to regenerate the area. This is the highest amount of funding offered to date as £50,000 is available for plans that can be realised by 31 March 2023.
- 2.44 Small grants of up to £7,500 are available to help businesses and community groups in the Talybolion and Twrcelyn wards and the community of Moelfre to deliver projects that will support the County Council's North Isle of Anglesey Regeneration Plan. To date, £117,000 has been donated to local businesses, community groups and other local causes to support job creation and contribute to how prosperous the area is. The fund has supported 20



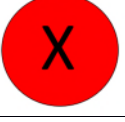
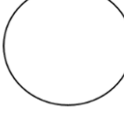
businesses or community groups; protected 35 jobs, created 42 jobs (and a possibility of an additional 47 jobs within 2 years) and provided volunteering opportunities for 130 individuals.

CONCLUSION

- 2.44 As noted above, new legislation and plans, and national, regional and local policies and strategies emerged during this monitoring period.
- 2.45 All subsequent AMR will continue to provide updates on the relevant contextual matters that could impact the implementation of the plan in future.

CHAPTER 3: AN ANALYSIS OF INDICATORS

- 3.1 This chapter assesses whether the associated strategic and supporting policies of the Joint LDP are implemented as intended, and whether the strategy and objectives of the Joint LDP are being delivered. The individual tables in this chapter 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.

- 3.3 The following table provides information relating to the indicators within the Monitoring Framework where the target has been met during previous Annual Monitoring Reports. Therefore, there is no requirement for the indicators to be reported on in subsequent Annual Monitoring Reports:-

Indicator Number	Description	Date target met (AMR period)
D4	Prepare and adopt a Supplementary Planning Guidance to promote the Maintenance and creation of distinctive and sustainable communities	AMR 2
D16	Prepare and adopt a Supplementary Planning Guidance to promote the Maintenance and creation of distinctive and sustainable	AMR 2

	communities	
D51	Prepare and adopt a Supplementary Planning Guidance for Affordable Housing	AMR 2
D55	Prepare and approve a Local Housing Market Area (LHMA) study for Gwynedd	AMR 2

Note: In accordance with the Minister for Housing and Local Government [letter](#), indicator D43 has been replaced with D43A and D43B.

6.1 Safe, Healthy, Distinctive and Vibrant Communities

Welsh Language and Culture

Census 2021 figures for the number of Welsh speakers have been published for the whole of Wales, Welsh Local Authorities and for each Lower Super Output Area (LSOA).

In Wales the number able to speak Welsh was 17.8% which is a decrease of 1.2% since 2011 in fact 18 out of the 22 Welsh Local Authorities had a decrease with the largest decrease in Carmarthenshire (-4.0%), the largest increase was seen in Cardiff (+1.1%).

In Gwynedd on the Census day in 2021 there were 73,560 people (aged 3+) were able to speak Welsh which equates to 64.4%. In 2011 the equivalent percentage was 65.4% with the number of Welsh speakers aged 3+ in 2011 being 77,000. Therefore, the proportion has fallen by 1% with the number of Welsh speakers reduced by 3,440.

In Anglesey on the Census day in 2021 there were 37,413 people (aged 3+) able to speak Welsh which equates to 55.8%. In 2011 the corresponding percentage was 57.2% with the number of Welsh speakers aged 3+ in 2011 being 38,568. Therefore, the proportion has fallen by 1.4% with the number of Welsh speakers down by 1,155.

The following table sets out the change that has been seen in Gwynedd, Anglesey and Wales as a whole on a % of Welsh speakers basis per age groups:

Age Group	Gwynedd	Ynys Môn	Wales
3-15 age	-2.9%	-3.5%	-5.7%
16-24 age	+1.6%	+1.7%	+0.8%
25-34 age	+0.2%	+0.7%	+0.9%
35-49 age	+0.2%	+3.0%	+1.1%
50-64 age	+0.6%	-1.5%	-0.7%
65-79 age	-3.3%	-4.7%	-2.1%
80+ age	-3.3%	-0.6%	-2.6%

There is a fairly consistent pattern as to which ages have seen an increase or decrease with the only difference in age 50 to 64 where there has been a slight increase in Gwynedd while there is a decrease in Anglesey and Wales. It is unclear if the COVID-19 pandemic has had an impact on the decline which has been in the age of 3-15 with many children being taught online at home rather than at school. This should be kept in check through discussions with the Education Service of both authorities to establish any more up-to-date statistics they have for children's language skills in the local schools.

The following table sets out the 5 neighbourhoods (LSOA) that have seen the **largest increase in the percentage of Welsh speakers** between 2011 and 2021:

Gwynedd		Môn	
Neighbourhood (LSOA)	%	Neighbourhood (LSOA)	%
Llanbedrog ac Abersoch	+5.4%	Porthyfelin 2 (Holyhead)	+4.9%
Llangelynin (Fairbourne)	+4.3%	Kingsland (Holyhead)	+2.9%
Pentir 1 (Bangor)	+4.2%	Llanfair-yn-neubwll 2 (Caergeiliog / Llanfihangel yn Nhowyn)	+2.6%
Y Felinheli	+4.0%	Rhosyr (Dwyran / Niwbwrch / Llangaffo)	+1.9%
Menai (Bangor)	+3.8%	Trearddur 2	+1.2%

Some of these neighbourhoods have seen significant housing developments since 2011 which reflects population growth. Pentir 1 (Bangor) has seen a population growth of 715 and the majority of this is believed to be on the basis of developing a housing site of 266 units on the T1 allocation of Goetra Uchaf. Felinheli has seen an increase of 110 houses yet its population has only increased by 49. The low increase in the population of Felinheli may be due to an increase in the number of second homes / holiday accommodation in the settlement since 2011. Kingsland (Holyhead) has seen 176 growth in its 3+ population between 2011 and 2021 with the Cae Rhos estate adding around 50 houses to the neighbourhood.

It should be noted however that while there is a 5.4% increase in % of Welsh speakers in Llanbedrog and Abersoch the number of Welsh speakers there has fallen from 862 in 2011 to 779 in 2021 (-83). The increase in the percentage of Welsh speakers is because the number of non-Welsh speakers has fallen from 885 in 2011 to 645 in 2021 (-240). Again this is believed to be based on an increase in the number of second homes / holiday accommodation in the area. The number of second homes / holiday accommodation has increased further between 2019 and 2023 to over 1,000 of them between Llanengan Community Councils (840 units) and Llanbedrog (190 units). In Anglesey a similar pattern has occurred in Trearddur 2 with the number of Welsh speakers reduced from 391 to 364 (-27) but the number of non-Welsh speakers reduced from 767 to 677 (-90). In the period 2019 to 2023 the number of second homes / holiday accommodation at Trearddur Community Council has increased from 387 units to 455 (+68).

In Caergeiliog which falls partly within Llanfair-yn-neubwll 2 the number of Welsh speakers has fallen slightly from 485 in 2011 to 481 in 2021 (-4) while the non-Welsh language number has fallen from 915 in 2011 to 812 in 2021 (-103). In the period 2019 to 2023 there has only been an increase of 1 unit in the number of second homes / holiday accommodation from 37 to 38 units. It is therefore unlikely that the reduction in the number of non-Welsh speakers in this community has been driven by an increase in second homes / holiday accommodation since 2011. In terms of new housing in the period 2011 to 2021 6 units were completed in Caergeiliog.

In Porthyfelin 2 (Holyhead) the number of Welsh speakers has increased from 449 in 2011 to 501 in 2021 (+52) while the non-Welsh language number has fallen from 684 in 2011 to 625 in 2021 (-59). In terms of housing developments there is no significant site developed in the neighbourhood which is perhaps a reason that the 3+ population has decreased slightly from 1,133 in 2011 to 1,126 in 2021 (-7).

The increase within Menai (Bangor) is on the basis that the population in 2021 is over a thousand less than in 2011 (-1,081) with a reduction of 992 in the number of non-Welsh speakers. This may be because many students were home at Census time due to the impact of the COVID-19 pandemic. The number of Welsh speakers also decreased from 762 in 2011 to 681 in 2021 (-81) in this area.

In terms of the 5 neighbourhoods that have seen the **largest increase in the number of Welsh speakers** between 2011 and 2021 the details are in the following table:

Gwynedd		Môn	
Neighbourhood (LSOA)	Nifer	Neighbourhood (LSOA)	Nifer
Pentir 1 (Bangor)	+457	Kingsland (Holyhead)	+122
Peblig (Caernarfon)	+150	Parc a'r Mynydd (Holyhead)	+115
Y Felinheli	+135	Llanfihangel Esceifiog (Gaerwen)	+98
Dewi (Bangor)	+79	Cyngar (Llangefni)	+97
Llanwnda (Dinas / Rhostryfan / Rhosgadfan); a hefyd Llandderfel a Llanuwchllyn 2 (Llanuwchllyn)	+73	Llanfair yn Neubwll 1 (Bodedern / Cargeiliog)	+86

Within most of these neighbourhoods there are quite substantial developments of new housing estates e.g. Goetre Uchaf (266 units) in Pentir 1 (Bangor), Gwêl y Llan (132 units) in Peblig (Caernarfon) Ger y Nant (56 units) in Felinheli, Llys Adda (42 units) in Dewi (Bangor), Cae Rhos (55 units) in Kingsland (Holyhead) and Tyddyn Bach (123 units) Parc a'r Mynydd (Holyhead). In line with the Plan's affordable housing policies there has been an element of affordable housing with the majority of these developments. This may have contributed in part to the increase in the number of Welsh speakers within these neighbourhoods.

The following table sets out the 5 neighbourhoods (LSOA) that have seen the **largest percentage decrease of Welsh speakers** between 2011 and 2021:

Gwynedd		Môn	
Neighbourhood (LSOA)	%	Neighbourhood (LSOA)	%
Hendre (Bangor)	-7.9%	Cefni (Llangefni)	-7.9%
Corris/ Mawddwy	-6.8%	Llaneilian (Penysarn / Rhosybol)	-6.3%
Diffwys a Maenofferen (Blaenau Ffestiniog)	-6.2%	Tudur (Llangefni)	-5.9%
Bala	-6.0%	Llanbadrig (Cemaes)	-5.3%

De Dolgellau	-5.8%	Porth Amlwch	-5.0%
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In Hendre (Bangor) no major residential development has been implemented between 2011 and 2021. The number of HMOs has increased in the neighbourhood to almost 60 by 2022. The area has experienced a loss of 82 in its 3+ population between 2011 and 2021 with a decrease of 132 in the number who speak Welsh but an increase of 50 in the number who do not speak Welsh. So except for the impact of any students not attending on census day the majority of change in the neighbourhood is considered to be based on change within the existing housing stock.

A small part of Corris /Mawddwy which falls within the Gwynedd Planning Area and the only growth seen through the Joint Development Plan was 3 residential units in Corris Uchaf.

In Diffwys and Maenofferen (Blaenau Ffestiniog) the total population of 3+ has decreased by 86 people with the number of Welsh speakers decreased by 130 people with the non-Welsh speaking number having increased by 44 people. Only 20 new residential units have been delivered in the period 2011 to 2021. Since 2018 the number of second homes / holiday accommodation in the Community Council has increased from 232 to 244 (+12). It is therefore believed that the majority of change in this neighbourhood came from existing housing stock.

The neighbourhood of Bala and South Dolgellau is in the National Park and therefore not directly affected by the Joint Local Development Plan.

The population of Cefni (Llangefni) increased by 215, with the number of Welsh speakers increasing by 42 people but the number of non-Welsh speakers increasing by 173 people. In terms of developments in the neighbourhood the two largest are Hafan Cefni which is an Extra Care development with 63 residential accommodation and a Tan Y Fron estate for 18 units, these are developments by Housing Associations. It is not clear if this additional Care development, in preparing units for people with a local connection, has led people from outside Llangefni to relocate there perhaps from areas with a lower percentage of Welsh speakers.

In Llanelian (Penysarn / Rhosybol) the population of 3+ has increased by 69 people, however the number of Welsh speakers has decreased by 104 people with the number of non-Welsh speakers increased by 173 people. Around 25 new houses that have been completed within settlements in this neighbourhood. The number of second homes / holiday accommodation has seen a reduction from 60 units in 2018 to 54 in 2023 (-6 units). It is therefore believed that the majority of the change in the neighbourhood came from existing housing stock.

Tudur (Llangefni) has seen an increase of 34 people in its 3+ population but a decrease in the number of Welsh speakers by 62 people with the number of non-Welsh speaking increased by 96 people. No substantive residential development has been implemented in this neighbourhood between 2011 and 2021. It is therefore believed that the majority of the change in the neighbourhood came from existing housing stock.

In Llanbadrig (Cemaes) the population 3+ has seen a decrease of 168 people with the number of Welsh speakers reduced by 149 people and non-Welsh speaking by 19 people. In the period 2011 to 2021 26 houses were built in this neighbourhood with 14 of these being affordable units. The number of second homes / holiday accommodation has increased from 132 in 2019 to 147 in 2023 (+15). It is therefore believed that since 2011, the number of second homes / holiday accommodation has increased significantly to the 132 there were by 2019 as the population has

reduced in the neighbourhood. It is therefore believed that the majority of the change in the neighbourhood came from existing housing stock.

Porth Amlwch, which covers the vast majority of the Town, has seen its population decrease by 46 with the number of Welsh speakers reduced by 148 people while the non-Welsh language number has increased by 102 people. The period 2011 to 2021 saw 43 residential units built the vast majority of these on small sites which reflects the fact there were only 3 affordable units in this provision. The number of second homes / holiday accommodation has increased from 101 in 2019 to 134 in 2023 (+33). It is therefore believed that the majority of the change in the neighbourhood came from existing housing stock.

The nature of housing applications this year on new sites that have been granted permission since the Plan was adopted shows a significant percentage of affordable homes at 50.4% (increasing to 59.3% when considering applications that reached the threshold for affordable housing). In fact for the 6 sites with 11+ housing units that were granted permission during 2022 to 2023 4 of these provide 100% affordable sites with another providing the expected level of affordable housing. Following a viability assessment it was agreed that due to the nature of the proposal it was not viable to provide affordable units on 1 of these sites.

This means that new permissions under the Plan to date, given that evidence needs to be presented with planning applications to demonstrate the need for the mix and type of housing as well as including a high percentage of affordable housing helps to ensure that local needs are addressed and thereby helps to maintain the language within the Plan area.

Indicator: D1				
Objective:	SO1	Safeguard and strengthen the Welsh language and culture and promote its use as an essential part of community life.		
Indicator:	Target:	Relevant policy:		PS1
		Outcome:	Trigger level:	
D1 % Welsh speakers in 2021 in Anglesey and Gwynedd	New developments contribute to maintaining or strengthening the Welsh language in Anglesey and Gwynedd <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</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		
		AMB 5		

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.)

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.

An Annual Report of the population who say they speak Welsh by the ONS is published quarterly, the basis of this is data from a survey. However as a result of figures in the 2021 Census and the difference between these and figures in the Annual Report the Welsh Government intends to commission work to establish why there is a difference between the figures. Due to this and the availability of language skills figures from the 2021 Census this year the AMR is focusing on Census figures rather than figures from the annual Survey.

As can be seen from the introduction to this section of the Indicators the percentage of Welsh speakers in the Plan area has reduced between 2011 and 2021.

As can be seen from the tables highlighting the changes within the different neighbourhoods of the Lower Super Output Area (LSOA) there are a number of factors affecting the changes between 2011 and 2021 in the percentage and number of Welsh speakers in them.

Some areas have seen an increase in the percentage of speakers with fairly large residential developments, others have seen an increase in the number but a decrease in the percentage.

Some areas have seen an increase in the percentage although there is a decrease in the number of Welsh speakers, this is on account of a higher decline in the number of non-Welsh speakers. For some neighbourhoods this may be based on a loss of units from housing stock to use as second homes / holiday accommodation.

In many of the neighbourhoods that have seen the greatest reduction in the percentage of Welsh speakers there has been very little new housing growth through the Joint Local Development Plan.

A large element of the changes affecting the Plan area comes out of changes to the existing housing stock.

One issue that has become more prominent in recent years is the impact of second homes / holiday accommodation on the housing stock. This creates a problem for the local community which is priced out of the open housing market.

The Welsh Government responded to this problem by reforming the use classes for housing. Previously the use of a dwellinghouse for the purpose of a second home or short-term holiday accommodation was defined as a C3 (dwellinghouse) use and as such it was not necessary to receive planning permission for these uses. Now, by amendment to the Town and Country Planning (Use Classes) Order 1987 (as amended) there have been specific use classifications introduced for:

- C3: Main home
- C5: Second home
- C6 Short-term holiday let

Further there has been an amendment to the Town and Country Planning (General Permitted Development) Order 1995 (as amended) which allows the unrestricted change between these use classes, that is it is not necessary to receive planning permission in order to be able to change between the use classes concerned.

In order to be able to manage these unrestricted change of use, Local Planning Authorities are able to introduce an Article 4 Direction. The Article 4 Direction would revoke the specific permitted development rights and based on being able to prove that exceptional circumstances exist. That meant that by introducing an Article 4 Direction the need to receive planning permission can be enforced in order to change use from being a main residential space (use class C3) to a second home use (use class C5) or holiday accommodation (Use class C6). (See Chapter 2 above for detail on these National changes).

Gwynedd Council intends to introduce an Article 4 Direction which does not come into force directly for the Gwynedd Planning Area during 2023/24 to manage the unrestricted change of use between the new use classes.

Anglesey is in the process of giving further consideration to the need to introduce an Article 4 Direction for the whole of the Island or part of the Island.

To ensure that applications for new residential units use C3 addresses needs within local communities and are protected for the main residential use as intended when the planning application was submitted and assessed, Gwynedd Council is now imposing a condition

suspending the permitted development right of change of use for C3 residential units, to ensure that it cannot be used for the purpose of C5 or C6 use without obtaining planning permission.

Anglesey is not at present introducing a condition suspending the permitted development right of change of use for C3 residential units, to ensure that it cannot be used for the purpose of C5 or C6 use without obtaining planning permission.

In the year from 1 April 2022 to 31 March 2023 there have been 240 new housing units (i.e. sites that did not have permission on the day of adoption of the Plan) that have been granted planning permission. This is by permission for an individual house on 36 sites with the rest on 25 sites from a site with 2 units up to a site of 36 units. Out of the applications that greeted the threshold for affordable housing contribution i.e. 2 or more units or within a Cluster or outbuilding conversion being 204 housing units, 121 affordable units were granted consent either by condition or legal agreement, which means an affordable percentage of 59.3%.

In the period since the adoption of the Plan there have been two Joint Land Availability for Housing Studies which have been published the 2018 and 2019 study together with the 2020, 2021, 2022, and 2023 survey which feeds into the new Indicators for assessing the growth against the Plan's Housing Trajectory. These state that 2,464 housing units have been completed with 1,757 of these being with planning permission before the Joint LDP was adopted.

The table below sets out the situation for applications that have been granted and completed planning permission since the adoption of the Plan:

Period	Number of Units which gained planning permission and were completed during the Plan period	Number which are Affordable Housing	Percentage of Affordable Housing
AMR 1	56	35	62.5%
AMR 2	90	45	50%
AMR 3	125	55	44%
AMR 4	205	87	42.4%
AMR 5	231	117	50.6%
TOTAL	707	339	47.9%

The percentage of affordable homes in the table above has increased over the past year. These levels should be considered against the fact that the affordable housing viability

assessment identifies levels of 30%, 20% or 10% in the different housing price areas. So given this the level of affordable housing as a percentage of all units that have been consented and completed in the life of the Plan is higher than this. With the percentage of affordable homes out of all newly consented housing units increasing to over 50% again this year then it is hoped that the percentage of completed affordable homes will increase in the coming years as well.

In the past year, almost 60% (59.3%) of housing consents on new sites which reached the relevant threshold have been for affordable housing. In addition of the units consented and completed since the adoption of the Plan the percentage of affordable homes is also just below 50% (47.9%) (but still above the 10%, 20% and 30% thresholds for the different areas). This means that new consents under the Plan to date, by preparing a high percentage of affordable homes means that local needs are addressed and thereby helps to maintain the language within the Plan area.






The factors referred to above highlight how the Plan seeks to ensure that new developments addresses the needs of the local community. As can be seen from the above analysis of the Census results many of the local changes are due to movements within the existing housing stock that are outside of the Plan's control. With the National changes to use classes for houses and an permission to introduce an Article 4 Direction Councils can in future have more control of the number of second homes / holiday accommodation arising out of the existing housing stock. Where the Article 4 Direction has been introduced then this will need to be reflected in the formulation of housing policies into the New Local Development Plan as well as updating the evidence supporting the Local Market Housing Policy to extend the area where it applies.

Action:

Continue to monitor as part of the next AMR. Consideration will be given to this as part of the preparation the new Plans.

Indicator: D2

Objective:	SO1	Safeguard and strengthen the Welsh language and culture and promote its use as an essential part of community life.
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Indicator:	Target:	Relevant policy:		Trigger level:
		Outcome:		
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	AMB 1		One planning application permitted in any one year contrary to Policy PS 1
		AMB 2		
		AMB 3		
		AMB 4		
		AMB 5		

Analysis:

As highlighted in the response to Indicator D1, in the year 2022/23 planning permission has been given for 240 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	36	36
2 to 5 units	13	46
6 to 10 units	6	46
11+ units	6	112

Of the 6 sites of size 11+ units 4 of these are brownfields within the development boundary, 1 on a field within a development boundary and 1 is an exception site. 4 sites provide 100% affordable units with another providing the expected level of affordable units. Following a viability assessment it was agreed that due to the nature of the intention it was not viable to have affordable units on one site.

There were 2 Linguistic Assessments and 25 Linguistic Statements with applications that were determined where they met the thresholds within PS Policy 1 (see Indicator D3 for details of the type of applications these were submitted with). In addition, in accordance with Annex 5 of the CCA, consideration has also been given to the Welsh language for applications that fall below the threshold of those requiring a formal Statement or Assessment.

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

- 1 residential application for 7 units as the Local Planning Authority was not convinced that the development would not cause substantive harm to the character and balance of the Welsh language in the community;
- 5 applications as no linguistic Statement was submitted to support the application (3 residential applications for a total of 8 units and 2 holiday accommodation applications for a total of 8 glamping pods);
- 2 applications as insufficient information had not been submitted (1 holiday accommodation application for 2 holiday units and 1 application to convert a garage into a house).

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

- 4 applications with a Welsh name condition on the intention (3 residential applications for a total of 3 units and 1 application for a new School);
- 4 applications with a condition that any signage advertising and promoting the development within and outside the premises must be in Welsh or bilingual with priority to Welsh (1 caravan site application for 32 plots, 1 application for 5 industrial units, 1 retail application changing 2 units A1 to A3 and 1 application for a new primary school);
- 1 application for the erection of 12 residential units with a Welsh name condition to the estate and that any signs advertising and promoting the development within and outside the premises must be in Welsh or bilingual with priority to Welsh;
- 2 residential applications with a condition that before signs or advertisements are submitted details of Welsh names must be agreed (1 application for 12 houses and another for 21 flats);

- 1 application for 3 affordable units with a condition that a Welsh name must be provided for the permitted dwellings/estate with the name derived from historical, geographical or local links to the area where possible.

Action:

Continue to monitor as part of the next AMR. Consideration will be given to this as part of the preparation the new Plans.

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 3		
		AMB 5		

Analysis:

During the monitoring period, 25 Welsh Language Statements and 2 Welsh Language Impact Assessments in total were submitted in Anglesey and Gwynedd. In addition, in accordance with Annex 5 of the CCA, consideration has been given to Welsh for applications below the threshold requiring a formal Statement or Assessment. 18 Linguistic Statements were received with residential applications, and 4 statements with industrial applications, 2 with retail applications and one with a Childcare Unit provision application. 1 Language assessment was accepted with an office change of use application to a non-residential institution and 1 assessment with a residential application.

In the cases where Welsh Language Statements/Assessments were submitted which did not follow the main structure of the response template contained in the SPG "Maintaining and Creating Distinctive and Sustainable Communities" adopted in July 2019 further information was requested from the applicant to ensure that they complied with the requirements of the adopted CCA.

There was an improvement in the quality of the statements submitted, which followed the

new methodology in the adopted LDP, but it will be important to continue to monitor how applicants respond to comments on those statements as part of the evidence base gathering for the new Local Development Plan.

It is considered that the policies are continuing to being implemented effectively.

Action:






Continue to monitor as part of the next AMR. Consideration will be given to this as part of the preparation the new Plans.

Indicator: D4

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

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.
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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	
		AMB 5	
One planning application permitted contrary to Policy ISA 1 in any one year			

Analysis:

The Plan's policies attempt to ensure that the infrastructure provision is sufficient for new developments. If this is not the case, then financial contributions can be sought from developers to ensure that a sufficient infrastructure capacity exists.

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

- 3 to increase school capacity
- 1 for wildlife mitigation
- 6 for open space provision and/or financial contributions.






No planning application was approved contrary to Policy ISA 1 during the monitoring period. The target to prevent developments from being approved where there is insufficient infrastructure in any one year is therefore being met.

Action:

Continue to monitor as part of the next AMR. Consideration will be given to this as part of the preparation the new Plans.

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.
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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		
		AMB 5		

Analysis:

Policy ISA 2 aims to protect existing community facilities and encourage the development of new facilities where appropriate. A total of 4 planning applications were submitted where a former community facility would be lost as part of the development (1 former chapel, 1 former pub, 1 former dental practice and 1 former school). 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 sufficient period of time and/or had relocated into another building.

The target to prevent the loss of viable community facilities developments in any one year is therefore being met.

Action:

Continue to monitor as part of the next AMR. Consideration will be given to this as part of the preparation the new Plans.

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 new housing development.

Since the Plan's adoption, policies have protected open spaces in communities and they have also ensured that new open spaces are created, maintained and improved.

Indicator: D7				
Objective:	SO2	Ensure that appropriate physical or community infrastructure is in place e.g. water supply, health facilities, schools, community facilities, or that it can be provided (e.g. by means of developer contributions) to cope with every kind of development.		
Indicator:	Target:	Relevant policy		ISA 4
		Outcome:		Trigger level:
D7 – Number of Planning applications for alternative uses on areas of open space	Amount of open space (ha) in individual settlements retained in accordance with Policy ISA 4.	AMR 1		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.
		AMR 2		
		AMR 3		
		AMR 4		
		AMR 5		
Analysis:				
<p>10 applications have been approved on sites which are wholly or partly within protected open spaces identified in the plan (on the proposals map). All applications comply with the policy criteria:</p> <ul style="list-style-type: none"> • 3 applications on parts of school playing fields which do not undermine the use of the land as playing fields. The applications were for an erection of a shelter canopy, new fence and gates around the school and the creation of a 3G pitch. • 1 application to change existing interpretation board to a new digital interpretation board. • 2 applications for infrastructure proposals: an application to improvement existing flood defences and an application to repair a damaged land drainage system. • 1 application for a new club house and associated facilities on part of a protected open space which doesn't undermine the use of the open space. • 1 application for residential development on a former school site where the open space is no longer available for the community. New open space provision has been created in the new school site to replace the lost provision. • 1 application for a variation of condition on a historical planning application. <p>It is considered that Policy ISA 4 is implemented efficiently. The Councils will continue to monitor the indicator.</p>				
Action:				

Continue to monitor as part of the next AMR. Consideration will be given to this as part of the preparation the new Plans.

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.
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Indicator:	Target:	Relevant policy:	ISA 5
		Outcome:	Trigger level:
D8 – Open space (ha) secured in association with residential development of 10 or more units	Provision of new open space if application of the Fields in Trust (FiT) benchmark standards identifies a deficiency of open space in accordance with Policy ISA 5	AMR 1	
		AMR 2	
		AMR 3	
		AMR 4	
		<u>AMR 5</u>	
			One planning application permitted in any one year not contributing to meeting the open space needs of occupiers of new housing as defined by the FiT benchmark standard contrary to Policy ISA 5

Analysis:

8 applications for 10 or more dwellings have been approved in this AMR period.

- No new open space provision/financial contribution required for 2 of the applications as there is sufficient open space in the relevant community.
- The creation of 4,164m² of new open space provision created on site.
- A total financial contribution of £10,848.15

It is considered that Policy ISA 5 is implemented efficiently. The Councils will continue to monitor the indicator.

Action:

Continue to monitor as part of the next AMR. Consideration will be given to this as part of the preparation the new Plans.






Indicator: D9

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

Indicator: D10

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

Sustainable Transport, Development and Accessibility

Indicator: D11				
Objective:	SO3	Improve and maintain safe, efficient, high quality, modern and integrated transport networks to employment, services and education/ training facilities particularly by foot, bicycle and public transport, thus reducing where possible the number of journeys in private cars.		
	SO4	<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:	
D11 – Preparation of Supplementary Planning Guidance relating to parking standards	Prepare and adopt the Supplementary Planning Guidance relating to parking standards within 12 months of the Plan's adoption	AMR 1		Not adopting a Supplementary Planning Guidance within 12 months of the Plan's adoption
		AMR 2		
		AMR 3		
		AMR 4		
		AMR 5		
Analysis:				
<p>The policy target is currently not achieved as anticipated but this does not lead to concerns regarding policy implementation.</p> <p>The timescale for adopting a revised Supplementary Planning Guidance (SPG) on Parking Standards was set for Quarter 2 in 2018/19. This target has not been achieved due to changes in the LDP schedule of works and resource priorities.</p> <p>However, both local planning authorities have 'saved' SPGs from their Unitary Development Plans and can also refer to national guidance when determining new applications.</p>				

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

Action:

Continue to monitor as part of the next AMR. Consideration will be given to this as part of the preparation the new Plans.

Indicator: D12

Objective:	SO3	Improve and maintain safe, efficient, high quality, modern and integrated transport networks to employment, services and education/ training facilities particularly by foot, bicycle and public transport, thus reducing where possible the number of journeys in private cars.
	SO4	<p>Maximise the opportunities of Holyhead as a major international gateway and the A55, E22 Trans European network route and the A5025, A487, A470 as key transportation corridors:</p> <p>Key outputs:</p> <ul style="list-style-type: none"> • The Plan’s strategy and policies will have contributed to creating more communities with over 70% of Welsh speakers; • No community infrastructure will have been lost unless evidence has shown it was not critical to the community; • Development will be located in order to provide opportunities for people to undertake the full journey to work or part of it on foot, by bicycle or on buses and trains • New roads or essential improvements to roads on the present road network will have been provided.

Indicator:	Target:	Relevant policy:		TRA 1, TRA 2, TRA 3, TRA 4
		Outcome:		Trigger level:
D12 – Number of planning applications accompanied by a Travel Assessment	All relevant planning applications above the relevant thresholds identified in Policy TRA 1 accompanied by a Travel Assessment	AMR 1		One planning application submitted in any one year not accompanied by a Travel Assessment as required by Policy TRA 1
		AMR 2		
		AMR 3		
		AMR 4		
		AMR 5		

Analysis:

There were a total of 6 applications supported by Transport Assessment namely 2 applications for new schools, a builder's merchants and an application for improvements to an existing industrial estate in Gwynedd and an application for a new nursery and residential development for 29 houses 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 if it is not included as part of the submission.

Action:

Continue to monitor as part of the next AMR. Consideration will be given to this as part of the preparation the new Plans.



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
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Outcome:	Trigger level:
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D13 – The number of applications permitted within sites/areas safeguarded for transportation	No planning applications permitted that are harmful to achieving transportation	AMR 1		One planning application permitted in any one year contrary to Policy TRA 1
		AMR 2		
		AMR 3		

improvements	improvements identified in Policy TRA 1	AMR 4		
		<u>AMR 5</u>		

Analysis:

The A487 Caernarfon to Bontnewydd and the Llangefni Link-Road is fully completed and is open to the public.

No further applications relating to the improvements of the existing highway at the A5025 Valley to Wylfa were approved during this period.

No planning application were permitted that affect the areas protected within Policy TRA 1.

Action:

Continue to monitor as part of the next AMR. Consideration will be given to this as part of the preparation the new Plans.

Indicator: D14

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

Indicator: D15

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

6.2 Sustainable Living

Sustainable Development and Climate Change





Indicator: D16


Target has been met during AMB2, no need to continue to monitor.



Indicator: D17




Objective:	SO5	Ensuring that development in the Plan area supports the principles of sustainable development and creates sustainable communities whilst respecting the varied role and character of the centres, villages and Countryside
	SO6	<p>Minimize, adapt and mitigate the impacts of climate change. This will be achieved by:</p> <ul style="list-style-type: none"> ensuring that highly vulnerable development is directed away from areas of flood risk wherever possible; reduce the need for energy and other resources in developments; promote renewable and low carbon energy production within the area; make use of suitable previously developed land and unoccupied buildings or ones that are not used to their full capacity, where available; manage, protect and enhance the quality and quantity of the water environment and reduce water consumption.

Indicator:	Target:	Relevant Policy	PS 5, PS6, PCYFF 1 & PCYFF 2, ADN 1, ADN 2, ADN3
		Outcome:	Trigger Level:

D17 - Number of planning applications permitted by TAN 15 category in C1 floodplain areas	No planning applications permitted within C1 floodplain areas not meeting all the tests set out in TAN15	AMB 1		One planning application permitted in any one year within C1 floodplain not meeting all TAN15 tests
		AMB 2		
		AMB 3		
		AMB 4		

		AMB 5		
Analysis:				
<p>33 full planning applications were permitted on sites that were wholly/partly within a C1 flood zone; 16 of these were householder applications. As part of the process of assessing the planning applications information was collected regarding the compliance of the planning applications with the tests contained in Technical Guidance Note 15 (Flooding); it was determined that they complied with the requirement of the tests set out in TAN 15.</p> <p>It is concluded that the applications approved complied with policies PS 5, PS6, 1 PCYFF & PCYFF 2 of the Joint LDP. Therefore, it is considered that the policies are continuing to being implemented effectively.</p>				
Action:				
Continue to monitor as part of the next AMR. Full consideration will be given to this during preparation of the new Local Development Plans.				

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 for highly vulnerable	No planning applications for highly vulnerable	AMB 1		One planning application permitted for highly vulnerable development in C2 floodplain areas in
		AMB 2		

development permitted in C2 floodplain areas	development permitted in C2 floodplain areas	AMB 3		any one year
		AMB 4		
		AMB 5		

Analysis:

79 full planning applications were permitted on sites that were wholly/partly within a C2 flood zone; 32 of these were householder applications. No planning applications were approved for a type of development that would be considered as a 'highly vulnerable development' in accordance with Figure 2 of Technical Advice Note 15 (Development and Flood Risk). Further all application located (partly/fully) within the C2 flood zone complied with the tests as contained within TAN 15.

It is concluded that the applications approved were in compliance with policies PS 5, PS6, 1 PCYFF & PCYFF 2 of the Joint LDP. Therefore, it is considered that the policies are continuing to be implemented effectively.

Action:

Continue to monitor as part of the next AMB. Full consideration will be given to this during preparation of the new Local Development Plans.

Indicator: D19

Objective:	S05	Ensuring that development in the Plan area supports the principles of sustainable development and creates sustainable communities whilst respecting the varied role and character of the centres, villages and Countryside	
	S06	<p>Minimize, adapt and mitigate the impacts of climate change. This will be achieved by:</p> <ul style="list-style-type: none"> ensuring that highly vulnerable development is directed away from areas of flood risk wherever possible; reduce the need for energy and other resources in developments; promote renewable and low carbon energy production within the area; make use of suitable previously developed land and unoccupied buildings or ones that are not used to their full capacity, where available; manage, protect and enhance the quality and quantity of the water environment and reduce water consumption. 	
Indicator:	Target:	Relevant Policy	PS 5, PS6, PCYFF 1 & PCYFF 2, ADN 1, ADN 2, ADN3
		Outcome:	Trigger Level:

D19 - Number of planning applications for new development on previously developed land (brownfield redevelopment and conversions of existing buildings) expressed as a % of all development per annum	Maintain or increase proportion of new development permitted on previously developed land (brownfield redevelopment and conversions of existing buildings) compared to average % recorded during 2015/2016 – 2016/2017	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		
		AMB 5		

Analysis:

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, housing outside development boundaries, rural diversification schemes and tourist related development. The proportion of development on previously developed land in Anglesey and Gwynedd is as follows:

% 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%)
Anglesey 2019-2020 = 52.9ha (82.8%) (This figure included amendments to an existing race track, the site area of which was 41.4ha)
Anglesey 2020-2021 = 15.20ha (72.8%)
Anglesey 2021-2022 = 15.97ha (49.3%)
Anglesey 2022 – 2023 = 41.25ha (79.6%)
- 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.
Gwynedd 2019-2020 = No data available due to new system implemented during the past year.
Gwynedd 2020-2021 = No data available due to technical issues.
Gwynedd 2021-2022 = No data available due to technical issues.
Gwynedd 2022 – 2023 = No data available due to technical issues

The number and proportion of planning applications for new development on previously

developed land has increased on the Anglesey Local Planning Authority Area over the last year, but remains higher than between 2017-2019. Due to the lack of availability of information for the Gwynedd Local Planning Authority area, it is not possible to fully conclude if the target has been met.

Action:

Continue to monitor as part of the next AMR. Consideration will be given to this as part of the preparation of the new Local Development Plans.

Indicator: D20

Objective:	S05	Ensuring that development in the Plan area supports the principles of sustainable development and creates sustainable communities whilst respecting the varied role and character of the centres, villages and Countryside
	S06	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
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		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	<u>AMB 1</u>	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.
		<u>AMB 2</u>	
		<u>AMB 3</u>	
		<u>AMB 4</u>	
		<u>AMB 5</u>	

Analysis:

A total of 497 planning applications were approved outside development boundaries during the

4th AMR period which represents 45% of **all** development. The proportion of approved planning application outside development boundaries is lower than the 59% approved during the previous AMR.

A breakdown of the types of planning applications approved outside development boundaries are as follows:

- Agriculture and Forestry – 11%
- Employment – 4%
- Community – 1%
- Householder – 55%
- Leisure – 2%
- Infrastructure & Transport– 6%
- Retail – 1%
- Housing – 8%
- Tourism – 10%
- Minerals and Waste – 0%
- Ynni – 2%

The majority of planning applications approved outside development boundaries were householder applications or applications for the verification of conditions for approved planning applications. With regards to housing developments, these included developments within clusters, rural enterprise dwellings, and replacement dwellings which conformed to relevant policies in the Plan. No applications for open market housing developments were approved outside any development boundary. There are also a number of applications for rural development including for example tourism, community and agricultural development, which by their nature are more likely to be located outside development boundaries. No applications were approved contrary to Policy PCYFF 1.

Action:

Continue to monitor as part of the next AMR. Consideration will be given to this as part of the preparation of the new Local Development Plans.

Renewable Energy Technology

Indicator: D21

Objective:	SO5	Ensuring that development in the Plan area supports the principles of sustainable development and creates sustainable communities whilst respecting the varied role and character of the centres, villages and Countryside
	SO6	Minimize, adapt and mitigate the impacts of climate change. This will be achieved by: <ul style="list-style-type: none"> • ensuring that highly vulnerable development is directed away from areas of flood risk wherever possible; • reduce the need for energy and other resources in

		developments; <ul style="list-style-type: none"> • promote renewable and low carbon energy production within the area; • make use of suitable previously developed land and unoccupied buildings or ones that are not used to their full capacity, where available; • manage, protect and enhance the quality and quantity of the water environment and reduce water consumption.
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Indicator:	Target:	Relevant policy:		PS 7
		Outcome:		Trigger level:
D21 Number of planning applications for standalone renewable energy development granted, per technology, area (Anglesey and Gwynedd Local Planning Authority area) and recorded energy output (GWh)	50% of the renewable energy potential (1,113.35 GWh) delivered by 2021 to address electricity demand	AMR 1		The amount of energy output from renewable energy sources is 10% or more below the requirements set in the Policy Target
		AMR 2		
		AMR 3		
	100% of the renewable energy potential (2,226.7 GWh) delivered by 2026 to address electricity demand	AMR 4		
		AMR 5		
	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			

Analysis:

The policies in the JLDP support applications for appropriate renewable energy generation developments.

In this monitoring period no new renewable energy commercial scale development was granted planning permission.

Tables 7 and 8 within the JLDP identifies an installed capacity of 159.6 (MWe) and 12.4 (MWt) within the Plan area at 2016. In the latest 'Energy Generation in Wales' (2021 figures) published by the Welsh Government the total installed heat and electricity capacity for

Anglesey and Gwynedd was 230MW which gave an estimated generation of 421GWh. This is an increase of 58MW from that identified in tables 7 and 8 of the JLDP.

The low level of applications granted planning permission reflects the decline in the number of commercial applications submitted over recent years rather than applications being refused by the Local Planning Authorities. It should also be noted that all major energy developments for 10MW or more are classed as Developments of National Significance and are decided by the Welsh Ministers.

Indicator D21 sets targets for achieving the potential renewable energy resources identified in the Plan. It was expected that 50% of this of 1,113.35 GWh for electricity and 23.65 GWh for heat would have been achieved by 2021. However up to 2023 only 70.6 GWh in addition to the figures within Tables 7 and 8 of the JLDP has been provided. Therefore, the target of 50% the renewable energy potential for heat and electricity being delivered by 2021 has not been achieved.

No proposals have come forward on the potential opportunity areas for solar farms, however, a number of submissions for solar farms have been submitted to the Planning Inspectorate as a scheme that is potentially a Development of National Significance, this being Alaw Môn Solar Farm (Enso Energy) (160MW) (pre-application enquiry) and Pentir Solar Farm (Lightsource BP) (50MW) (pre-application enquiry).

Anglesey Solar Farm (Lightsource BP) (350MW) is also in the pre-submission stage to the Planning Inspectorate.

If these applications were granted permission in their current form then they would prepare 490.6GWh.

An existing application for Llyn Alaw Wind Farm (20.4MW) (Ventient Energy Ltd) for an extension of operational period to 22 October 2032 is in the process of being considered.

The following developments have received permission:

- Parc Solar Traffwll (35MW) (Low Carbon) - received permission from the Minister of Climate Change on 17 March 2023. They are now in the phase of submitting applications to release conditions so that the construction phase of the solar farm can begin.
- Tryslwyn Wind Farm (5.6MW) (Ventient Energy Ltd) has been granted permission to extend operational period to 29 June 2031.
- A 299MW biomass plant at Holyhead a certificate of lawful use was granted confirming that the development has been commenced.
- Porth Wen Solar Farm (49.99MW) (EDF) is in the construction phase and is due to become operational by the end of the year.
- Morlais (240MW) (Menter Môn) multiple arrays of tidal energy devices remain in the construction phase.
- Glyn Rhonwy Pumped Hydro (100MW) no details received regarding implementation date.

The permitted schemes, as highlighted above, have a potential for energy generated of 3,281.4GWh. This would achieve the target within the Plan however some of the proposals have had permission for some time e.g. the Holyhead Biomass and Glyn Rhonwy Hydro schemes with the Morlais tidal scheme, due to the technology used, likely to take a number of

years to be implemented. It is clear therefore that the failure to achieve the target within the Plan is in relation to the implementation of schemes rather than a failure of the Plan's Renewable Energy Policies.

The 2 Planning Services' contribute towards the delivery of a Local Area Energy Plan (LAEP) for both Local Authorities. This is in line with paragraph 5.9.5 of Planning Policy Wales will help identify challenging but achievable targets for renewable energy in the new local development plans.

Action:

Continue to monitor as part of the next AMR. The Renewable Energy policies will need to be reviewed and the potential from such technology identified in the LAEP should be undertaken during the preparation of the new Local Development Plans.

Indicator: D22

Objective:	SO5	Ensuring that development in the Plan area supports the principles of sustainable development and creates sustainable communities whilst respecting the varied role and character of the centres, villages and Countryside
	SO6	Minimize, adapt and mitigate the impacts of climate change. This will be achieved by: <ul style="list-style-type: none"> ensuring that highly vulnerable development is directed away from areas of flood risk wherever possible; reduce the need for energy and other resources in developments; promote renewable and low carbon energy production within the area; make use of suitable previously developed land and unoccupied buildings or ones that are not used to their full capacity, where available; manage, protect and enhance the quality and quantity of the water environment and reduce water consumption.

Indicator:	Target:	Relevant policy:		PS7
		Outcome:	Trigger level:	
D22 Prepare and adopt a Supplementary Planning Guidance relating to standalone renewable energy technology	Prepare and adopt a Supplementary Planning Guidance within 18 months of the Plan's adoption	AMR 1		Not adopting a Supplementary Planning Guidance within 18 months of the Plan's adoption
		AMR 2		
		AMR 3		
		AMR 4		
		AMR 5		

Analysis:

There was a delay in the timetable for providing this SPG due to the need to prioritise other SPGs that took longer to prepare and report through the Committees of both Councils.

There has been a substantial fall in the number of applications for independent renewable energy plans within the Plan area, which potentially reflects the move toward preparing developments in the sea and a reduction in the available grants for such developments on land. It should also be noted that all major energy developments for 10MW or more are classed as Developments of National Significance and are decided by the Welsh Ministers.

The publication of Future Wales: The National Plan 2040 together with revised targets within Planning Policy Wales means significant contextual changes in relation to renewable energy technology. A review of the Renewable Energy policies within the Plan will be undertaken in light of these contextual changes as well as the work of preparing a Local Area Energy Plan (LAEP) will enable an evaluation over the need and content for a future standalone renewable energy technology SPG.






Action:

Following the preparation and adoption of the new Local Development Plans consideration will need to be given whether to prepare an SPG.

Indicator: D23

<p>Objective:</p>	<p>SO5 & SO6</p>	<p>SO5: Ensuring that development in the Plan area supports the principles of sustainable development and creates sustainable communities whilst respecting the varied role and character of the centres, villages and countryside.</p> <p>SO6: Minimise, adapt and mitigate the impacts of climate change This will be achieved by:</p> <ul style="list-style-type: none"> • ensuring that highly vulnerable developments are directed away from areas of flood risk wherever possible; • reduce the need for energy and other resources in developments; • promote renewable and low carbon energy production within the area; • make use of suitable previously developed land and unoccupied buildings or ones that are not used to their full capacity, where available; • manage, protect and enhance the quality and quantity of the water environment and reduce water consumption.
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<p>Indicator:</p>	<p>Target:</p>	<p>Relevant policy:</p>	<p>PS 5, PS6, PCYFF 1 & PCYFF 2, ADN 1, ADN 2,</p>
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				ADN3
		Outcome:		Trigger level:
D23 - Average density of permitted housing developments in the Plan area	Minimum average net density of 30 housing units per hectare achieved overall in the Plan area	AMR 1		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.
		AMR 2		
		AMR 3		
		AMR 4		
		AMR 5		
Analysis:				
<u>New permissions only - All permissions³</u>				
The Plan Area = 315 units/11.04ha = 28.5 units per hectare				
<u>New permissions only: 5 or more new units</u>				
The Plan Area = 236 units/6.54ha = 36.1 unit per hectare				
<p>Based on all approved eligible developments, note that the average density is slightly lower than the target of 30 units per hectare. While the trigger level refers to a failure to deliver an overall density of 30 units per hectare for two consecutive years (and given that the figure for AMR 4, like AMR 3, is also below the target level), it is noted that the figure for the AMR 5 period is reasonably close to the target level. The density figure noted is not unreasonable in comparison with the target figure noted. This does not mean that there is concern regarding this. This matter could be looked at further when preparing the new Plans.</p> <p>When considering the permissions for major residential sites only, namely those for 5 or more units, it can be seen that the average density is higher than the figure of 30 units per hectare. Therefore, it is noted that the expected density is delivered on new developments of a substantial scale.</p>				

³ The information for this indicator is relevant for new permissions and applications to reconsider or extend the expiry date of a previous permissions. These are all applications where the requirements of the Joint Local Development Plan would need to be considered. Therefore, it does not consider applications for reserved matters where the principle of the permission had already been granted, nor does it consider certificates of lawfulness for residential use. Neither does it consider any permissions for demolishing and rebuilding houses, i.e. where there is no increase in the number of units. It is also noted that this information does not include retrospective permissions nor permissions that amend the conditions of extant permissions (which subsequently extends the permission for a further the 5 years) where a permission has not specifically re-considered the content of the Joint LDP.

The average density of all relevant single units that have been approved in the Plan area during this AMR period (namely 41 units on 3.21 hectares) is 12.8 units per hectare. The ability to demand a higher density on individual plots is more challenging based on aspects such as the density of adjacent developments and the character of a settlement along with the shape of the site in some cases. When considering the average density of all the sites that have been approved in the AMR 5 period, excluding individual plots, the figure is 35.0 units per hectares (274 units on 7.83 hectares). This confirms the fact that individual plots is the reason for not meeting the target level of this indicator.

It is noted that Policy PCYFF 2 refers to a minimum density of 30 housing units per hectare unless there are local circumstances or restrictions on the site that determine a lower density. Therefore, it is clear that specific circumstances exist, especially on individual plots, which has led to development on a density that is lower than this figure.

Action:

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

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
		Outcome:		Trigger level:
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	AMR 1		Not adopting a Supplementary Planning Guidance within 12 months of adoption
		AMR 2		
		AMR 3		
		AMR 4		
		AMR 5		

Analysis:

The policy target is currently not achieved as anticipated but this does not lead to concerns regarding policy implementation.

The timescale for adopting a revised Supplementary Planning Guidance (SPG) on Design has been set for Quarter 4 in 2017/18. This target has not been achieved due to changes in the LDP schedule of works and resource priorities.

However, both local planning authorities have 'saved' SPGs from their Unitary Development Plans and can also refer to national guidance when determining new applications.

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.

Action:

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

Indicator: D25

Objective:	SO8	SO8: Ensure that settlements are sustainable, accessible and meet all the needs of their communities in accordance with their role in the settlement hierarchy:
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Indicator:	Target:	Relevant policy:	PCYFF 2, PCYFF 3, PCYFF 4 & PS17
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Outcome:	Trigger level:
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D25 - Number of new housing permitted per category in the Settlement Hierarchy set out in Policy PS 17, expressed as a % of all developments developed per annum	From the date of adoption, number of housing units permitted per category of settlement, expressed as a % of all residential developments, in accordance with the requirements of Policy PS 17, which is as follows: Sub-regional Centre and Urban Service Centres = 53% Local Service Centres = 22% Villages, Clusters and the Countryside = 25%	AMR 1		From the date of adoption, the number of housing units permitted over 2 consecutive years, expressed as a % of all residential development, in the: <ul style="list-style-type: none"> Sub Regional Centres and Urban Service Centres and the Local Service Centres falls below the % requirement; Villages, Clusters and countryside is higher than the % requirement
		AMR 2		
		AMR 3		
		AMR 4		
		AMR 5		

Analysis:

Information for 2022/23⁴

Tier	Number of units approved	Percentage of all residential permissions	Target Distribution
Sub-regional Centre and Urban Service Centres	136	43.2%	53%
Local Service Centres	94	29.8%	22%
Villages, Clusters and the Countryside	85	27.0%	25%
Total	315	-	-

*It is noted that exception sites are considered on the basis of the settlement that it borders with, rather than as a location in open countryside.

The trigger level associated with the indicator notes that the number of housing units approved over 2 consecutive years should be considered. When combining the information for AMR 4 and AMR 5 (1 April 2021-31 March 2023), the following information is noted:

Tier	Number of units approved	Percentage of all residential permissions	Target Distribution
Sub-regional Centre and Urban Service Centres	370	48.0%	53%
Local Service Centres	219	28.4%	22%
Villages, Clusters and the Countryside	182	23.6%	25%
Total	771	-	-

AMB 5 Period only - While it may be argued that the distribution is not unreasonable in comparison with the target levels, it is noted that they do not correspond as effectively with

⁴ The information for this indicator is relevant for new permissions and applications to reconsider or extend the expiry date of a previous permissions. These are all applications where the requirements of the Joint Local Development Plan would need to be considered. Therefore, it does not consider applications for reserved matters where the principle of the permission had already been granted, nor does it consider certificates of lawfulness for residential use. Neither does it consider any permissions for demolishing and rebuilding houses, i.e. where there is no increase in the number of units. It is also noted that this information does not include retrospective permissions nor permissions that amend the conditions of extant permissions (which subsequently extends the permission for a further the 5 years) where a permission has not specifically re-considered the content of the Joint LDP.

what was seen in the AMR 4 period. It is noted that the percentage of units that have been permitted in the Sub-regional Centres and Urban Service Centres are considerably lower than the target level with the figure for the Local Service Centres higher than what is noted in the target information. It is noted however that the percentage of residential units that have been permitted in the Villages, Clusters and countryside tier is very close to the target figure.

Two consecutive years (AMR 4 and AMR 5 periods jointly) - When considering the trigger level and the situation for two consecutive years jointly, the information is more favourable compared to the target level than for the AMR 5 period alone. It is important not to consider the data for one single year, and there is a need to consider broader periods to get a full picture of the situation in terms of this indicator.

It is not considered that there is concern when considering the wording of the trigger level for this indicator. For the joint two-year period, the percentage figure in terms of Local Service Centres is higher than the target figure, with the figure for Villages, Clusters and the countryside below the target figure (both are acceptable compared with the target figures). While the percentage of units that have been permitted in the Sub-regional Centres and Urban Service Centres are lower than the target distribution, it is not considered that this causes concern and is not significant enough to mean that action should be taken now.

As noted in previous Annual Monitoring Reports, a potential factor for the percentage of residential permissions in the Sub-regional Centre and Urban Service Centres falling below the target level is the clear delay in terms of sites allocated in these locations being granted planning permission. Of the 30 sites allocated in settlements within this tier, in April 2023 there was no extant planning permission on 15 of these sites.

See Appendix 2 for maps showing the distribution of planning permissions for residential units in 2022/23 and also the cumulative number of permissions since adopting the Plan.

The table below conveys the information relating to the number of housing units that have received planning permission since adopting the Plan i.e. AMR 1 – AMR 5. It is noted that generally this information corresponds effectively with the target distribution. This reinforces the opinion that there isn't a need to currently take action with regard to this indicator.

Tier	Number of units approved	Percentage of all residential permissions	Target Distribution
Sub-regional Centre and Urban Service Centres	994	47.4%	53%
Local Service Centres	521	24.9%	22%
Villages, Clusters and the Countryside	581	27.7%	25%

Total	2,096	-	-
Action:			
Continue to monitor as part of the next AMR. This will be considered as part of the preparation of the new Plans.			

6.3 Economy and Regeneration

National Significant Infrastructure projects and Related Developments

Wylfa Newydd

Horizon submitted a Development Consent Order for the development of a new nuclear power station on 1 June 2018. The application was the subject of an examination by a Panel of Planning Inspectors appointed by the Secretary of State for the Ministry of Housing, Communities and Local Government. The Public Examination came to an end (closed) on 23 April, 2019. At the end of the examination, the Panel had three months to submit a report to the Secretary of State for Business, Energy and Industrial Strategy, outlining its conclusions and its recommendations with regard to whether permission should be granted, with the final decision to be made by the Secretary of State on or before 23 October, 2019 (6 months after close of examination).

The decision date was later rescheduled to 31 March 2020 to allow further information in respect of environmental effects and other outstanding issues which required further consideration.

As a result of the restrictions relating to Covid-19 the Secretary of State decided to reschedule the decision to 30 September 2020, as the Parliament was not currently sitting. The intention was that a statement outlining the revised decision would be made to the House of Commons and House of Lords in accordance with section 107 (7) of the Planning Act (2008) as soon as possible after parliament resumes.

On 22nd September, 28th September and 18th December 2020 Horizon sent correspondence to the Secretary of State requesting a deferral of the Wylfa Newydd's Development Order Application (DCO) decision. It was noted that the reason for requesting a deferral was due to ongoing discussions with third parties who had expressed an interest in progressing the development of a new nuclear power station following Hitachi's withdrawal. On the 27th of January 2021 the Development Order Application was withdrawn by Horizon Nuclear Power. The application was withdrawn due to the lack of investors in the project and the lack of a new funding policy from the Government. The decision has resulted in Hitachi deciding to wind up Horizon as an operational development entity by 31 March 2021. As a result, it was considered appropriate that the Development Order Application be withdrawn.

Indicator: D26			
Objective:	SO9	Support and capitalise on the development of the Wylfa Newydd Project and associated development to maximise socio-economic opportunities for local business and sustainable employment opportunities for local people, including facilitating a suitable network of Wylfa Newydd project related associated development sites while ensuring that adverse effects of the Wylfa Newydd project on the local communities are appropriately avoided, or mitigated and where appropriate legacy benefits are provided.	
Indicator:	Target	Relevant Policy:	PS 8, PS 9, PS 10, PS 11, PS 12
		Outcome:	Trigger Level:

D26 – Stage in the application for Development Consent Order (DCO) in relation to Wylfa Newydd)	Application for Wylfa Newydd DCO submitted for approval by December 2017.	AMB 1		Horizon Nuclear Power fails to submit an application for DCO by December 2017.
		AMB 2		
	AMB 3		Horizon Nuclear Power fails to obtain approval of DCO application by December 2018.	
	AMB 4			
	AMB 5			

Analysis:

The Development Consent Order application was submitted on 1 June 2018. The Public Inquiry is programmed to end on 23 April 2019. The findings and conclusions of the Inquiry, along with the recommendations of the independent Inspectors was presented to the Secretary of State. The final decision from the Secretary of State was expected by 23 October 2019. However upon the request of the Secretary of State to receive further information in relation to the environmental impact of the development, this period was further extended to 31 March 2020. Following a request from Horizon Nuclear power that the Secretary of State defers the decision, on 27 January 2021 it was confirmed that Horizon Nuclear Power had withdrawn the Development Consent Order application.

Action:

No action currently required. Continue to monitor as part of the next AMR. Matters relating to Wylfa Newydd will be considered by the individual Authorities as part of the preparation of their new Local Development Plan.

Indicator: D27

Objective:	SO9	Support and capitalise on the development of the Wylfa Newydd Project and associated development to maximise socio-economic opportunities for local business and sustainable employment opportunities for local people, including facilitating a suitable network of Wylfa Newydd project related associated development sites while ensuring that adverse effects of the Wylfa Newydd project on the local communities are appropriately avoided, or mitigated and where appropriate legacy benefits are provided.		
Indicator:	Target	Relevant Policy:	PS 8, PS 9, PS 10, PS 11, PS 12	
		Outcome:	Trigger Level:	
D27 – Status of application to DECC for final approval	Wylfa Newydd project gets approval / “sign off” from DECC by December 2019.	AMB 1		Horizon Nuclear Power fails to get approval / “sign off” from DECC by December 2019.
		AMB 2		
		AMB 3		

		AMB 4		
		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 was presented to the Secretary of State. The final decision from the Secretary of State was expected by 23 October 2019. However upon the request of the Secretary of State to receive further information in relation to the environmental impact of the development, this period was further extended to 31 March 2020. Following a request from Horizon Nuclear power that the Secretary of State defers the decision, on 27 January 2021 it was confirmed that Horizon Nuclear Power had withdrawn the Development Consent Order application.

Action:

No action currently required. Continue to monitor as part of the next AMR. Matters relating to Wylfa Newydd will be considered by the individual Authorities as part of the preparation of their new Local Development Plan.

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 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:		
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		Horizon Nuclear Power fails to submit Planning applications to the isle of Anglesey County Council for related development by 2017.
		AMB 2		
		AMB 3		
		AMB 4		
		AMB 5		

Analysis:

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.

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.

The following associated development were submitted as part of the DCO:-

- 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:
 - Tŷ Du;
 - Cors Gwawr, and
 - Cae Canol-dydd


Following the changes in legislation, no further associated development planning application was submitted for determination by the Local Planning Authority.





Action:

Continue to monitor as part of the next AMR. Matters relating to Wylfa Newydd will be considered by the individual Authorities as part of the preparation of their new Local Development Plan.

Indicator: D29

Objective:	SO9	Support and capitalise on the development of the Wylfa Newydd Project and associated development to maximise socio-economic opportunities for local business and sustainable employment opportunities for local people, including facilitating a suitable network of Wylfa Newydd project related associated development sites while ensuring that adverse effects of the Wylfa Newydd project on the local communities are appropriately avoided, or mitigated and where appropriate legacy benefits are provided.
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Indicator:	Target	Relevant Policy:	PS 8, PS9, PS10, PS11, PS12
		Outcome:	Trigger Level:
D29 – Number and type of Wylfa	Individual Wylfa Newydd Project	AMB 1	 Wylfa Newydd Project related development not

Newydd Project related development commenced.	related development commenced in accordance with the individual Planning consents.	AMB 2		started within the timeframe set out in the individual Planning consents and the Development Consent Order (as applicable).
		AMB 3		
		AMB 4		
		AMB 5		

Analysis:

Following the decision by Horizon Nuclear Power to withdraw the Development Consent Order, no associated development has commenced. Planning permission has been granted for improvements to the A5025 (27C106E/FR/ECON) in 2018 followed by a further application extend the commencement period for the works (VAR/2020/24) up until July, 2023.

Action:

Continue to monitor as part of the next AMR. Matters relating to Wylfa Newydd will be considered by the individual Authorities as part of the preparation of their new Local Development Plan.

Indicator: D30

Target has been met during AMB1, 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 the Development Consent Order for Wylfa Newydd along with the National Grid Connection Project have 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 farms.

In December 2021 Morlais received permission by the Welsh Government to develop a tidal stream energy project off the coast of north west Anglesey. This is the first part of the process of permitting

the scheme that will produce carbonless electricity. This means that building work on land can start prior to the work of installing the appliances in the sea.

In addition the scheme received a financial boost in March 2022 as it received a £31million grant from the European Financial Fund in order to assist with the process of realising and achieving the scheme. Following its development, the Morlais scheme will generate electricity by utilising resources by generating clean electricity for 180,000 homes once it operates to its full capacity.

Following the publication of Future Wales: The National Plan 2040 the Government's commitment to promoting sustainable forms of energy production is evident. It is noted that there is a need to capitalize on the opportunities in Wales that exist for renewable energy generation and that there is a commitment to ensure that the planning system provides a strong lead for renewable energy development activity and that we are well placed to support the renewable sector, attracting new investment and reducing carbon emissions.

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. The final agreement for the North Wales Growth Deal was signed on December 17, 2020. The deal is backed with £120 million each from the Welsh and UK Governments. It is hoped that the Growth Deal will transform the region's economy by supporting green and sustainable growth.

Anglesey Freeport






On 23 March 2023, it was confirmed that the Anglesey Free Port application had been successful, and one of two freeports to be established in Wales. The application was prepared through an equal partnership between Anglesey County Council and Stena Line (owners of Holyhead Port).

It is hoped that securing Freeport status will provide opportunities for Anglesey and the wider region. The next step in the process will be to prepare a detailed business case. The preparation of the business case will be carried out jointly between Anglesey County Council and Stena Line.

Freeport status removes trade barriers and provides easements which simplifies how businesses operate. According to modelling estimates, freeport could attract £1 billion worth of much-needed investment and create around 3,500 to 13,000 high-wage jobs across the region.

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.
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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		
		AMB 4		

Analysis:

A total of 18 planning applications were permitted on safeguarded employment sites in accordance with Policy CYF1. 17 of these applications were associated with uses in use classes B1, B2, and B8 or other existing uses located on the employment sites. The one application that were not associated with these uses was:

- C22/0874/16/LL - Construction of a building to be used as a builder's merchant (sui generis use) and associated yard structures, loading areas, car park, landscaping proposals together with associated work - Plot C5, Parc Bryn Cegin, Llandygái, Bangor, LL57 4LD. The officer considered that the proposal is contrary to any material planning policy within the LDP and the proposed development is appropriate for the site and is likely to be of strategic importance to the county as a starting point for business developments on the site .






It is stressed that these uses are unique uses (sui generis). Strategic Policy 13 allows for certain types of suitable unique uses (sui generis) on protected employment sites within the Plan

Planning permission was not granted on the employment sites (whether it be designated or safeguarded) for alternative uses that did not conform with Policies CYF 3 or CYF 5. It is considered that the policies are continuing to be implemented effectively.

Action:

Continue to monitor as part of the next AMR. Full consideration will be given to this during preparation of the new Local Development Plans.

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.		
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			
	AMB 5			
Analysis:				
<p>The monitoring trigger relates to the size of the safeguarded employment land that has been taken up by the end of 2021.</p> <p>In Gwynedd, 7.06ha of land has received permission for employment use, and 2.64ha of safeguarded employment sites in Anglesey have received permission during the fifth Annual Monitoring Report period (AMB5).</p> <p>Including planning permissions granted during AMB1, AMB2, AMB3, AMB4 & AMB5 the cumulative total of land that received permission for employment use is as follows:</p> <ul style="list-style-type: none"> • Gwynedd 13.51ha (includes relocating a 0.47ha unit on the Cibyn Estate associated with the Caernarfon bypass development) • Anglesey 34.87ha. <p>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</p>				

likely to be based on economic matters that are beyond the Plan's control.

*NOTE: Part of the Caernarfon bypass runs through the south-western corner of the Cibyn Industrial Estate. A small part of the current estate 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:

Continue to monitor as part of the next AMR. Full consideration will be given to this during preparation of the new Local Development Plans.

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.
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Indicator:	Target:	Relevant Policy	CYF 1, CYF 3 a CYF 5
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		Outcome:	Trigger Level:
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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	<u>AMB 1</u>		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	<u>AMB 2</u>		
	Secure planning permission for 112 ha employment land on allocated sites in Anglesey by 2024	<u>AMB 3</u>		
		<u>AMB 4</u>		
	Secure planning permission for 144 ha employment land on allocated sites in Anglesey by 2026	<u>AMB 5</u>		

Analysis:

No planning application was submitted on an allocated site within Anglesey or Gwynedd during AMB 5.

The target notes the need for the sites to be brought forward by 2019 in Gwynedd and Anglesey and consequently the trigger level has been reached. However, the economic climate is significantly different to when the Plan was adopted and it is considered that this has had a considerable impact on the take up of employment land.

Action:

Continue to monitor as part of the next AMR. Full consideration will be given to this during preparation of the new Local Development Plans. It is intended to prepare an Employment Land Review will be prepared as part of the evidence base to support the new Plans

Indicator: D34

Target achieved during AMR3, no need to continue to monitor.

Indicator: D35

Objective: SO11 Secure opportunities to improve the workforce's skills and education

Indicator: **Target:** **Relevant policy:** PS 9, ISA 3
Outcome: **Trigger level:**

D35 – Employment status of 16 years +	To achieve an increase in the rate of economic activity by 2026 compared to level in 2017	AMR 1		The rate of economic activity declines for 2 consecutive years
		AMR 2		
		AMR 3		
		AMR 4		
		AMR 5		

Analysis:

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

	Year ending March 2019	Year ending March 2020	Year ending March 2021	Year ending Mar 2022	Year ending Dec 2022
Ynys Môn	80.7%	79.0%	78.8%	74.1%	78.1% (+4.0%)
Gwynedd	77.1%	77.7%	77.9%	75.9%	77.6% (+1.7%)
Wales	76.7%	76.6%	76.6%	75.6%	75.6% (-1.0%)

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






The rate of economic activity rate in Gwynedd and the Isle of Anglesey has increased. This may be due to covid recovery. Numerous employment developments were given approval during this AMR. To compare the economic activity rate in Wales has declined in the same period.

Continue to monitor as part of the next AMR.

Action:

No action currently required. Continue to monitor as part of the next AMR.

Indicator: D36

Objective:	SO11	Secure opportunities to improve the workforce's skills and education		
Indicator:	Target:	Relevant policy:		PS 9, ISA 3
		Outcome:		Trigger level:
D36 – Number of people commuting out of Anglesey to Gwynedd	Following the Plan's adoption reduce the number of people commuting out of Anglesey to Gwynedd by 2026 compared to level in 2017	AMB 1		Failure to reduce number of people commuting out of Anglesey to Gwynedd by 2021
		AMB 2		
		AMB 3		
		AMB 4		
		AMB 5		

Analysis:

The Anglesey 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 mean 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. In 2021, 70.3% of all Anglesey commuters were commuting to their workplace within the County. The table below highlights commuting patterns from Anglesey to Gwynedd over recent years.

Year	Total Anglesey commuters	Number of commuters from Anglesey to Gwynedd	% of commuters from Anglesey to Gwynedd
2016	32,200	7,900	24.5%
2017	31,500	7,000	22.2%
2018	32,200	7,900	24.5%
2019	32,000	7,500	23.4%

2020	30,900	7,400	24%
2021	30,000	5,800	19.3%
2022	31,600	6,900	21.8%

(Source: StatsWales, Welsh Government)






As can be seen, the working population rate who commuted from Anglesey to Gwynedd has fluctuated between 2016 and 2023. There has been an increase in overall number of commuters and also the number of commuters from Anglesey to Gwynedd between 2021 and 2022. This may suggest that employment opportunities have increased on the Island with an additional 1,600 commuters since 2021 with the increase in commuters from Anglesey to Gwynedd having increased by 1,100. Part of this increase could be the result of changes from the peak of the Covid pandemic in 2021 affecting the way we work with more people now commuting to their usual place of work. Therefore, it is difficult to come to any definitive conclusions with regard to the performance of this indicator however even with the 2022 increase the figures are still below the commuter levels in 2017.

Action:

Continue to monitor as part of the next AMR. Full consideration will be given to this during preparation of the new Local Development Plan

Indicator: D37

Objective:	SO12	Diversify the Plan area's rural economy, building on opportunities, offering local employment opportunities with good quality jobs that are suitable for the local community and respects environmental interests.
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Indicator:	Target:	Relevant Policy	CYF 6	
		Outcome:	Trigger Level:	
D37 - Number of planning applications permitted for new businesses in Service/ Rural/ 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	AMB 1		No planning applications for new small scale businesses permitted on sites/ within buildings within or close to a village or in the countryside for two consecutive years
		AMB 2		
		AMB 3		
		AMB 4		
		AMB 5		

Analysis:

Six planning applications were approved for new businesses in service/local/rural/coastal villages and the open countryside that have referred to Policy CYF 6 in considering the principle of the proposal. The types of business initiatives that have been approved include a shed for fish rearing breeding, dog grooming parlour, storage units and timber framed structure for a spinal clinic.

It appears that Policy CYF 6 is continued to be used effectively to approve new small-scale business applications and, therefore, contribute towards ensuring economic prosperity and employment opportunities in rural areas.

Action:


Continue to monitor as part of the next AMR. Full consideration will be given to this during preparation of the new Plans.






Town Centres and Retail Developments

Retail centres in both authorities remain the focus for retail uses. No major applications have been received for retail use during the third AMR period within the town centres or primary retail area. The impact of Brexit and the Covid-19 pandemic on town centers has increasingly manifested itself during the period of the third AMR. During the past year a number of high street flagship stores have closed. This meant that some of our main town centers were left with a noticeable void.

In 2020 the Welsh Government published a document 'Building Better Places: The Planning System Delivering Resilient and Brighter Futures'. This document sets out the priorities for the planning system in Wales following the Covid pandemic. Considerable emphasis is given within the document to the recovery of the high street following Covid.

Indicator: D38				
Objective:	SO13	Promote vital and vibrant town centres in Amlwch, Bangor, Blaenau Ffestiniog, Holyhead, Caernarfon, Llangefni, Porthmadog and Pwllheli, that have either maintained or rediscovered their purpose as centres for work and services, and that are vibrant and attractive places for residents and visitors.		
Indicator:	Target:	Relevant Policy		MAN 1, MAN 2 & MAN 3
		Outcome:		Trigger Level:
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	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		

	town centre boundaries on edge of centre sites and out of centre sites	AMB 5		
Analysis:				
No major retail planning application was permitted during the monitoring period outside a defined town centre.				
Action:				
Continue to monitor as part of the next AMR. Full consideration will be given to this during preparation of the new Local Development Plans.				

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.
		AMB 2		
		AMB 3		
		AMB 4		Failure to provide retail sites to address results of the Study.
		AMB 5		
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 in reality what is being submitted are applications to change the use of A1 use class units to alternative uses, such as A3 or C3 use. Brexit and the Covid pandemic have had a noticeable impact on the highstreets, with flagship stores vacating town centres rather than a demand for additional retail area. Due to the lack of progress and pressure for A1 development in these specific retail centres it appears that the demand for retail development is not in-keeping with the conclusions of the Retail Study (2013) conducted by Applied Planning. Therefore, it is not considered appropriate to hold a Study to examine potential retail sites in Bangor, 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.

Due to the lack of demand for retail space since the Plan was adopted, it is considered appropriate that future need and demand for retail space is properly considered as part of the Plan review.

Action:






Continue to monitor as part of the next AMR. This will be considered by the individual Authorities as part of the preparation of their new Local Development Plan.

Indicator: D40

Objective:	SO13	Promote vital and vibrant town centres in Amlwch, Bangor, Blaenau Ffestiniog, Holyhead, Caernarfon, Llangefni, Porthmadog and Pwllheli, that have either maintained or rediscovered their purpose as centres for work and services, and that are vibrant and attractive places for residents.
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Indicator:	Target:	Relevant policy:	PS 15, MAN 1, MAN 2, MAN 3
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		Outcome:	Trigger level:
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D40 – Number of planning applications for non-A1 uses permitted in individual primary retail areas	A1 uses remain the predominant use within individual primary retail areas compared to the 2017 retail floor space study	AMR 1		Non-A1 uses permitted in individual primary retail areas contrary to Policy MAN 2
		AMR 2		
		AMR 3		
		AMR 4		
		AMR 5		

Analysis:

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

- 1 permission for change of use from A1 use to A1/A3 mixed use,
- 1 permission for change of use from A2 to A1,
- 1 permission to change the use from D2 to A3,
- 1 permission to change the use from B1 to A3,
- 1 permission to change the use from A1 to A2,
- 4 permissions for residential development on first floor,

- 3 permissions for replacing BT phone boxes,
- 2 permissions for adverts.

It is considered that the plan's retail Policy is implemented efficiently as no permission has been granted for an use that is not a town centre use (as defined in PPW). The Councils will continue to monitor the indicator.

Consequently, it is considered that plan's town centre policies are implemented efficiently. The Councils will continue to monitor the indicator.

Action:

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

The Visitor Economy

Tourism is a dynamic sector which changes continuously. It plays a substantial part in the economy of the plan's area. The visitor economy provides jobs, services and facilities that are essential to the well-being and enjoyment of local communities and residents of the plan's area.

The importance of tourism can be seen in the table below⁵ which shows that although the tourism economy is recovering following the covid 19 pandemic it is still below pre covid 19 levels.

Gwynedd:

	2020	2021
Total economic impact of tourism	£575.43 million (-58.5% compared to 2019 pre covid)	£1.15 billion (-18.5% compared to 2019 pre covid)
Total number of visitors (millions)	3.63 million (-53.6%)	5.94 million (-24%)
Number of staying visitors (millions)	1.55 million (-60.9%)	2.89 million (-22.8%)
Number of day visitors (millions)	2.07 million (-46.0%)	3.05 million (-20.5%)
Number of FTE ⁶ jobs supported by tourism expenditure	9,571 (-47.5%)	14,651 (-19.7%)

Isle of Anglesey

	2020	2021
Total economic impact of tourism	£163.99 million (-54.7% compared to 2019 pre covid)	£342.87 million (-5.3% compared to 2019 pre covid)
Total number of visitors (millions)	0.75 million (-58.0%)	1.48 million (-17.5%)
Number of staying visitors (millions)	0.45 million (-58.7%)	0.79 million (-27.1%)

5 STEAM Report 2021

6 FTE = Full-time Equivalent

Number of day visitors (millions)	0.30 million (-57.0%)	0.69% million (-2.8%)
Number of FTE jobs supported by tourism expenditure	2,267 (-47.6%)	3,698 (-14.6%)

Destination Management Plans






Destination management is a process of coordinating all the aspects of a destination that contribute to a visitor’s experience, taking account of the needs.

A destination management plan is a shared statement of intent to manage a destination over a stated period of time, articulating the roles of the different stakeholders and identifying clear actions that they will take.

Gwynedd’s Destination Management Plan ([Gwynedd and Eryri Sustainable Visitor Economy 2035](#)) was published in Feb 2023 whilst the Isle of Anglesey Destination Management Plan was published in 2016. Both authorities are currently working on an update.

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	AMR 1		No planning applications for new or improved visitor attractions or facilities permitted for 2 consecutive years
		AMR 2		
		AMR 3		
		AMR 4		
		AMR 5		
Analysis:				
3 planning permissions: <ul style="list-style-type: none"> • 2 permissions for adventure tourism initiatives. • 1 permission to create a community woodland for all. <p>Consequently it is considered that plan’s tourism policies are implemented efficiently. The Councils will continue to monitor the indicator.</p>				
Action:				
Continue to monitor as part of the next AMR. This will be considered as part of the preparation of the new Plans.				

Indicator: D42		
Objective:	SO14	Manage the area as an alternative sustainable destination for

		tourists by providing facilities of a high standard that meet modern day needs and offer benefits throughout the year.	
Indicator:	Target:	Relevant policy:	PS 14, TWR 3, TWR 5
		Outcome:	Trigger level:
D42 – Number of applications for new permanent and temporary alternative camping units permitted	New permanent or temporary alternative camping units permitted in accordance with Policy TWR 3 or Policy TWR 5	AMR 1	
		AMR 2	
		AMR 3	
		AMR 4	
		AMR 5	
No planning applications for new permanent or temporary alternative camping units permitted for 2 consecutive years			
Analysis:			
6 planning permissions for new alternative camping units: 2 for temporary alternative camping developments (TWR 5) and 4 for permanent alternative camping developments (TWR 3).			
It is considered that Policies TWR 3 and TWR 5 are implemented efficiently. The Councils will continue to monitor the indicator.			
Action:			
Continue to monitor as part of the next AMR. This will be considered as part of the preparation of the new Plans.			

6.4 Housing supply and quality

Location of Housing (Part 1)

The Development Plan Manual (Edition 3), March 2020, specifies the need to introduce two new indicators that are based on the Housing Trajectory within the Plan. This replaces the need to undertake a Joint Housing Land Availability Study and to monitor on the basis of the land supply that is noted from this study (Previously Indicator D43 as noted in the Joint LDP). These two new indicators are noted below, namely indicators D43(A) and D43(B).

It is noted that the completion levels in relation to Indicators D43(A) and D43(B) must be presented clearly in the Annual Monitoring Report both in numerical and percentage terms (plus/minus x %).

For those plans published before the issue of the Development Plan Manual (March 2020), such as the Joint LDP, it is noted that housing completion levels are measured against the Average Annual Requirement noted in the Plan.

In accordance with the requirements of the Development Plan Manual (Edition 3, section 8.16), an assessed of the housing provision against the housing trajectory noted in the Plan is made, amending the trajectory in order to compare it with the trajectory that is part of the Plan.

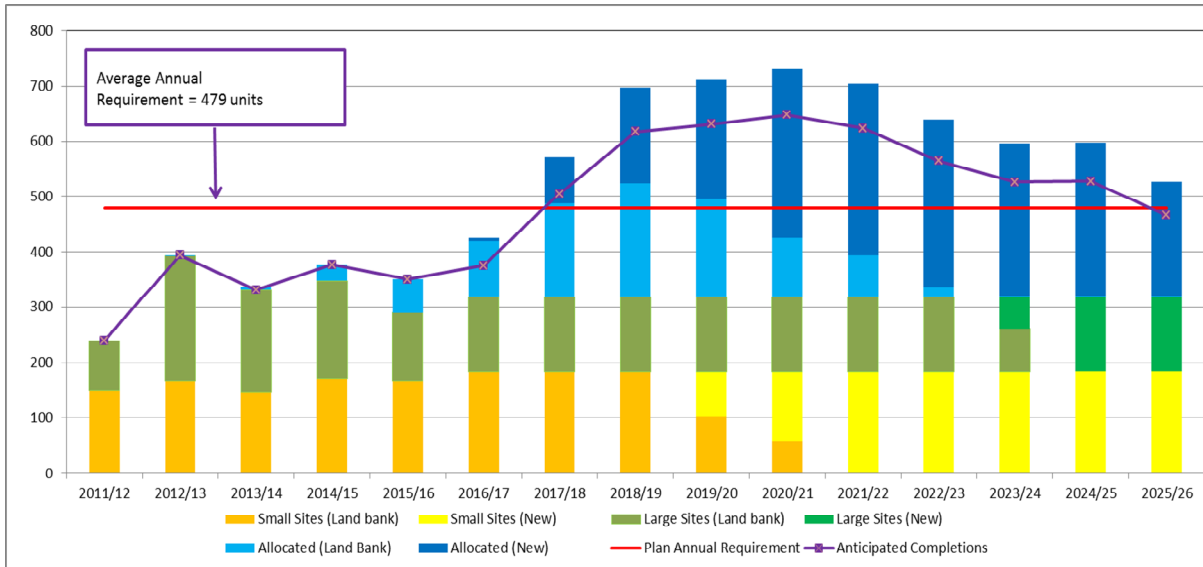
The Annual Monitoring Report must include a section that includes the original trajectory graph and a Calculating the Anticipated Annual Construction Rate table (or the Average Annual Requirement in the case of the Joint LDP) and the AMR must include an update on both elements. This will make it possible for more detailed monitoring work, comparison and analysis to be undertaken in the Annual Monitoring Report. It is noted that the key point is that it should be clear to the readers what has changed between the adopted plan and the current Annual Monitoring Report.

It is noted that observations on the results and implications must be included and clearly note (where relevant) what actions are being taken to address any shortfall/underachievement against the plan's strategy. It is noted that such observations will be offered within the analysis of indicators D43(A) and D43(B) below.

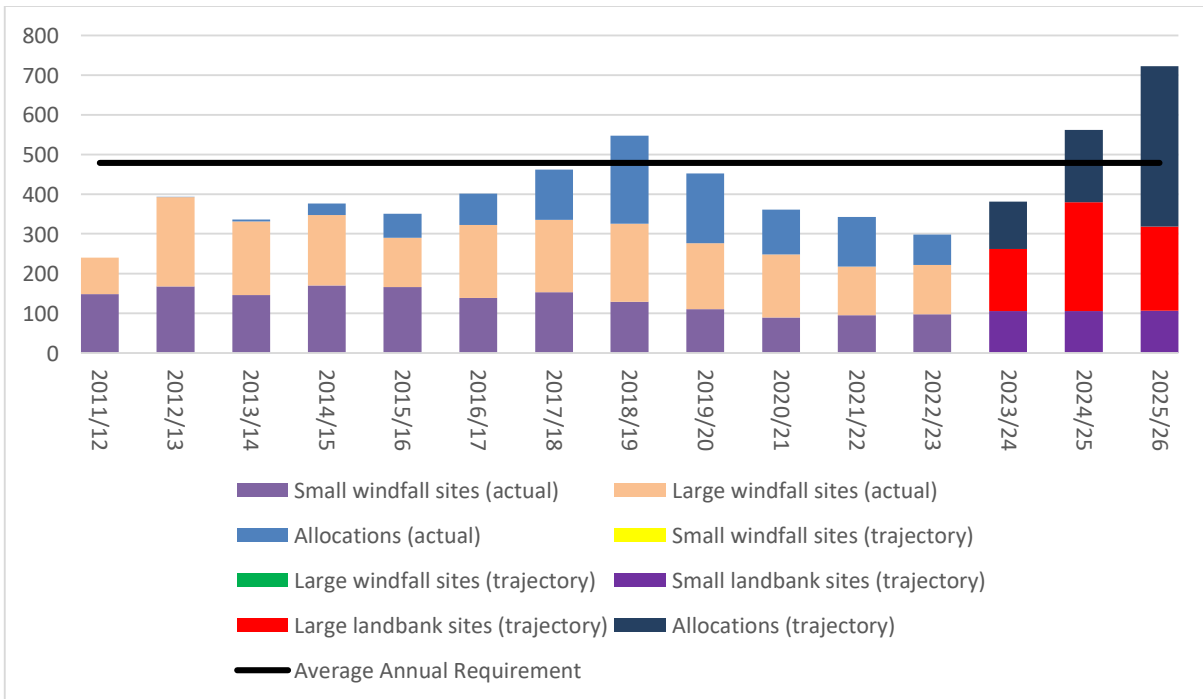
As part of this process, the owners of the Plan's housing allocations and large land bank sites (5 or more units) were contacted in order to establish their intention in relation to developing these sites. Subsequently, the Housing Stakeholders Group was consulted in order to consider the proposed trajectory for these sites. The trajectory of each site was agreed with the Stakeholders Group and there was no need to hold a meeting to discuss any site where there was a disagreement.

See Appendix 3 for an assessment of the housing allocations and the large land bank sites as agreed with the Stakeholders Group, along with the relevant information regarding this process.

Trajectory Graph as noted in the adopted LDP



Trajectory Graph – as amended via the Annual Monitoring Report



This graph is based on the information in the following table that has amended the information in the adopted Plan. This is based on actual completed units, discussions with the Stakeholders Group and assumptions made on that basis. The basis of figures from 2023-24 onwards can be seen in Appendix 3 of this Report.

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

Joint LDP year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
	- 12	- 13	- 14	- 15	- 16	- 17	- 18	- 19	- 20	- 21	- 22	- 23	- 24	- 25	- 26

Completed housing units on large sites	92	227	191	207	186	264	309	419	343	269	248	201			
Completed housing units on small sites	148	167	146	170	165	138	153	129	110	91	99	97			
Number of housing units expected to be completed on allocated sites during the year													120	182	404
Number of housing units expected to be completed on land bank sites during the year													262	380	213
Number of housing units expected to be completed on large windfall sites during the year															0
Number of housing units expected to be completed on small windfall sites during the year															0
Number of housing units completed during the year	240	394	337	377	351	402	462	548	453	360	347	298			
Anticipated number of housing units that will be completed during the year													382	562	617
Average Annual Requirement	479	479	479	479	479	479	479	479	479	479	479	479	479	479	479

Indicator D43

This indicator was superseded based on a letter from the Minister for Housing and Local Government, dated 26 March 2020: https://gov.wales/sites/default/files/publications/2020-03/changes-to-planning-policy-and-guidance-on-the-delivery-of-housing_0.pdf

Indicator: D43(A)

Objective

SO15
&
SO16

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:
The annual levels of housing completions monitored against the Average Annual Requirement	The housing completion levels are measured against the Average Annual Requirement that is noted in the Plan	AMB 1	
		AMB 2	—
		AMB 3	—
		AMB 4	—
		AMB 5	—
Analysis:			
<p>It is noted that for plans published prior to the publication of the Development Plan Manual (March 2020), housing completion levels will be measured against the Average Annual Requirement set out in the Plan.</p> <p>It is noted that the components of housing supply, including site allocations, large and small windfalls sites, should also be monitored separately.</p> <p>These levels must be clearly noted in the Annual Monitoring Report in numerical form and percentages (plus/minus x %).</p> <p>The following information is noted in terms of the units that have been completed annually, compared to the Average Annual Requirement and the annual completion data that is noted in the housing trajectory in the Joint LDP. Alongside this, it is noted that it is important to consider information in relation to the amended trajectory for the years remaining in the lifespan of the Plan.</p>			
<u>2022/23</u>			
<u>Comparison with the housing trajectory</u>			
	Actual units completed	Information from the Plan's housing trajectory i.e. the number of units expected to be completed	Comparison between actual completions and information in the trajectory
Small windfall sites (fewer than 5 units)	97	164	-67 (-40.9%)

Large windfall sites (5 units or more – not on allocated sites)	124	118	+6 (+5.1%)
Allocated housing sites	77	283	-206 (-72.8%)
Completion total	298	565	-267 (-47.3%)

Comparison with Average Annual Requirement

Actual units completed	Plan's Average Annual Requirement	Comparison between actual unit completions and average annual requirement
298	479	-181 (-37.8%)

- In this AMR period, it is noted that 298 units have been completed in the Plan area. The Average Annual Requirement is 479 units (therefore 181 fewer units or -37.8%) and the trajectory envisaged developing 565 housing units, excluding the slippage allowance, during 2022/23 (therefore 267 fewer units or -47.3%).
- Compared to the information from the trajectory (excluding the slippage allowance), it is noted that for 2022/23 there were 67 fewer units (-40.9%) completed on small windfall sites; 6 units more (+5.1%) on large windfall sites (5 units or more); with 206 fewer units completed on sites that were allocated in the Plan (-72.8%).
- In comparison with previous years, the following information is noted:
 - 2016/17: 402 completed units: 6.9% greater than the figure in the trajectory, 16% less than the Average Annual Requirement.
 - 2017/18: 462 completed units: 8.5% less than the figure in the trajectory, 3.5% less than the Average Annual Requirement.
 - 2018/19: 548 completed units: 11.2% less than the figure in the trajectory, 14.4% greater than the Average Annual Requirement.
 - 2019/20: 453 completed units: 28.2% less than the figure in the trajectory, 5.4% less than the Average Annual Requirement.
 - 2020/21: 360 completed units: 44.4% less than the figure in the trajectory, 24.8% less than the Average Annual Requirement.
 - 2021/22: 347 completed units: 44.3% less than the figure in the trajectory, 27.6% less than the Average Annual Requirement.
- Further discussion relating to the number of units completed annually and on the housing allocations is seen in the analysis of indicators D44, D45 and D46.
- It is noted that the data for the AMR 5 period continues with the trends seen during every

year since 2017/18, namely a clear reduction in the number of completed housing units compared to previous years. It is noted, similarly to the last two years, that the completion level is substantially lower than the Average Annual Requirement along with the figure noted in the trajectory in the JLDP for the relevant year. It is noted that the AMR 5 period has seen the lowest number of completed units within a single year since the adoption of the Plan.

- It should be noted, in accordance with the trigger level, that what has been developed is significantly lower than the average annual requirement rate, with this deficit having increased since last year. This again continues the trend that has certainly been seen since the AMR 3 period. While it is not considered that action needs to be taken currently, it is believed that there is a need to consider what has been highlighted by this indicator when preparing the new Plans. It is also noted that the amended trajectory suggests an increase in the housing supply during the last two years of the Plan period to a level that is above the Average Annual Requirement figure. It is noted that this information is based on assumptions and what will happen in reality will depend on a number of factors.
- In this respect it is important to consider the different components of housing provision i.e. the role of small and large windfall sites and the allocations, when assessing provision in its entirety. It is clear that the number of houses that have been developed on allocated sites is significantly lower than what was anticipated in the trajectory (see also the response to indicators D45 and D46). Whilst the updated trajectory suggests an increase in the number of units to be provided on housing allocations towards the end of the Plan period, it is believed that the situation needs to be monitored in its entirety when commencing the preparation of the new Plans. It will be important to consider this information and other contextual matters, such as the economic situation, the consequences of the Covid-19 pandemic and the contents of the Future Wales document, in conjunction with the information relating to the D43(B) indicator when considering the impact of annual developments on the housing figure in its entirety.

Action:

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

Indicator: D43(B)

Objective:

SO15 & SO16

SO15: To ensure that a sufficient and appropriate range of housing sites are available in sustainable locations in accordance with the settlement hierarchy to support economic growth.

SO16: To provide a mixture of good quality and affordable housing units, of a range of types and tenures to meet the housing requirements of all sections of the population

Indicator:	Target:	Relevant policy:		PS16, TAI1- TAI7, PS 18, TAI 5, TAI 8, TAI 15-TAI 19
		Outcome:		Trigger level:
Total cumulative completions monitored against the cumulative average annual housing requirement	Cumulative completions will be measured against the cumulative average annual housing requirement set out in the Plan	AMR 1		Respond to a deviation that is either significantly higher or significantly lower than the cumulative average annual housing requirement
		AMR 2	—	
		AMR 3	—	
		AMR 4	—	
		AMR 5	—	

Analysis:

It is noted that for plans published prior to the publication of the Development Plan Manual, cumulative completions will be measured against the cumulative average annual housing requirement set out in the Plan.

The following information is noted in relation to the actual units completed against the expected cumulative completion rate as specified in the Plan’s housing trajectory.

Information on the cumulative completion rate up to 2022/23 – information per housing provision component

	Actual completed units	Data from the Plan’s housing trajectory i.e. the number of units expected to be completed	Comparison between actual completions and data in the trajectory
Small sites (fewer than 5 units)	1612	1939	-327 (-16.9%)
Large sites (5 units or more – not on allocated sites)	1942	1632	+310 (+19.0%)
Allocated housing sites	1015	2092	-1077 (-51.5%)
Total cumulative completed units	4569	5663	-1094 (-19.3%)

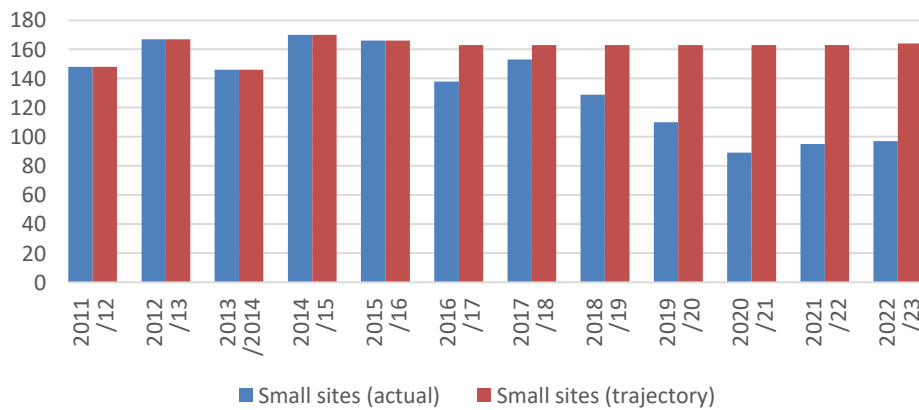
Annual housing provision rate compared to information in the housing trajectory

Year	Cumulative completion	Actual completion	Comparison with the	Total cumulative	Comparison with the	% completion
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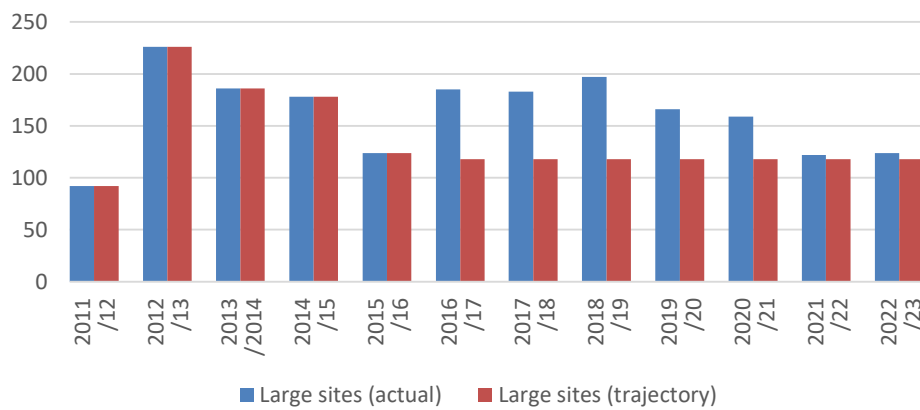
	figure noted in the trajectory	figure (annual)	annual completion figure in the trajectory	completion	cumulative completion figure in the trajectory	against the cumulative completion figure
2011-12	240	240	0	240	0	0%
2012-13	634 (+394)	394	0	634	0	0%
2013-14	971 (+337)	337	0	971	0	0%
2014-15	1348 (+377)	377	0	1348	0	0%
2015-16	1699 (+351)	351	0	1699	0	0%
2016-17	2075 (+376)	402	+26	2101	+26	+1.3%
2017-18	2580 (+505)	462	-43	2563	-17	-0.7%
2018-19	3197 (+617)	548	-69	3111	-86	-2.7%
2019-20	3828 (+631)	453	-178	3564	-264	-6.9%
2020-21	4475 (+647)	360	-287	3924	-551	-12.3%
2021-22	5098 (+623)	347	-276	4271	-827	-16.2%
2022-23	5663 (+565)	298	-267	4569	-1094	-19.3%
2023-24	6190 (+527)					
2024-25	6718 (+528)					
2025-26	7184 (+466)					

The graphs below compare the housing provided per different components against the information in the Plan's housing trajectory.

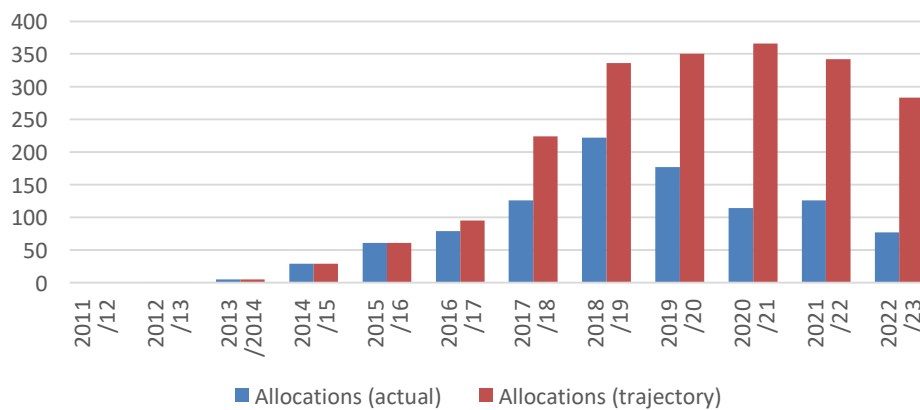
Units completed (actual numbers and trajectory figures) - Small windfall sites



Units completed (actual numbers and trajectory figures) - Large windfall sites



Units completed (actual numbers and trajectory figures) - Housing allocations



The information below assesses the actual housing provision against the average annual requirement and the cumulative average annual housing requirement, namely what is noted as the target information set out in Development Plan Manual 3.

Housing provision rate compared to the average annual requirement and the cumulative average annual housing requirement

Year	Cumulative average annual requirement (479 units per year)	Actual completion figure (annual)	Comparison against the average annual requirement	Total cumulative completion	Comparison against the cumulative average annual housing requirement	% completions against the cumulative average annual housing requirement
2011-12	479	240	-239	240	-239	-49.9%
2012-13	958	394	-85	634	-324	-33.8%
2013-14	1437	337	-142	971	-466	-32.4%
2014-15	1916	377	-102	1348	-568	-29.6%
2015-16	2395	351	-128	1699	-696	-29.0%
2016-17	2874	402	-77	2101	-773	-26.9%
2017-18	3353	462	-17	2563	-790	-23.6%
2018-19	3832	548	+69	3111	-721	-18.8%
2019-20	4311	453	-26	3564	-747	-17.3%
2020-21	4790	360	-119	3924	-866	-18.1%
2021-22	5269	347	-132	4271	-998	-18.9%
2022-23	5748	298	-181	4569	-1,179	-20.5%
2023-24	6227					
2024-25	6706					
2025-26	7184					

- Including information from this AMR period, it is noted that 1094 fewer units have been completed in the Plan area compared to the figure noted in the trajectory. In comparison with the average annual requirement, it is noted that the actual figure is 1179 units lower than the expected figure by 2022/23. It is noted that this does not take into consideration the Plan’s slippage allowance but rather the actual figure for meeting the Plan’s housing figure.
- It is noted that 4569 units have been completed in the Plan area between the base date in 2011 up to 2022/23. This is 19.3% lower than the figure in the trajectory and 20.5% lower than the figure of the cumulative average annual requirement.
- The shortfall in relation to the percentage of actual completed units compared to the cumulative completion figure in the trajectory has increased significantly since the AMR 4 period (from -16.2% to -19.3%). This trend is also seen in relation to the actual completion percentage compared to the cumulative annual housing requirements (from -18.9% to -20.5%). Both these trends are consistent with what was reported last year when comparing the AMB 3 and AMB 4 periods.

- It is noted that the cumulative completion rate has been fairly consistent with the information noted in the trajectory until the AMR 2 period but that the gap has extended since then (in terms of shortfall). It is noted that the shortfall between the cumulative number of actual completed units (in percentage form) and the information in the trajectory has increased annually since the adoption of the Joint LDP.
- Despite the significant shortfall in the number of units completed compared to the cumulative average annual housing requirement, it is noted that the cumulative number of units completed is far more consistent with the cumulative average annual requirement in the period since the Plan's adoption compared to the early years of the Plan (in percentage form). However, it is noted that the percentage shortfall between the actual number of completed units and the cumulative annual housing requirement figure has increased in each of the last three years.
- When analysing this information in more detail in terms of comparing with the cumulative information from the trajectory (excluding slippage allowance) it is noted that 327 fewer units (-16.9%) have been completed on small windfall sites (less than 5 units) compared to the information noted in the trajectory; 310 units more (+19.0%) were completed on large windfall sites (5 units or more); with 1077 fewer units completed on sites that were allocated in the Plan (-51.5%).
- The graphs above highlight that units completed on small windfall sites in recent years have been lower than anticipated in the trajectory while, on the other hand, units completed on large windfall sites (5 units or more) have been significantly higher than the information in the trajectory. It's clear that units completed on sites allocated specifically for housing in the Plan have been significantly lower than anticipated in the trajectory (see further comments in relation to this aspect).

The following associated points are noted below:

- If there is a shortfall in terms of cumulative housing completion levels against the Average Annual Requirement for two consecutive years, Development Plan Manual 3 notes that the LPA must consider the extent of any shortfall and note its conclusion/monitoring actions in terms of the implications for the supply of the required housing level or delivery of the strategy. The trigger level for this indicator notes that a response must be provided to a deviation that is either significantly higher or significantly lower than the cumulative average annual housing requirement.
- Further discussion relating to the number of units completed cumulatively and on the housing allocations is seen in the analysis to indicators D44, D45 and D46.
- Looking at the updated trajectory, which has information that has been agreed upon by the Housing Stakeholder Group, it is anticipated that the number of housing units completed annually will increase for the remaining period of the Plan. For the last two years of the Plan period, it is anticipated that the annual completion figures will be more consistent with the Average Annual Requirement. Whilst this provision will not mean meeting the Plan's housing figure by the end of the Plan's lifespan, it is anticipated that the shortfall will reduce when nearing the end of the Plan period. It should be noted that this is an assumption and as can be seen with the actual figures over previous years the situation can change and the number of units that are completed in reality is dependant upon circumstances relating to individual sites and aspects and requirements more extensively e.g. the economic situation. Whilst consideration is given to all relevant aspects when anticipating housing growth levels in the future, the truth of the matter is that this is dependent on the wishes and aspirations of landowners and developers to

develop the relevant sites. The Plan is an enabler for providing houses - it cannot enforce this.

- When looking at historical information, the information noted in the revised trajectory in terms of units to be completed on allocations, especially in the year 2025/26, is higher than what has been seen in recent years. The information in the trajectory is based on a consultation with the Housing Stakeholder Group on the basis of information from the annual housing survey, background information and the views of landowners (where applicable). There is also a possibility that people want to develop the allocated sites before a possible alternative strategy is introduced in the new Plans.
- It is clear however from the information up until the period of this AMR that there has been a shortfall in housing provision on sites allocated in the Joint LDP compared to what had been anticipated. As highlighted in relation to indicators D45 and D46, when preparing new Plans, the suitability of the housing allocations in the Plan will need to be considered in terms of contributing effectively to the housing figure. This will need to be considered in light of the fact that the housing provision figure has been over-dependent on large windfall sites during the lifespan of the Plan.
- It is noted that some of the Plan's allocations facilitate housing provision in relation to new developments that were anticipated in Anglesey. Paragraph 5.16 of the Joint LDP states that "...transformational economic change arising from the unique scale of major infrastructure projects on the Isle of Anglesey and the Island's Enterprise Zone status will be the biggest driver of spatial and social change over the Plan period...". While there has been some progress in this respect, these projects have not been delivered to the extent that was anticipated when preparing the Plan. As a consequence, there has been a lack of activity on some of the relevant housing allocations.
- It is noted that the role of the Joint LDP is to provide the conditions to deliver relevant developments and to supply housing in the most suitable manner. As there are new Plans due to be prepared, it is not believed that action is currently required in relation to this indicator. The amended trajectory that has been prepared with the Housing Stakeholder Group suggests an annual increase in completed units until the end of the Plan period.
- The considerations in relation to this indicator is crucial in the preparation of a new Plan. Whilst the Plan aims to ensure that the sites identified can deliver the relevant developments, the Plan cannot compel these developments to happen in accordance with the information in the trajectory. Therefore, when preparing new Plans it will be crucial to consider the housing growth level in its entirety and to identify the best and most suitable sites to meet this growth in an effective manner that meets the strategy of the Plans.

Action:

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

Indicator: D44

Objective:	SO15 & SO16	SO15: To ensure that a sufficient and appropriate range of housing sites are available in sustainable locations in accordance with the settlement hierarchy to support economic growth. SO16: To provide a mixture of good quality and affordable housing units, of a range of types and tenures to meet the housing requirements of all sections of the population
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Indicator:	Target:	Relevant policy:	PS16, TAI1- TAI7, PS 18, TAI 5, TAI 8, TAI 15-TAI 19
		Outcome:	Trigger level:

D44 The number of new housing units built in the Plan area	Provide 7,184 new housing units over the Plan period, according to the breakdown set out in Topic Paper 20B Housing Trajectory Annual targets for remainder of Plan period: 2016/17 = 376 2017/18 = 505 2018/19 = 617 2019/20 = 631 2020/21 = 647 2021/22 = 623 2022/23 = 565 2023/24 = 527 2024/25 = 528 2025/26 = 466	AMR 1		The number of new housing units provided in the Plan area falls below the requirement for 2 consecutive years
		AMR 2		
		AMR 3		
		AMR 4		
		AMR 5		

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
2019/20	631	453

2020/21	647	360
2021/22	623	347
2022/23	565	298

In relation to the target and trigger level, it is apparent that the number of new housing units provided in the Plan area has fallen below the requirement for two consecutive years.

When adding the data from the AMR 5 period to the data of the first six years in the above table (i.e. the period from 2016-23), it is noted that 2870 units have been completed compared to a target of 3964 units. This is equivalent to 72.4% of the target level (shortfall of 1,094 units over a period of 7 years, namely 156 units per year).

It is evident that the number of units completed within the Plan area has fallen every year since 2018/19 (4 consecutive years). The number of completed units has decreased significantly since last year (-49 units). While it is noted that the target information expects a reduction between the AMR 4 and AMR 5 period, the gap between the target figure and the number of units that have actually been built is fairly similar to last year's situation (-267 in AMR 5 compared with -276 in AMR 4).

Compared to the highest completion rate figure since the Plan's adoption, namely 2018/19, 250 fewer units were completed in AMR 5 period. This is the lowest annual completion level in the Plan area since the adoption of the Joint LDP. An increase in construction costs and shortage of construction materials could have had an impact in this respect. Another potential factor is the development programmes of housing associations, with several housing developments by such providers in the middle of being developed but not completed in this AMR period. The side-effects of the Covid-19 pandemic may continue to be a factor when comparing the current completion levels of housing with the numbers that were evident pre pandemic.

However, it should be noted that a significant proportion of all the completed units in the AMR 5 period were affordable units (41%).

Whilst fieldwork in relation to this indicator has shown that work has commenced or is continuing to take place on a number of the Plan's housing allocations, and also that new planning permissions have been given on the T33 allocation in Bodedern (although there was prior permission on the site) and T56 allocation in Llannerchymedd in this AMR period, it is noted that the completion figure on allocated sites is significantly lower than the target level. Therefore, this is a consideration in terms of the trigger level. Note that no planning permission exists (April 2023) on a significant number of sites allocated for housing i.e. 30 of the 69 allocations, namely 43.5%.

Given the gap between the target level (annually and cumulatively) and the actual completions, it is believed that this aspect must be considered in the preparation of the new Plans.

The work of monitoring the Plan, including the Annual Monitoring Reports in future, will be a means of assessing whether the rate of housing development is acceptable in line with this indicator, considering therefore the suitability of some of the housing allocations in the Plan to contribute effectively to the target. It is noted however that the role of the Local Development Plan is to provide the conditions to deliver relevant developments and to supply housing in the most suitable manner. The Plan cannot enforce the development of these sites. When preparing new Plans, it is believed that the housing growth rate should be revisited together with the allocations to be included.

The Councils, mainly through the work of reviewing the Housing Trajectory, contact developers and landowners of allocated sites for housing within the Plan and other large-scale sites (5+) where there is extant planning permission. One of the side-effects hoped for through this is to encourage activity on dormant sites, where there has been no obvious sign of activity. It is hoped that this will trigger developments in order to increase the future rate of development. The update to the housing trajectory [See indicators 43(A) and D43(B)] suggests a possible increase in the annual development rate in the last two years of the Plan's lifespan.

Action:

Continue to monitor as part of the next AMR. This will be considered as part of the preparation of the new Local Development Plans, specifically as part of the work of gathering evidence in relation to the housing field.

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>
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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:

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

AMR 1



The overall number of new housing units constructed on allocated sites within Gwynedd falls below the requirement for 2 consecutive years

AMR 2



AMR 3



AMR 4





Analysis:

The number of units completed on the sites specifically allocated for housing in Gwynedd has fallen below the targets noted for the period of this AMR, along with every other year noted in the target data:

	Target	Actual number
2016/ 17	99	70
2017/ 18	144	77
2018/ 19	187	123
2019/ 20	180	106
2020/ 21	166	49
2021/22	166	38
2022/23	135	55

It is noted that some of the housing allocations were granted planning permission before the Plan's adoption date, often on the grounds that they were allocations within the previous development plan, and that this is responsible for a significant proportion of the completed units as noted in the table above, especially in the early years following the Plan's adoption.

Such examples (in relation to sites completed in the previous AMR periods) include sites such as site T1 Goetra Uchaf in Bangor and T27 Lôn Cae Phillips in Caernarfon, which are some of the largest housing allocations in the Joint LDP in Gwynedd.

In the AMR 5 period it is noted that units have been completed on the T51 site in Penygroes, namely a site which was formerly allocated in the Gwynedd Unitary Development Plan (24 units). Whilst the remaining completed units are located on new allocations, it is noted that the proportion of completed units on housing allocations is significantly lower than the target.

The number of units that have been completed on new allocations (introduced within the Joint LDP) are not sufficient to meet the target level noted in the indicator. It would now be expected for the housing allocations to provide a significant proportion of housing units annually. It is noted that no relevant planning permission was given in the Gwynedd planning authority area in 2022/23 on a site allocated for housing in the Joint LDP.

Despite the increase in the number of completed houses on allocated sites in the AMR 5 period compared with the previous two years, it is noted that this continues to be significantly lower than the information for the early years following the Plan's adoption.

Of the 27 allocations in Gwynedd that were not completed before the end of this AMR period, planning permissions exist on 9 of these sites (i.e., extant permission on 31 March 2023). This therefore means that there are 18 allocated sites in Gwynedd without planning permission as of 31st March 2023. There is a link here with the housing trajectory in terms of when it is

considered that allocations without planning permission will be developed.

51.4% of all completed units in Gwynedd in 2022/23 are located on housing allocations. It is noted that this is significantly higher than the rate in AMR 4 (22.5%), AMR 3 (36%) and AMR 2 (43%). The housing trajectory in the Plan notes that 50.1% of units completed in 2022/23 in the Plan area are expected to be on housing allocations. Although this is positive information, it is noted that this highlights a comparison with a lower level of units completed in total. To this end, please note that fewer houses have been completed in Gwynedd in 2022/23 than in any year since the base date of the Joint LDP (2011). As noted in relation to Indicator D44, an increase in construction costs, shortage of construction materials, the development programmes of RSLs and the side-effects of the Covid-19 pandemic could have had an impact in this respect.

As the number of units developed on the housing allocations has been consistently lower than the targets for this indicator, and that the gap between the actual figures and the target figures are significant over recent years, it is believed that it is appropriate to re-consider the sites that are suitable to be allocated when preparing new Plans. The suitability of all of the housing allocations in the Plan will need to be considered in terms of whether they can contribute effectively to the target. In this respect, future Annual Monitoring Reports will be a means of assessing whether the rate of housing development is acceptable in line with this indicator.

The Councils, mainly through the work of reviewing the Housing Trajectory, contact developers and landowners of allocated housing sites and other large-scale sites (5 units or more) where there is extant planning permission. One of the side-effects hoped for through this is to encourage activity on dormant sites. It is hoped that this will trigger developments to increase the rate of future development. The update to the Housing Trajectory [Indicators 43(A) and 43(B)], which has been the subject of a consultation with the Housing Stakeholders Group, suggests a possible increase in the provision on housing allocations in the years until the end of the Plan's lifespan.

Action:

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

Indicator: D46

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:																							
<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="464 994 762 1957"> <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 constructed 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																							
		2019/20	215																							
2020/21	248																									
2021/22	221																									
2022/23	185																									
2023/24	160																									
2024/25	176																									
2025/26	134																									
AMR 2	-																									
AMR 3	-																									
AMR 4	-																									
<u>AMR 5</u>	-																									
Analysis:																										

The number of units completed on the sites specifically allocated for housing in Anglesey has fallen below the targets noted for the period of this AMR, along with every other year noted in the target data:

	Target	Actual number
2016/ 17	8	4
2017/ 18	109	49
2018/ 19	193	99
2019/ 20	215	60
2020/ 21	248	63
2021/22	221	88
2022/23	185	22

It is noted that some of the housing allocations were granted planning permission before the Plan's adoption date, 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 regards to previously allocated sites being allocated in the Joint LDP.

While it is was unavoidable that there was some delay between adopting the Plan and providing housing units on newly allocated sites, it is noted that units completed on allocated sites has been consistently significantly lower than the target figures. This is more evident than ever in this AMR period with the lowest annual level in terms of completed units on housing allocation sites since the Plan's adoption. There is a significant reduction compared with the figure in the previous year. Whilst the target figure suggests an annual reduction following 2020/21, the actual number of developed units is not close at all to the target figure. By this AMR period the hope was that a significantly higher number of units would have been completed on sites allocated for housing in order to meet the needs of the area's population than what has actually been delivered.

The fieldwork in relation to this indicator has shown that work has started or that development is continuing to take place on several allocations, with new planning permissions given on some other sites. Of the 26 allocations in Anglesey that were not completed before the end of this AMR period, there is planning permissions on 14 of these sites (i.e. extant permission on 31st March 2023). Therefore, this means that there are 12 allocated sites in Anglesey without planning permission as of 31st March 2023. There is a link here with the housing trajectory in terms of when it is considered that allocations without planning permission will be developed. Whilst there is planning permissions on a fairly high proportion of the allocations remaining thereby providing opportunities to provide more housing on these sites, it is noted that what has been provided thus far on these sites is not close at all to the target figure.

Only 11.5% of all completed units in Anglesey in 2022/23 are located on housing allocations. This is significantly lower than last year's figure, namely 49.4%. The housing trajectory in the

Plan notes that 50.1% of units completed in 2022/23 are expected to be on housing allocations.

It is noted that the lack of progress with some of the major proposed infrastructure projects in Anglesey has also had an impact in relation to a lack of activity on some specific housing allocations.

The number of units provided on allocated sites does not meet the target for two consecutive years as noted in relation to the trigger level. The number of units provided on such sites has consistently failed to meet the target in terms of this indicator and the figure for this AMR period is a significant reduction from the previous year. Consideration must be given to the suitability of all the housing allocations in the Plan to contribute effectively to the target. It is believed that it is appropriate to re-consider the relevant sites to be allocated when moving forward to prepare the new Plan. In this respect, future Annual Monitoring Reports will be a means of assessing whether the rate of housing development is acceptable in line with this indicator.

The Councils, mainly through the work of reviewing the Housing Trajectory, contact developers and landowners of allocated housing sites and other large-scale sites (5 units or more) where there is extant planning permission. One of the side-effects hoped for through this is to encourage activity on dormant sites. It is hoped that this will trigger developments to increase the rate of future development. The update to the Housing Trajectory [Indicators 43(A) and 43(B)], which has been the subject of a consultation with the Housing Stakeholders Group, suggests a possible increase in the provision on housing allocations in the years until the end of the Plan's lifespan.

Action:

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

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>
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Indicator:	Target:	Relevant policy:	PS16, TAI1- TAI7, PS 18, TAI 5, TAI 8, TAI 15-TAI 19
		Outcome:	Trigger level:

D47 Total number of additional affordable housing built in the Plan area	Build 1,572 affordable houses in the Plan area by 2026	AMR 1	—	The overall number of additional affordable housing units built within the Plan area is 10% or more below the cumulative requirement set in the Policy Target
	Construction targets for remainder of Plan period (2015 – 2026):			
	Build 345 additional affordable housing units in the Plan area by 2018	AMR 2	—	
	Build 575 additional affordable housing units in the Plan area by 2020	AMR 3	—	
	Build 805 additional affordable housing units in the Plan area by 2022	AMR 4	—	
Build 1035 additional affordable housing units in the Plan area by 2024	<u>AMR 5</u>	—		
Build 1266 additional affordable housing units in the Plan area by 2026				

Analysis:

In the 2015-23 period, it is noted that 863 affordable units were built in the Plan area.

It is noted that no target has been noted for 2023, but rather a target is noted to construct 1035 additional affordable housing in the Plan area by 2024. Therefore, it is not possible to assess whether the overall number of additional affordable housing built within the Plan area is 10% or more below the cumulative target set in the Policy Target. However, it is noted that the number of units constructed since 2015 is higher than the target provided by the end of 2022,

namely 805 additional affordable housing.

This is divided as follows:

2015-16: 82 units
2016-17: 68 units
2017-18: 61 units
2018-19: 187 units
2019-20: 124 units
2020-21: 104 units
2021-22: 115 units
2022-23: 122 units

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

In order to meet the target noted for 2024, 172 affordable units will need to be constructed in the AMR 6 period. In order to ensure provision that is higher than the trigger level (10% or more below the cumulative target in the Policy Target), 69 units will need to be constructed in the next period.

Please note that the required number of new affordable units to meet the 2024 target has not been delivered since 2018-19. However, the number of units completed in each of the last 4 years are sufficient not to have to consider the trigger level.

Due to the requirement to justify affordable units on the basis of viability, Joint LDP policies note thresholds that are often below those noted in the previous development plans with regards to the requirement for affordable provision. It can take time for this policy to lead to a significant increase in the number of affordable units developed in the Plan area. In this respect it is noted that the number of affordable units built each year since 2018-19 is significantly higher than the figures for previous years.

Fieldwork in relation to this indicator (April 2023) notes that there is extant permission for 689 affordable units in Gwynedd and Anglesey (377 units not started and 312 units under construction). In accordance with the information noted in the Joint LDP, it is noted that 665 of these units can be developed. There is a large supply of affordable units therefore in the existing land bank that could contribute to meeting the targets noted in this indicator.

It is also noted that the figure in terms of affordable housing provided is likely to be higher for the area than the figure that has been noted, as it does not include housing units that are affordable due to their size and location (but not formally tied as being affordable units). In addition, a financial contribution has been received in relation to some developments rather than affordable provision on the site.

Action:

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






Indicator: D48				
Objective:	SO15 & SO16	<p>SO15: To ensure that a sufficient and appropriate range of housing sites are available in sustainable locations in accordance with the settlement hierarchy to support economic growth.</p> <p>SO16: To provide a mixture of good quality and affordable housing units, of a range of types and tenures to meet the housing requirements of all sections of the population</p>		
Indicator:	Target:	Relevant policy:	PS16, TAI1- TAI7, PS 18, TAI 5, TAI 8, TAI 15-TAI 19	
		Outcome:	Trigger level:	
D48 % affordable housing units permitted per house price area	% affordable housing provision in line with indicative target per house price area	AMR 1		Overall % affordable housing provision falls below the indicative target per house price area for 2 consecutive years, unless justified by Policy TAI 15
		AMR 2		
		AMR 3		
		AMR 4		
		AMR 5		
Analysis:				
<p>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 2 or more units, excluding sites in clusters or in the countryside. It does not consider permission on exception sites where the proposal must be for 100% affordable housing.</p> <p>The data is relevant for new permissions and applications to reconsider or extend the expiry date of previous permissions. These are all applications where the affordable provision must be considered in line with the content of Policy TAI 15. Therefore, it does not consider applications for reserved matters where the principle of the permission had already been granted, nor does it consider certificates of lawfulness for residential use.</p> <p>It is noted that the trigger level refers to 2 consecutive years. The data for 2022/23 needs be considered jointly with the information for the AMR 4 period.</p>				

Table summarising the information for all House Price Areas

House Price Area	Period	Percentage of affordable housing sought	Actual affordable housing provision (percentage)	Does it meet the target level?
Gwynedd High Value Coastal	2021/22	No relevant planning permission.		
	2022/23	No relevant planning permission.		
Rhosneigr	2021/22	No relevant planning permission.		
	2022/23	No relevant planning permission.		
Beaumaris	2021/22	30%	0%	X
	2022/23	No relevant planning permission.		
Rural North West	2021/22	No relevant planning permission.		
	2022/23	No relevant planning permission.		
Bridgehead	2021/22	No relevant planning permission.		
	2022/23	No relevant planning permission.		
Trearddur & Rhoscolyn	2021/22	No relevant planning permission.		
	2022/23	No relevant planning permission.		
South West	2021/22	No relevant planning permission.		
	2022/23	30%	100%	✓
North East Rural	2021/22	No relevant planning permission.		
	2022/23	No relevant planning permission.		
Larger Coastal Settlements	2021/22	30%	62%**	✓
	2022/23	30%	70%(*) (***)	✓
Rural Centres	2021/22	No relevant planning permission.		
	2022/23	No relevant planning permission.		
Mid Rural	2021/22	20%	17%	X
	2022/23	20%	20%	✓
Northern Coast and South Arfon	2021/22	20%	86%	✓

	2022/23	20%	16%**	X
Rural West	2021/22	20%	21%	✓
	2022/23	20%	100%	✓
Llangefni	2021/22	10%	23%	✓
	2022/23	10%	0%**	X
Llŷn	2021/22	10%	33%	✓
	2022/23	10%	100%	✓
Western Coastal and Rural Arfon	2021/22	10%	19%	✓
	2022/23	10%	17%	✓
Holyhead	2021/22	10%	22%	✓
	2022/23	10%	30%	✓
Amlwch & Hinterland	2021/22	10%	0%	X
	2022/23	10%	0%*	X
The Mountains	2021/22	No relevant planning permission.		
	2022/23	No relevant planning permission.		
Eastern Gwynedd & National Park	2021/22	No relevant planning permission.		
	2022/23	No relevant planning permission.		
Blaenau Ffestiniog	2021/22	10%	75%*	✓
	2022/23	10%	25%	✓

*Financial contribution (affordable) in addition

** Additional units that are not affordable under TAN 2, but are believed to be affordable 'by design' also approved (not counted for the purpose of this indicator).

*** This figure does not include 1 affordable unit on a site where part of the site is within the boundary (all open market housing) with the affordable unit on an exception site location outside the boundary.

It is evident that no relevant planning permission has been granted within a number of house price areas in the AMR 5 period (10 out of 21 house price areas). Of the 11 areas where relevant permission has been granted, it is noted that 3 areas do not meet the indicative target (as noted in Policy TAI 15) for the overall percentage of affordable houses provided as part of relevant residential planning permissions in the AMR 5 period. It is noted that in two of these

areas (Llangefni and Northern Coast and South Arfon) an acceptable proportion of the units are considered to be 'affordable by design' and in the other area (Amlwch & Hinterland) a financial contribution was received in lieu of on-site on site provision on the one site relevant for consideration there in terms of this indicator. It is therefore believed that the information in terms of affordable provision during AMR 5 period is acceptable.

If considering the trigger level, namely that the overall percentage of affordable housing provision falls below the indicative target per house price area for 2 consecutive years, it is noted that this is evident in one house price area, namely Amlwch & Hinterland. As noted above, this is based on one relevant permission in the period 2022/23 and a financial contribution has been secured in lieu of on-site affordable provision. While there is a need to continue to monitor the situation when preparing the new Plans, it is not believed therefore that any action is currently required. It is noted however that there is relevant information is available for all areas for the two years in question.

Joint House Price Areas: Percentage affordable 30%

Period	Number of permissions	Number of units approved	Affordable housing	Percentage of affordable units
2021/22	4	36	21	58%
2022/23	9	69	56	81%

Joint House Price Areas: Percentage affordable 20%

Period	Number of permissions	Number of units approved	Affordable housing	Percentage of affordable units
2021/22	8	192	125	65%
2022/23	7	97	41	42%

Joint House Price Areas: Percentage affordable 10%

Period	Number of permissions	Number of units approved	Affordable housing	Percentage of affordable units
2021/22	12	135	35	26%
2022/23	10	64	20	31%

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 conforms effectively with the policy target i.e. requirements for 30%, 20% and 10%. It should also be borne in mind that examples of financial contributions have been secured in place of affordable provision and also that some units are considered 'affordable by design'.






The number of planning permissions that are relevant for consideration under this indicator in the AMR 5 period (26 applications) is similar to the information for the AMR 4 period (24 applications). However, it is considerably lower than some previous years e.g. AMR 2 period (38 applications). This means that there are numerous house price areas where there was no relevant permission in 2022/23 in terms of considering the requirements of Policy TAI 15.

Action:

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

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
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Indicator:	Target:	Relevant policy:		Trigger level:
		Outcome:		
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	AMB 1		No increase in the number of affordable housing exception sites permitted for 2 consecutive years
		AMB 2		
		AMB 3		
		AMR 4		
		AMB 5		

Analysis:

Planning applications granted permission on rural exception sites during this AMR period⁷

Plan Area: 5 sites (33 units)

Pen Derwydd, Llangefni: 11 units

Sarn, Benllech: 1 unit

Craig y Don Estate & Cherry Tree Close, Benllech: 17 units

Land at Ysgubor Wen, Pwllheli: 1 unit [This unit is on an exception location (and considered against Policy TAI 16) with the rest of the units that have been granted on the site located within the development boundary]

Land near Tegfan, Pentreuchaf: 3 units

Data for AMR 1 period (all in 2018/19):

Plan Area: 6 sites (24 units)

Data for AMR 2 period:

Plan Area: 4 sites (45 units)⁴⁸

Data for AMR 3 period:

Plan Area: 3 sites (10 units)

Data for AMR 4 period:

Plan Area: 2 sites (24 units)

It is noted that more exception sites have been approved in this AMR period than since the AMR 1 period. Also, more units have been approved on such sites than since the AMR 2 period. The reason for this is likely to be a combination of a reduction in suitable sites being available within development boundaries as we reach the end of the Plan period, the development programmes and scale of RSL developments, in addition to individual opportunities that have arisen.

The information for the AMR 5 period correspond effectively therefore with what is noted in terms of the trigger level.

⁷ New permissions only (does not include an example of permission to extend planning permission period granted in a previous AMR period)

⁸ Some sites located within and outside the development boundary. Where the part of a site that is outside the boundary has been considered against Policy TAI 16 (Exception Sites) then these sites/units are considered in this figure.

Whilst it is important to consider how the Plan facilitates the provision of affordable units on exception sites, it is noted that applications for such sites rely on specific schemes being brought forward in locations where the demand for affordable housing cannot be met within the development boundary. Whilst it is important to consider the additional provision of affordable units, it is believed that it is important to consider this in relation to the affordable provision in its entirety.

It is noted that the target in terms of this indicator states "Increase in the number of affordable housing exception sites compared to average during 2015/16 – 2016/17". It is noted that the figure in terms of the exception sites and units permitted in these years was: 2015/16 (3 sites: 3 units); 2016/17 (2 sites: 3 units). Note that the number of exception sites permitted in 2022/23, in terms of the number of sites together with the number of units on these sites, compares positively with this target. The data for AMR 5 period is therefore considered to be acceptable compared with the target information.

Based on the above information, it is not believed that any action is required in terms of this indicator but it is believed that consideration is needed on how to facilitate a sufficient provision of affordable units in the Plan area when preparing the new Plans.

Action:

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

Location of Housing (Part 2)

Indicator: D50			
Objective:	SO15 & SO16	SO15: To ensure that a sufficient and appropriate range of housing sites are available in sustainable locations in accordance with the settlement hierarchy to support economic growth. SO16: To provide a mixture of good quality and affordable housing units, of a range of types and tenures to meet the housing requirements of all sections of the population	
Indicator:	Target:	Relevant Policy:	PS16, TAI1- TAI7, PS 18, TAI 5, TAI 8, TAI 15-TAI 19
		Outcome:	Trigger Level:
D50 Changes in residual Values across the housed price areas identified in Policy TAI 15.	Deliver the maximum level of affordable housing considered viable in accordance with policy TAI 15.	AMR 1	<input checked="" type="checkbox"/>
		AMR 2	<input type="checkbox"/>
		AMR 3	<input checked="" type="checkbox"/>
		AMR 4	<input checked="" type="checkbox"/>
		An increase or decrease of 5% of residual value in any house price area in any one year.	

**Analysis:**

Policy TAI 15 of the Joint Local Development Plan identifies 21 House Price Areas. Since the adoption of the plan 2,464 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 it is not possible to compare recent house prices with the 2016 assumptions for every house price area.

In light of this the Council commissioned work to understand the changes in building costs against general house prices between April 2022 and March 2023 to build upon the 2019, 2021 and 2022 work undertaken for the 1st, 3rd and 4th AMR.

Between 2022 and 2023 there was a slight decline of 1.5% in overall house prices in Gwynedd with a slight increase of 1.1% on Anglesey. On average for the Plan area house prices have increased by 39.6% since 2016.

The growth in prices seen in the plan area between 2016 and 2020 was approximately 10% which is a modest 2% per year. The increase between 2020 to 2022 was 30.3% whilst in the period 2022 to 2023 there was a decline of 0.2%. In Wales the average growth in house prices between 2016 and 2020 was approximately 4.8% per annum with an increase of 27.6% between 2020 and 2022 with a minor increase of 0.1% in the period 2022 to 2023. The dramatic increase seen between 2020 and 2022, which could be partly down to covid, would appear therefore to be a diversion from the longer term and on this basis may have to be considered carefully going forward into 2024 and beyond.

In relation to build costs (based on changes in tender prices) these show an increase of 6.3% between 2022 and 2023. Overall there has been an increase of 26.4% in build costs since 2016.

In last year's report it was commented that "...the economic picture looks quite bleak. There are concerns about inflation, interest rates and levels of public debt. Many of the indicators point significantly towards a much weaker macroeconomy in 2023-4..." This was a correct prognosis as between the 2022 and 2023 reports, viability has tightened as there have been house price falls as against build cost increases.

What is key to viability is the relationship between residual value and land value benchmark. Based upon the land value benchmark included in the evidence bases for a range of local authorities in Wales a fair figure for the JLDP area now is probably around £400,000. This means that in the top 3 sub market areas and settlements, 40% Affordable Housing is viable; with 30% in Rural Central, Mid Rural, Northern Coast and South Arfon and Rural West; and 20% to 30% in the Llangefni and Llŷn and West Coast & Rural Arfon, Holyhead and Amlwch sub markets. 30% is potentially viable in these two sub markets and LVBs will be likely to be lower (than £400,000 per hectare) reflecting lower house prices. In the lowest value sub market, between 10% and 20% should be sought, reflecting weaker development economics.

The implications are that the local authorities can continue to robustly defend their policy position

(based on significant improvements in viability since 2016). However, it may be the case that sites purchased in 2021 and 2022 will prove difficult as the historic land acquisition price will be high compared to today. This could cause landowners to withhold sites from coming forward.

This being stated, housing supply (across Wales and England) remains tight, which will bolster house prices to some extent.

Most commentators predict a fall in house prices this year, followed by a correction for 2024 and beyond.

So, as previously, the position therefore on paper is that the Council can uphold its current policies in site specific negotiations, subject of course to individual site circumstances.

Action:

Continue to monitor as part of the next AMR. Detailed viability studies will be undertaken by the individual authorities as part of the evidence base for their new Local Development Plans.

Indicator: D51

Target has been met during AMB2, no need to continue to monitor.

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
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Indicator:	Target:	Relevant policy:		Trigger level:
		Outcome:		
D52 Number of local market housing units built in settlements noted in Policy TAI 5	Deliver the highest possible level of local market housing in settlements listed in Policy TAI 5.	AMR 1		Fewer than 10 local market housing units built in settlements noted in Policy TAI 5 in any one year.
		AMR 2		
		AMR 3		
		AMR 4		
		<u>AMR 5</u>		

Analysis:

2022/23: 3 local market housing units completed

Although it does not meet with the target level, it is noted that this is the highest number of local market units completed in an AMR period since the adoption of the Joint LDP.

Also note that permission has been granted for four local market units in this AMR period (4 different planning permissions).

It is noted that there is extant permission for 6 local market units (on 31/3/23). Including the units approved in this AMR period, it is noted that 4 such units have been completed in total.

There is a planning condition attached and three other permissions (for a total of 8 units) where there is a condition with the planning permissions that notes that the units have to be either local market or affordable units.

Whilst this proportion of permissions would not lead to meeting the target level, it is noted that the number of completed and approved local market units (in terms of the number of units and permissions) in this AMR period are higher than any previous period.

Bearing in mind that Policy TAI 5 in relation to Local Market Housing has introduced a totally new policy principle that was not apparent in previous development plans, there is a suggestion that the policy requirement is starting to have a real impact. On this basis, it is believed that there has been a time delay between the adoption of the Joint LDP, accepting a completely new policy principle for the relevant settlements and then constructing such housing. There may be a suggestion in the AMR 5 data that the policy requirement is starting to be accepted more widely by the public and housing developers. An assessment of the situation in Annual Monitoring Reports in the future will be able to confirm this or otherwise.

It is hoped that there will be further progress in the number of such units constructed and permitted as the policy principle is established and accepted further. Whilst it is important that new housing of this type is provided to meet the needs of local communities, the policy has clearly restricted speculative developments in locations that have the most acute problems in terms of the housing market.

It will be important however to consider aspects in relation to promoting more local market housing developments as part of the new Plan to ensure that the policy is effective in terms of meeting local housing needs.

Based on the above it is not believed that any action needs to be taken at present with respect to this indicator. A further assessment of this policy will be an important part of the preparation of the new Plans. In this respect it will be important, for instance, to update the evidence base and to possibly consider other sources of evidence also. Research is also needed to understand the reasons for the low number of local market units that have received planning permission and developed, including any new aspects and constraints that have become apparent since






introducing the policy. It must be ensured by this that there is sound evidence to support the Policy.

Action:

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

Indicator: D53

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:		Trigger level:
		Outcome:		
D53 Planning applications and appeals to modify or remove section 106 agreements or conditions relating to local market housing	Retain S106 agreements and conditions that facilitate delivery of local market housing in accordance with Policy TAI 5.	AMR 1		Planning application or appeal to modify or remove S106 agreements or condition relating to local market housing approved or allowed (as appropriate) in any one year berthnasol) mewn unrhyw flwyddyn
		AMR 2		
		AMR 3		
		AMR 4		
		<u>AMR 5</u>		

Analysis:

No planning applications or appeal decisions to modify or remove section 106 agreements or conditions for local market housing have been approved or permitted (during this AMR period nor since adopting the Plan).

In accordance with the Planning Act 1990, it is possible to appeal a planning obligation to the Planning Inspectorate after five years, on the grounds that it has no relevant planning reasons. Before this, planning obligations may be renegotiated if the local planning authority and developers agree. However, bearing in mind that any planning permission for a local market house is based on policy within the Joint LDP that was adopted in 2017, it is highly unlikely that a Local Planning Authority would be willing to amend or remove a section 106 condition/agreement relating to restricting a house to a local market house.

Action:

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

Indicator: D54

Target achieved during AMR1, no need to continue to monitor.

Local Housing Market Assessment**Indicator: D55**

Target has been met during AMB2, no need to continue to monitor.

Gypsy and Traveller Accommodation

Both Councils commissioned ARC 4 to help with undertaking a Gypsy and Travellers Accommodation Needs Assessment in 2022 (GTAA), the final report was presented in February 2023.

The GTAA identified the following residential need within the plan area:

Local Authority	Unmet Need (5 years) to 2025	Unmet need (plan period) to 2036 which includes 2025 target
Gwynedd	7	11
Ynys Môn	9	11

In addition, the following transit needs were identified:

- A site of up to 10 pitches for caravans in the central part of Ynys Môn;
- A site for a small number, of up to 3 caravans in proximity to the ferry terminal Holyhead;
- No further site in Gwynedd as there is already a stopping place available in Caernarfon.

Since a new Local Development Plan will not be adopted until after 2025 for either authority any identified need by 2025 will have to be delivered through the Joint Local Development Plan Policy TAI 19 'New Permanent or Transit Pitches or Temporary Stopping Places for Gypsy and Travellers'.

Ynys Môn

The GTAA was agreed by the Anglesey Council Leader under delegated power in March 2023. Anglesey submitted the final report to Welsh Government as accepted by Anglesey on 31st March 2023 and is now working to a work plan that reflects the needs identified in the final assessment.

The Council is now working to deliver the recommendations of the 2022 Assessment.

Since the 2022 Assessment there has been a change in need on the unauthorised tolerated site at Lôn Pentraeth with the household identified in the study having moved from the site. However, two new households have moved in and occupied the tolerated site.

Whilst the 2022 Assessment identified a residential need for 7 pitches by 2025 and a further two by 2036 the GTAA does state that this is a potential need from bricks and mortar and in-migrant households. In light of this the GTAA further states that any applications for sites should be considered through the development plan process and that it is not proposed that a specific land allocation for residential pitches is necessary at this time since those in need are currently housed.

Previously, following a consultation process, the site near Star was selected as a suitable site for temporary need for the centre of the Anglesey and it obtained planning permission in 2018. The costs of the scheme were found to be significant, therefore solutions and funding sources are still being explored. The Gypsy and Traveller Accommodation Needs Assessment (GTAA) 2022 would suggest a transit need of up to 10 pitches in the centre of the island to accommodate up to 20 caravans based on historic patterns of travelling for work and unauthorised encampment activity.

The Assessment also identified that there is also a need for an overnight stopping area in Holyhead for Irish Travellers using ferries, the potential for utilising council car park land is being explored.

Gwynedd

The GTAA is still to be agreed by Cyngor Gwynedd.

A residential need of 7 pitches by 2025 is identified within the GTAA. Since the new Local Development Plan will not be adopted until post 2025 this need will have to be delivered through Policy TAI 19 of the Joint Local Development Plan.

The GTAA did not identify a need for additional transit sites within Gwynedd.

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	—
		AMR 5	—
Analysis:			
<p>The 2022 GTAA identified 1 household on the tolerated Lôn Pentraeth site on Ynys Môn with this household seeking to relocate to bricks and mortar. By March 2023 this individual had moved from the site, however, 2 new households had moved in and occupied the tolerated site.</p> <p>Whilst planning permission will not be sought for the Penhesgyn site Anglesey Council continues to provide support to individuals residing at the Lôn Pentraeth site whether short or long term.</p>			
Action:			
Isle of Anglesey County Council continues to seek a resolution to the accommodation needs from the 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	<p>To provide a mixture of good quality and affordable housing units, of a range of types and tenures to meet the housing requirements of all sections of the population:</p> <p>Key outputs:</p> <ul style="list-style-type: none"> there will be a consistent minimum 5 year supply of land for housing; housing growth will be distributed across the Plan area in accordance with the spatial distribution; the supply of affordable housing units will have increased; the demand for sites for Gypsies and Travellers will have been addressed. 	
Indicator:	Target:	Relevant policy:	PS1

		Outcome:		Trigger level:
D57 The number of additional Gypsy pitches provided on an extension to the existing residential Gypsy site, adjacent to the Llandygai Industrial Estate, Bangor	Provide 5 additional pitches on an extension to the existing residential Gypsy site adjacent to the Llandygai Industrial Estate, Bangor by the end of 2017/ 2018	AMR 1		Failure to provide additional 5 pitches on an extension to the existing residential Gypsy site adjacent to the Llandygai Industrial Estate, Bangor by end of 2017/ 2018
		AMR 2		
		AMR 3		
		AMR 4		
		AMR 5		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
	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			

Analysis:

An additional 5 pitches have been provided with a total of 12 permanent pitches now available to Gypsies all of which were occupied at March 2023.

The GTAA 2022 report identifies a residential need of 7 pitches by 2025 with a further 4 by 2036. The provision of 5 additional pitches as well as upgrading the existing pitches at the Gypsy site in Llandygai industrial estate means there is no additional land available to further expand this site. Since a new Local Development Plan will not be adopted until post 2025 the 7 pitches needed by 2025 will have to be delivered through Policy TAI 19 of the Joint Local Development Plan.

Action:

Continue to monitor as part of the next AMR. Consideration will be given to this as part of the new Plans.

Indicator: D58

Objective:

SO15

To ensure that a sufficient and appropriate range of housing sites are available in sustainable locations in accordance with the settlement hierarchy to support economic growth.

	SO16	<p>To provide a mixture of good quality and affordable housing units, of a range of types and tenures to meet the housing requirements of all sections of the population:</p> <p>Key outputs:</p> <ul style="list-style-type: none"> • there will be a consistent minimum 5 year supply of land for housing; • housing growth will be distributed across the Plan area in accordance with the spatial distribution; • the supply of affordable housing units will have increased; • the demand for sites for Gypsies and Travellers will have been addressed. 		
Indicator:	Target:	Relevant policy:	PS1	
		Outcome:	Trigger level:	
D58 The need for additional pitches 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		
		AMR 5		
Analysis:				
<p>The Gypsies and Travellers Accommodation Needs Assessment 2022 identified the need for transit 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 up to 10 pitches, and up to 3 caravans in Holyhead.</p> <p><u>Gwynedd</u></p> <p>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.</p> <p><u>Anglesey - Centre of the Island</u></p> <p>Identifying funding avenues for the development of the STAR site is ongoing. In the interim the Gaerwen Park & Ride can be utilised when the need arises as a temporary measure and appropriate facilities are arranged when there is demand for the use of the site.</p> <p><u>Anglesey – Holyhead</u></p> <p>The results of the 2022 GTAA determined that a temporary stop over site is required in Holyhead. Discussions will take place with the Leisure service to determine the viability of utilising Council Land Car Parks. This is embedded into the work plan as a result of the GTAA</p>				

and will be reviewed on an ongoing basis to determine progress.

Action:

Continue to monitor as part of the next AMR. Consideration will be given to this in the new Plans.

Indicator: D59

Objective:	SO15	To ensure that a sufficient and appropriate range of housing sites are available in sustainable locations in accordance with the settlement hierarchy to support economic growth.
	SO16	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		The number of encampments and length of stay suggests a need for additional supply of pitches.
		AMR 2		
		AMR 3		
		AMR 4		
		AMR 5		

Analysis:

On Anglesey, there remains one unauthorised tolerated site at Lôn Pentraeth.

Other unauthorised encampment sites during this year on Ynys Môn include:

Site	Caravans	Arrival Date	Departure Date	Number of Days
Bryn Cefni Business Park, Llangefni	2	15.07.22	24.7.22	10 days

The following unauthorised encampment during the year in Gwynedd include:

Site	Caravans	Arrival Date	Departure Date	Number of Days
Caernarfon Road Lay-by, Bangor	1	13.10.22	13.01.23	93 days
Safle parcio, Criccieth	1	13.09.22	14.09.22	2 days
Bodawen Playground, Porthmadog	2	12.08.22	14.08.22	3 days






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

Action:






Continue to monitor as part of the next AMR to see whether similar patterns emerge in future. This will be considered as part of the preparation of the new Plans.

6.5 Natural and Built Environment

Conserving and Enhancing the Natural Environment

Indicator: D60				
Objective:	SO17	Protect, enhance and manage the natural and heritage assets of the Plan area, including its natural resources, wildlife habitats, and its landscape character and historic environment		
Indicator:	Target:	Relevant Policy	PS19, AMG1, AMG2, AMG3, AMG4, AMG5, AMG6, PS20, AT1, AT3, AT4	
		Outcome:	Trigger Level:	
D60 - Number of planning applications permitted on locally important biodiversity and geodiversity sites	Biodiversity or geodiversity value of locally important sites maintained or enhanced in accordance with Policy AMG 5 and Policy AMG 6	AMB 1		One application permitted contrary to Policy AMG 5 or Policy AMG 6
		AMB 2		
		AMB 3		
		AMB 4		
		AMB 5		
Analysis:				
<p>After an examination of the planning applications determined it does not appear that a planning permission has been approved, contrary to policy AMG 5 and AMG 6 during the monitoring period.</p> <p>It appears that the policies are implemented effectively.</p>				
Action:				
Continue to monitor as part of the next AMR. Full consideration will be given to this during preparation of the new Local Development Plans.				

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		
		AMB 5		

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 5; these were as follows:

1. HHP/2022/133 - Full application for alterations and extensions at Melin Cadnant.
2. C22/0676/15/LL - Resurfacing and rearranging the Glyn car parks including the creation of an accessible walking path with a tarmac surface and the installation of a gravel cell surface system within the parking areas - Maes Parcio, Y Glyn, Llanberis
3. C22/0832/18/LL - Erection of interpretation sign - Quarry Hospital, Parc Gwledig Padarn, Llanberis, Caernarfon, Gwynedd.
4. C22/0870/37 - Full application for a proposed upgrade of an existing base radio station consisting of a 5m lattice tower extension, installation of 2 no antennas on the tower, installation of 2 no 0.3mm dishes, installation of 1 no cabinet with associated meter cabinet and ancillary development.- Trefor Eifl Road, Llithfaen.
5. C23/0077/5/LL - Full planning application (amendment to planning approval C22/0676/15/LL) to enable 9 Motorhome bays to be used for short stay overnight use at the Llanberis Y Glyn Car Park Bay 2 site - Llanberis. Gwynedd.

It was not considered that any planning permission granted disturbed an international/national biodiversity or geodiversity value of these designations. Consequently, it is considered that all permissions complied with policy PS 19, and that the policy are continuing to be implemented effectively.

Action:








No action currently required. Continue to monitor as part of the next AMR. Full consideration will be given to this during preparation of the new Local Development Plans.

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		
		AMB 5		
Analysis:				
No planning application was permitted for a 'major development' within the AONBs during the monitoring period.				
Action:				
No action currently required. Continue to monitor as part of the next AMR. Full consideration will be given to this during preparation of the new Local Development Plans.				

Preserving and Enhancing Heritage Assets

During the period of AMB 5 the 4 the Supplementary Planning Guidance (in partnership with the Snowdonia National Park) 'North Wales Slate Landscape Area' was adopted (Adopted September 2022) and is a material planning consideration when making decisions on planning applications.

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		
		AMB 5		
Analysis:				
<p>No planning application was approved within the Castles and Town Walls of King Edward' WHS, 54 within the 'Slate Landscapes of Northwest Wales' WHS, and a total of 85 planning applications (full/outline) within the Plan's Conservation Area. These include the changes of use, new dwelling, conversions, alterations & extensions.</p> <p>It is considered that these permissions comply with Policies PS 20 and AT 1 and that these policies are continuing to be implemented effectively.</p>				
Action:				
No action currently required. Continue to monitor as part of the next AMR. Full consideration will be given to this during preparation of the new Local Development Plans.				

Indicator: D64				
Objective:	SO17	Protect, enhance and manage the natural and heritage assets of the Plan area, including its natural resources, wildlife habitats, and its landscape character and historic environment		
Indicator:	Target:	Relevant Policy	PS19, AMG1, AMG2, AMG3, AMG4, AMG5, AMG6, PS20, AT1, AT3, AT4	
		Outcome:	Trigger Level:	

D64 – Prepare and adopt a Supplementary Planning Guidance relating to Heritage Assets	Prepare and adopt a Supplementary Planning Guidance in relation to Heritage Assets within 18 months of the Plan's adoption	AMB 1		Not adopting a Supplementary Planning Guidance within 18 months of the Plan's adoption
		AMB 2		
		AMB 3		
		AMB 4		
		AMB 5		
Analysis:				
Initial work relating to preparing the SPG has been undertaken. However, with the release of TAN 24 (Historic Environment) and a number of CADW guidance publications, it is considered that there is no longer a need for a specific SPG on this matter. In addition, it is noted that the adopted Supplementary Planning Guidance: The North West Wales Slate Landscape World Heritage Site outlines how Gwynedd Council and its partners would manage the Site in the future, by protecting our heritage and by ensuring high quality and appropriate development.				
Action:				
Consideration will be given to the need to prepare an SPG as part of the preparation of the new Plans				

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)	AMR 1		Triggers to be established at a regional level in accordance with TAN21
		AMR 2		
		AMR 3		
		AMR 4		
		AMR 5		
Analysis:				

Based on the North Wales Waste Monitoring Report for 2020 there is no need to provide additional non-hazardous or inert waste landfill within the North Wales region, and careful consideration should be given to the possibility of an over-provision in dealing with proposals to develop further residual waste treatment in the region.

In accordance with the requirements of TAN 21, Waste Monitoring Reports must be undertaken in order to identify whether sufficient regional landfill and waste treatment capacity is maintained; whether the spatial provision is sufficient to meet this need; and whether local planning authorities need to undertake necessary steps to meet any unforeseen issue, and to enable Welsh Government and local planning authorities to provide a strategic overview of trends in the waste sector to inform the LDP and provide guidance when dealing with waste planning applications.

Action:

Continue to monitor as part of the next AMR. Consideration will be given to this as part of the preparation of the new Plans.

Indicator: D66

Objective: SO18 Encourage waste management based in the hierarchy of reduce, re-use, recovery and safe disposal.

Indicator:	Target:	Relevant policy:		GWA 1
		Outcome:	Trigger level:	
D66 – Number of planning applications for waste management facilities on employment sites identified in Policy GWA 1 and Policy CYF 1.	Increase in number of waste management facilities provided on employment sites identified in Policy GWA 1 and Policy CYF 1, compared to number provided on employment sites in 2016/2017.	AMR 1		No planning applications for waste management facilities on employment sites identified in Policy GWA 1 and Policy CYF 1.
		AMR 2		
		AMR 3		
		AMR 4		
		AMR 5		

Analysis:

Two planning permissions for energy from waste related development during this AMR period.

It is considered that Policies CYF 1 and GWA 1 are implemented efficiently. The Councils will continue to monitor the indicator.

Action:

Continue to monitor as part of the next AMR. Consideration will be given to this as part of the review of the Plans.

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		
		AMB 5		
Analysis:				
<p>At the end of 2016, there was a residual 42.94 million tonnes of permitted crushed rock aggregate reserves, which is far above the threshold level (Source: North Wales Regional Aggregates Working Group Annual Monitoring Report (2016)). The information is based on the distribution outlined in the Second Review of the Regional Technical Statement (RTS) that is undertaken every five years.</p> <p>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 Second Regional Technical Statement.</p>				
Action:				
Continue to monitor as part of the next AMR. This will be considered by the individual Authorities as part of the preparation of their new Local Development Plan.				

Indicator: D68				
Objective:	SO19	Meet the needs of minerals locally and regionally in a sustainable manner.		
Indicator:	Target	Relevant Policy:	PS 22, MWYN 6	
		Outcome:	Trigger Level:	
D68 – Sand and gravel land supply in the Plan area.	Maintain a minimum 7 year land supply of sand and gravel	AMB 1		One Planning application permitted contrary to Policy MWYN 6
		AMB 2		

	throughout the Plan period in the Plan area in line with Policy PS22.	AMB 3	
		AMB 4	
		AMB 5	

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 Second Review of the Regional Technical Statement (RTS) that is undertaken every five years. Each review of the Regional Technical Statement provides a mechanism in order to encourage the national sustainability objectives that every individual Local Authority in the region need to fulfil over a 22 year period for sand and gravel (which is sufficient to fulfil the requirements of NCTM1 of achieving a 7 year land bank) during the 15 year period of the Joint LDP. Whilst the landbank of sand and gravel for the Plan area is below the 7 year threshold, the preferred areas identified in Policy MWYN 2 of the JLDP exceeds the minimum allocation needed to meet the required provision in the Regional Technical Statement.

Action:

Continue to monitor as part of the next AMR. This will be considered by the individual Authorities as part of the preparation of their new Local Development Plan.

Indicator: D69

Objective:	SO19	Meet the needs of minerals locally and regionally in a sustainable manner.		
Indicator:	Target	Relevant Policy:	PS 22, MWYN 6	
		Outcome:	Trigger Level:	
D69 – Number of Planning applications permitted within a mineral buffer zone	No development permitted within a mineral buffer zone that would lead to the sterilisation of the mineral Resource, unless it is in accordance with Policy MWYN 6	AMB 1		One Planning application permitted contrary to Policy MWYN 6
		AMB 2		
		AMB 3		
		AMB 4		
		AMB 5		

Analysis:

14 planning permissions were granted on sites within a mineral buffer zone. The types of permission varies from being householder development, agricultural developments, energy developments and application relating to the mineral site.

No planning permission was granted within a mineral buffer zone that is contrary to Policy MWYN 5. Consequently, it is considered that Policy MWYN 5 is implemented efficiently. The Councils will continue to monitor the indicator.

Action:

Continue to monitor as part of the next AMR. This will be considered by the individual Authorities as part of the preparation of their new Local Development Plan.

CHAPTER 4: CONCLUSIONS AND RECOMMENDATIONS

- 4.1 As with the previous AMRs, AMR5 will provide evidence on the indicators for comparison in future years to enable the Councils to identify any trends. AMR5 along with the previous AMRs will also provide important evidence for the preparation of the new Local Development Plans.
- 4.2 It is considered that on the whole good progress is being made in delivering the targets outlined in the monitoring framework. Where targets have not been met this is largely due to factors outside of the control of the JLDP. As has been noted above these factors will need to be considered by the when preparing a new LDP. While there are issues where further work is needed and the policies need to be revisited, the statutory steps of preparing new Plans must be followed with the preparation of a sound evidence base to support any changes to policy or new policies.
- 4.3 The number of houses completed in the Plan area since the Plan's start date (2011) is lower than the expected figure. There are a number of reasons for this including, economic growth has not been at the expected scale, large scale infrastructure projects have not progressed, consequences of the Pandemic or that demand for housing in some areas of the Plan has not been at the expected rate.
- 4.4 931 affordable houses have been given permission since the LDP was adopted in 2017 with a 163 of these granted permission during 2022-23. In addition, 713 affordable housing units were completed during the 2017-23 period. 122 affordable housing units have been completed during 2022-2023 which is a small increase on the previous year. These figures do not include housing that is affordable due to their 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. Of the units given permission and completed since the Plan's adoption the percentage of affordable housing is approximately 48%. This means that new permissions under the Plan thus far, have delivered a high percentage of affordable housing, ensuring that local needs are being addressed and this assists to maintain the language within the Plan's area.
- 4.5 On the whole the indicators contained within the monitoring framework are performing in accordance with expectations under the circumstances. Where policy targets are not being achieved this on the whole is due to factors which are outside of the control of the JLDP, for example indicators related to Wylfa Newydd, the implications of this will be considered whilst preparing new Plans. Where other policy targets are not being achieved there are currently no concerns regarding policy implementation. These matters will be considered whilst the Council's prepare the evidence base for their new Local Development Plans. Despite the contextual changes outlined in chapter two and the conclusion of the Review Report that a replacement plan should be prepared it is considered that the JLDP policies are still relevant and provide a sound planning framework for determining applications across the plan area. Below highlights how the plan is still delivering for the area:
 - No policies have been identified as failing to deliver the objectives of the plan. However, it is noted that 13 indicators indicate that the policy is not being implemented as effectively

as was expected. The majority of these indicators relate to failing to reach expected growth targets e.g. employment land, renewable energy and housing growth level. As detailed in the AMR, these failures are related to major infrastructural developments/national infrastructure projects envisaged in the preparation of the Plan not progressing and the expected growth target has therefore not been addressed.

- 8 applications were refused partly due to language issues and 13 applications were granted permission with a planning condition for language mitigation measures.
- Some developments reported on are decisions which were made before the adoption of the JLDP.
- On the whole appeal decisions since the adoption of the JLDP have supported the policies and strategy of the Plan with appeal decisions that have been allowed do not undermine the policies of the JLDP.
- Permission has been granted for 315 new residential units (including requests to reconsider or extend the expiry date of current permissions) during 2022/23 There were 163 units (52%) for affordable housing
- 122 affordable housing units have been completed in 2022-23.
- The housing land bank (sites with extant permission) at 2023 in Gwynedd and Anglesey excluding units the JLDP has noted are unlikely to be developed during the Plan period stood at 2096 units (1,452 not started and 644 under construction) of which 665 were for affordable units (353 units not started and 312 units under construction).
- It is noted that 4569 units have been completed in the Plan area between the base date (2011) and 2022/23, whilst the trajectory notes a figure of 5663 units. This is therefore 19.3% (1094 units) lower than the figure in the trajectory. Part of this shortfall is due to the delay in the implementation of major infrastructure projects in the plan area. A revised trajectory has been prepared for the remainder of the Plan period based on information up to the end of the AMR 5 period and input from the Housing Stakeholder Group.
- No planning applications or appeal decisions to modify or remove S106 agreements or conditions for local market housing have been approved or permitted (during this AMR period nor since adopting the Plan).
- Proposals for new employment development on safeguarded sites have been supported by the policies within the JLDP.
- 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.

4.6 The JLDP will continue to be monitored in line with the monitoring framework as set out in Chapter 7 of the JLDP. Full consideration will be given to the conclusions of the Annual Monitoring Reports in preparing the evidence base that will support the policies of the new Local Development Plans.

Appendix 1 – Sustainability Appraisal Monitoring

1. SUSTAINABILITY APPRAISAL MONITORING

- 1.1 The JLDP was subject to Sustainability Appraisal (SA) including Strategic Environmental Assessment (SEA) as an iterative process through the plan preparation process. The SA incorporated the SEA requirements in accordance with EU Directive 2001/42/EC. The purpose of the SA was to appraise the likely social, environmental and economic effects of the Plan, to ensure they were consistent with the principles of sustainable development. The SA of the JLDP identified 11 objectives and 29 indicators which are intended to measure the social, economic and environmental impact of the Plan.
- 1.2 It should be noted that the monitoring programme contained within the Sustainability Appraisal Report was preliminary and only identified potential indicators. The monitoring process has found that there is opportunity to improve the SA monitoring to ensure that appropriate data is collected. Whilst none of the indicators are deleted, it should be noted that the analysis makes it clear where information is unavailable and/or not applicable. In some instances information is no longer available (or relevant); in other instances the data available is of insufficient detail to enable useful monitoring.
- 1.3 There are a number of SA indicators where information is not published annually, for example those based on the census. The implications of the Covid pandemic has also meant that some information has not been available. 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 fifth Annual Monitoring Report, the focus of the analysis will be to assess the changes that have happened with respect to each SA indicator since the fourth AMR of the JLDP. The data collected includes a mix of qualitative and quantitative data with a commentary under each SA objective to describe progress. Each SA Objective is assessed against the relevant monitoring indicators, with the findings set out in the sections below. The following colour coding has been used to give an overall summary of the findings for each indicator:

Colour	Indication
?	Positive Impacts
+/-	Mixed Impacts
X	Negative Impacts
0	Neutral / Data Unavailable

Summary of SA Monitoring

1.6 Table 1 sets out the summary assessment of the results of the Sustainability Appraisal Monitoring. summary analysis of these results is provided in paragraph 1.7

Table 1: Sustainable Appraisal Monitoring - Summary		
Objectives		Result
1	Maintain and enhance biodiversity interests and connectivity	?
2	Promote community viability, cohesion, health and well being	0
3	Manage and reduce the impacts of climate change by promoting and supporting mitigation and adaptation measures	?
4	Conserve, promote and enhance the Welsh language	X
5	Conserve, promote and enhance cultural resources and historic heritage assets	?
6	Support economic growth and facilitate a vibrant, diversified economy providing local employment opportunities	?
7	Provide good quality housing, including affordable housing that meets local needs	?
8	Value, conserve and enhance the plan area's rural landscapes and urban townscapes	?
9	Use land and mineral assets efficiently and promote mechanisms for waste minimisation, re-use and recycling	?
10	Promote and enhance good transport links to support the community and the economy	?
11	Safeguard water quality, manage water resources sustainability and minimise flood risk	?

Summary of Results

1.7 The results of the Sustainability Appraisal monitoring indicate that out of the 11 Sustainability Objectives, overall positive effects were identified for 9 objectives, neutral effects for 1 objective and 1 objective identified as having a negative effect. The findings are an improvement to the results of the previous AMR in that there is an increase of 2 with positive effects. However, the 2021 Census results for the number of Welsh Language speakers means that 1 objective is identified as having a negative impact. 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	2021/2022	See explanation below	?
2) Net loss of biodiversity in LDP area caused by development	Decrease	-	See explanation below	0
3) % of features (various types) in favourable condition, including both land and marine based	Increase	2019/2020	See explanation below	0
4) Achievement of BAP objectives and targets	Increase	-	See explanation below	0
5) Trends and	Improvement	-	See	0

status of NERC 2006, Section 42 species/habitats			explanation below	
6) Number and area of SINCs and LNR within the plan	Maintain/Increase	2019/2020	See explanation below	?

Explanation / Analysis

- 1) 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 5. These were as follows:
 - ADV/2022/4 – Application to erect a heritage interpretation sign at South Stack, Holyhead. NRW had no objection to the proposed development and it would not have an adverse effect on Glannau Ynys Cybi SAC, SPA and SSSI.
 - C22/0382/24/LL – Installation of a new bird hide, Cuddfan y Foryd, Saron. NRW was satisfied that mitigation measures identified are likely to reduce any impacts on the marine environment and there would likely be no adverse impacts on the Menai Strait and Conwy Bay SAC.
 - C22/0676/15/LL – Resurfacing the car park at Y Glyn, Llanberis. NRW was satisfied that mitigation measures identified and conditions suggested are likely to reduce any impacts on the environment and there would likely be no adverse impacts on the Llyn Padarn SSSI.
 - C22/0832/18/LL – Erection of an interpretation board, Quarry Hospital, Parc Gwledig Padarn, Llanberis. NRW had no objection to the proposed development and it would not have an adverse effect on the Llyn Padarn SSSI.
 - C23/0077/15/LL – Change of use of existing parking spaces to create 9 motorhome bays, Y Glyn, Llanberis. NRW had no objection to the proposed development and it would not have an adverse effect on the Llyn Padarn SSSI.
- 2) While this is not currently monitored by the Authority due to limited resources, policies within the LDP ensure that biodiversity is protected.
- 3) No updated data since the previous AMR. The information only available for SACs and SPAs and the results are as follows:
 - SACs - 40% (8 of 20 SACs located or partially located within the LDP area) are of all features of 'favourable' condition;
 - SPAs - 89% (8 of 9 SAPs located or partially located within the LDP area) are of all features of 'favourable' condition.
- 4) No information currently available as this is not monitored by the Authority due to limited resources.
- 5) No information currently available as this is not monitored by the Authority due to limited

resources.

- 6) No change since the previous AMR:
- 392 (7115HA) confirmed Wildlife Sites (SINCs)
 - 13 (3137HA) LNRs

SA Objective 2: Community & Health

SA Indicator	Target	Baseline /Previous Data	Recent Data	Performance
1) % of total population with access to key services	Increase	-	Data not available	0
2) Lifestyle related health measures (e.g. overweight/obese)	Improvement	-	Data not available	0

Explanation / Analysis

- 1) Data for this indicator is not currently available on a Local Authority level. Continue to monitor the indicator in future AMRs.
- 2) Data for this indicator is not currently available on a Local Authority level. Continue to monitor the indicator in future AMRs.

SA Objective 3: Climate Change

SA Indicator	Target	Baseline /Previous Data	Recent Data	Performance
% change in carbon dioxide emissions from industry / commercial, domestic, road transport, land use change and forestry sectors.	Decrease	2018/19	See explanation below	?

Explanation / Analysis

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

The following tables highlights CO2 emission estimates (KtCO2) in all 5 sectors in Gwynedd and Anglesey between 2005 and 2019:

Gwynedd

	2005	2018	2019
Industry	200.8	128.9	133.6
Commercial	109.9	50.6	45.1
Domestic	358.5	218.8	213.3
Transport	280.3	273.7	266
Forestry and Land Use Change	56.2	14.3	16.5

(Source: Department for Business, Energy and Industry)

- As can be seen from the table above, there has been a decrease in carbon emissions in the Commercial, domestic and transport sectors since the previous AMR. However, there was a minimal increase in emissions in the industry and forestry/land use change sectors. Having said this, it is noted that there has generally been a downward trend in emissions in all sectors since 2005.

Anglesey

	2005	2018	2019
Industry	343	76.9	76.5
Commercial	59.7	31	29.7
Domestic	210.8	129.9	126.7
Transport	136.2	137	134.7
Forestry and Land Use Change	38.6	20.3	19.3

(Source: Department for Business, Energy and Industry)

- As can be seen from the table above, there has been a decrease in carbon emissions in all 5

sectors since the previous AMR.

SA Objective 4: Welsh Language

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

Explanation / Analysis

Policy PS 1: The Welsh Language and Culture, promotes and supports the use of the language. The aim of Policies PS 1, PS 5 and PS 6 is to integrate ‘sustainable development’ into the development process, in order to maintain and create distinctive and sustainable communities.

An Annual Report of the population who say they speak Welsh by the ONS is published quarterly, the basis of this is data from a survey. However as a result of figures in the 2021 Census and the difference between these and figures in the Annual Report the Welsh Government intends to commission work to establish why there is a difference between the figures. Due to this and the availability of language skills figures from the 2021 Census this year the AMR is focusing on Census figures rather than figures from the annual Survey.

In Gwynedd on the Census day in 2021 there were 73,560 people (aged 3+) were able to speak Welsh which equates to 64.4%. In 2011 the equivalent percentage was 65.4% with the number of Welsh speakers aged 3+ in 2011 being 77,000. Therefore, the proportion has fallen by 1% with the number of Welsh speakers reduced by 3,440.

In Anglesey on the Census day in 2021 there were 37,413 people (aged 3+) able to speak Welsh which equates to 55.8%. In 2011 the corresponding percentage was 57.2% with the number of Welsh speakers aged 3+ in 2011 being 38,568. Therefore, the proportion has fallen by 1.4% with the number of Welsh speakers down by 1,155.

For more detail relating to the Welsh language please refer to the Welsh language indicators in section ?? (pages ?? to ??).

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	2020/2021	2021/2022 See explanation below	?

Explanation / Analysis				
<p>Data relating to the number of historic assets at risk / change in number at risk is currently not available on a Local Authority level. No planning permission was granted for applications that were contrary to policies PS 20 and AT 1 during the monitoring period. 50 planning applications were approved within the Slate Landscape of North Wales World Heritage Site compared 51 during the previous AMR period. A total of 97 planning applications were approved within the Plan's Conservation Areas – an decrease of 4 planning applications during the previous AMR period. These include the change of use of former Churches, new dwellings, annexes, changes of use, conversions, alterations & extensions. It is considered that these permissions comply with Policies PS 20 and AT 1 and that these policies are continuing to be implemented effectively.</p>				

SA Objective 6 Economy and Employment																
SA Indicator	Target	Baseline/Previous Data	Recent Data	Performance												
1) Economic activity by sector	Increase	2021/2022	See explanation below	?												
2) Employment status of residents 16 years +	Increase	2021/2022	See explanation below	?												
3) Number of people commuting into and out of authority areas	Mixed results in commuting patterns	2022	See explanation below	+/-												
Explanation / Analysis																
<p>1 & 2) Statistics show that there has been an increase in economic activity and employment rate in the Gwynedd and Ynys Môn Local Authority areas between December 2021 and December 2022 as can be seen in the table below. This is likely to be due to the continued recovery from the covid pandemic.</p> <p>Employment Rate (Ages 16-64)</p> <table border="1"> <thead> <tr> <th></th> <th>Year ending 31 December</th> <th>Year ending 31 December</th> <th>Year ending 31 December</th> <th>Year ending 31 December</th> <th>Year ending 31 December</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>						Year ending 31 December	Year ending 31 December	Year ending 31 December	Year ending 31 December	Year ending 31 December						
	Year ending 31 December	Year ending 31 December	Year ending 31 December	Year ending 31 December	Year ending 31 December											

	2018	2019	2020	2021	2022
Ynys Môn	75.7	77.1	75.1	69.6	76.9
Gwynedd	74.4	72.2	73.2	70.1	76.9
Wales	71.3	73.2	72.7	73.1	73.3

Source: Stats Wales

- 3) Statistics show that there has been an increase in the number of people commuting out of Gwynedd and a decrease in the amount of people commuting out of Anglesey. Whilst there has been a decrease in the number of people commuting into Gwynedd and a increase in people commuting into Anglesey as can be seen in the table below. Continue to monitor the indicator.

Commuting Patterns by Welsh Local Authority

	Number of people commuting out of the area 2018	Number of people commuting out of the area 2019	Number of people commuting out of the area 2020	Number of people commuting out of the area 2021	Number of people commuting out of the area 2022
Anglesey	10,200	10,500	9,800	7,800	6,900
Gwynedd	8,600	8,700	8,000	5,700	7,100
Wales	95,400	98,500	100,300	92,100	78,500

Source: StatsWales

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

Source: StatsWales

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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	2021/2022	See explanation below	☐

Explanation / Analysis

The table below compares the percentage of affordable housing completions since the plan’s adoption:

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	189	548	35.6%
2019-2020*	132	461	28.6%
2020-21*	82	362	22.7%
2021-2022	107	344	31.1%
2022-2023	122	298	40.9%

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

There has been an increase in the number of new affordable housing units provided and the proportion of affordable units as a percentage of total housing completions increased in 2022-23 compared to 2021-22. The target for this indicator has been met.

SA Objective 8: Landscape and Townscape

SA Indicator	Target	Baseline/Previous Data	Recent Data	Performance
1) Proportion of high/very high quality landscapes identified by LANDMAP	Increase	2019-2020	See analysis below	?
2) Number / proportion of new developments within AONBs	Decrease	2021-2022	See analysis below	?
3) Number / proportion of new developments within areas classed as outstanding by LANDMAP	Decrease	2021-2022	See analysis below	?

Explanation / Analysis

- 1) No change since the previous AMR. The results for the areas defined under LANDMAP are as follows:
 - Visual and Sensory - 51% (135 out of 267 areas) of areas were classed as High or Outstanding;
 - Cultural 98 % (374 out of 382 areas) of areas were classed as High or Outstanding;
 - Geological - 62% (133 out of 213 areas) of areas were classed as High or Outstanding
 - Historical Landscapes - 81% (319 out of 392 areas) of areas were classed as High or Outstanding;
 - Landscape Habitats - 47% (592 out of 934 areas) of areas were classed as High or Outstanding.

- 2) The number of approved planning applications within AONBs are as follows:
 - 2018/2019 = 540
 - 2019/2020 = 219
 - 2020/2021 = 222
 - 2021/2022 = 340
 - 2022/2023 = 209

3) The number of approved planning applications within areas classed as outstanding by LANDMAP are as follows;

LANDMAP Category	AMR 1	AMR 2	AMR 3	AMR 4	AMR 5
Visual and Sensory	81	26	20	24	31
Cultural	1587	619	613	861	687
Geological	724	291	287	374	322
Historical	1270	532	528	691	493
Landscape Habitats	70	26	24	36	36

The overall number of approved planning applications within areas classed as outstanding by LANDMAP have decreased since the previous AMR. The above indicators will continued to be monitored in subsequent future AMR's.

SA Objective 9: Land, Minerals, Waste				
SA Indicator	Target	Baseline/Previous Data	Recent Data	Performance
1) % of development on previously developed land	Increase	2021/2022	See analysis below	?
2) % municipal wastes sent to landfill	Decrease	2018-2019	See analysis below	?
3) % municipal wastes reused /recycled	Increase	2020-2021	See analysis below	+/-
Explanation / Analysis				
1) % proportion of development on previously developed land is as follows:				
<ul style="list-style-type: none"> Anglesey: 2017-2018 = 13.8ha (49%); 				

- Anglesey: 2018-2019 = 4.33ha (21%);
 - Anglesey: 2019-2020 = 52.9ha which equates to 82.8% of all development. (This figure included amendments to an existing race track, the site area of which was 41.4ha)
 - Anglesey: 2020-2021 = 15.20ha (72.8%)
 - Anglesey: 2021-2022 = 15.97ha (49.3%)
 - Anglesey: 2022 – 2023 = 41.25ha (79.6%)
-
- Gwynedd: 2017-2018 12.82ha (64%);
 - Gwynedd 2018-2019 – information not available due to technical issues;
 - Gwynedd 2019-2020 - information not available due to technical issues;
 - Gwynedd 2020-2021 - information not available due to technical issues;
 - Gwynedd 2021-2022 – information not available due to technical issues;
 - Gwynedd 2022 – 2023 = information not available due to technical issues;

The number and proportion of planning applications for new development on previously developed land has increased on the Anglesey Local Planning Authority Area over the last year, but remains higher than between 2017-2019. Due to the lack of availability of information for the Gwynedd Local Planning Authority area, it is not possible to fully conclude if the target has been met.

2) 2019-20 is the last scheme year in which Local Authorities in Wales have been allocated landfill allowances. Therefore, there is no update since the previous AMR. % Municipal waste to landfill is as follows (*Source: StatsWales*):

- 2016-2017 = Anglesey (6.9%) Gwynedd (31%)
- 2017-2018 = Anglesey (0.5%), Gwynedd (24.3%)
- 2018-2019 = Anglesey (1%), Gwynedd (18.1%)
- 2019-2020 = Anglesey (2%), Gwynedd (7.6%)

Although Anglesey has seen a minimal increase in the percentage of waste taken to landfill between 2018/2019 and 2019/2020, the figure is significantly lower than in 2016-2017. The percentage of waste taken to landfill in Gwynedd continued to decrease significantly between 2018-2019 and 2019-2020.

3) % Municipal waste recycled is as follows (*Source: Welsh Government*):

- 2016-2017 = Anglesey (66%) Gwynedd (61%)
- 2017-2018 = Anglesey (72%) Gwynedd (60%)
- 2018-2019 = Anglesey (70%) Gwynedd (62%)
- 2019-2020 = Anglesey (68%) Gwynedd (65%)
- 2020-2021 = Anglesey (65.7%) Gwynedd (65.5%)
- 2022-2023 = Anglesey (62.3%) Gwynedd (64.2%)

Both authorities have seen a decrease in the percentage of municipal waste recycled between 2020/2021 and 2022/2023. Continue to monitor in subsequent AMR's.

SA Objective 10: Transport and Access

SA Indicator	Target	Baseline/Previous Data	Recent Data	Performance
1) Method of travel to work - % working population who travel by car	Decrease	2011 Census	2021 Census	?
2) Percentage of new residential developments within 30 minutes public transport time of facilities	Increase	2017/2018/2019	See analysis below	0
3) Access to services and facilities by public transport, walking and cycling	Increase	2016/17	See analysis below	0
4) % increase in the cycle network	Increase	Transport Topic Paper (2015)	See analysis below	0
5) Proportion of lpg fuel sources for motor vehicles	Increase	2019 onwards	See analysis below	0

Explanation / Analysis

1) The tables below compare the situation in Anglesey, Gwynedd and Wales between the 2011 and 2021 Census for the different modes of transport to work (these are based on the working age 16-74 population):

Ynys Môn

Method used to travel to workplace (12 categories)	Ynys Môn % (2011 Census)	Ynys Môn % (2021 Census)	Change %
Work mainly at or from home	6.85%	22.51%	15.66%
Underground, metro, light rail, tram	0.07%	0.02%	-0.05%
Train	0.71%	0.41%	-0.30%
Bus, minibus or coach	2.67%	1.59%	-1.08%
Taxi	0.38%	0.32%	-0.06%
Motorcycle, scooter or moped	0.73%	0.39%	-0.34%
Driving a car or van	70.40%	61.35%	-9.05%
Passenger in a car or van	6.10%	4.64%	-1.46%
Bicycle	1.58%	0.96%	-0.62%
On foot	9.54%	6.87%	-2.67%
Other method of travel to work	0.96%	0.74%	-0.22%

Gwynedd

Method used to travel to workplace (12 categories)	Gwynedd % (2011 Census)	Gwynedd % (2021 Census)	Change %
Work mainly at or from home	8.41%	23.66%	15.25%
Underground, metro, light rail, tram	0.07%	0.05%	-0.02%
Train	0.71%	0.38%	-0.33%
Bus, minibus or coach	4.53%	2.44%	-2.09%
Taxi	0.23%	0.24%	0.01%
Motorcycle, scooter or moped	0.51%	0.26%	-0.25%
Driving a car or van	62.97%	56.61%	-6.36%
Passenger in a car or van	5.94%	4.38%	-1.56%
Bicycle	1.31%	1.03%	-0.28%
On foot	14.55%	10.21%	-4.34%
Other method of travel to work	0.78%	0.74%	-0.04%

Wales

Method used to travel to workplace (12 categories)	Wales % (2011 Census)	Wales % (2021 Census)	Change %
Work mainly at or from home	5.36%	25.61%	20.25%
Underground, metro, light rail, tram	0.09%	0.04%	-0.05%
Train	2.01%	0.84%	-1.17%
Bus, minibus or coach	4.61%	2.30%	-2.31%
Taxi	0.48%	0.56%	0.08%
Motorcycle, scooter or moped	0.56%	0.34%	-0.22%
Driving a car or van	67.37%	56.46%	-10.91%
Passenger in a car or van	6.80%	4.83%	-1.97%
Bicycle	1.44%	1.10%	-0.34%
On foot	10.64%	7.06%	-3.58%
Other method of travel to work	0.64%	0.86%	0.22%

As seen the biggest change is in the percentage of people working from home +15.66% in Anglesey, +15.25% in Gwynedd and +20.25% in Wales. In terms of the number driving a car or van to work this has fallen by -9.05% in Anglesey, -6.36% in Gwynedd and -10.91% in Wales.

- 2) 100% of new residential development within 30 minutes.
- 3) No update in data since previous AMR.
 - Anglesey has the third lowest number of concessionary bus pass holders aged 60+ (75.6%).
 - Gwynedd has the fourth lowest number (80.0%).
 - The area with the lowest number is Powys (71.5%).
 - The area with the highest number is Cardiff (98.9%).
 - The national average is 87.0%. Therefore, both Anglesey and Gwynedd are below the national average.
- 4) No update in data since previous AMR.
 - Anglesey is covered by the Taith area. Gwynedd is covered by both the Taith and Tracc areas.
 - The National Cycle Routes in the Taith area are: 5 - Reading to Holyhead; 8 - Cardiff to

Holyhead.

- The National Cycle Routes in the Tracc area are: 8 - Cardiff to Holyhead; 42 - Glasbury to Gloucester; 43 - Builth Wells to Swansea; 81 - Aberystwyth to Shrewsbury; 82 - Porthmadog to Cardigan.

5) No change since previous AMR

- There are 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.

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	2020-2021	See analysis below	?
Explanation / Analysis				
<p>1) This information is not currently collected by the Authorities.</p> <p>2) No updated data from the previous AMR was available. The indicator will continued to be monitored in subsequent future AMR's.</p> <p>3) 23 full planning applications were permitted on sites that were wholly/partly within a C1 flood zone, mostly householder applications but also applications for infrastructure and transport improvements. 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</p>				

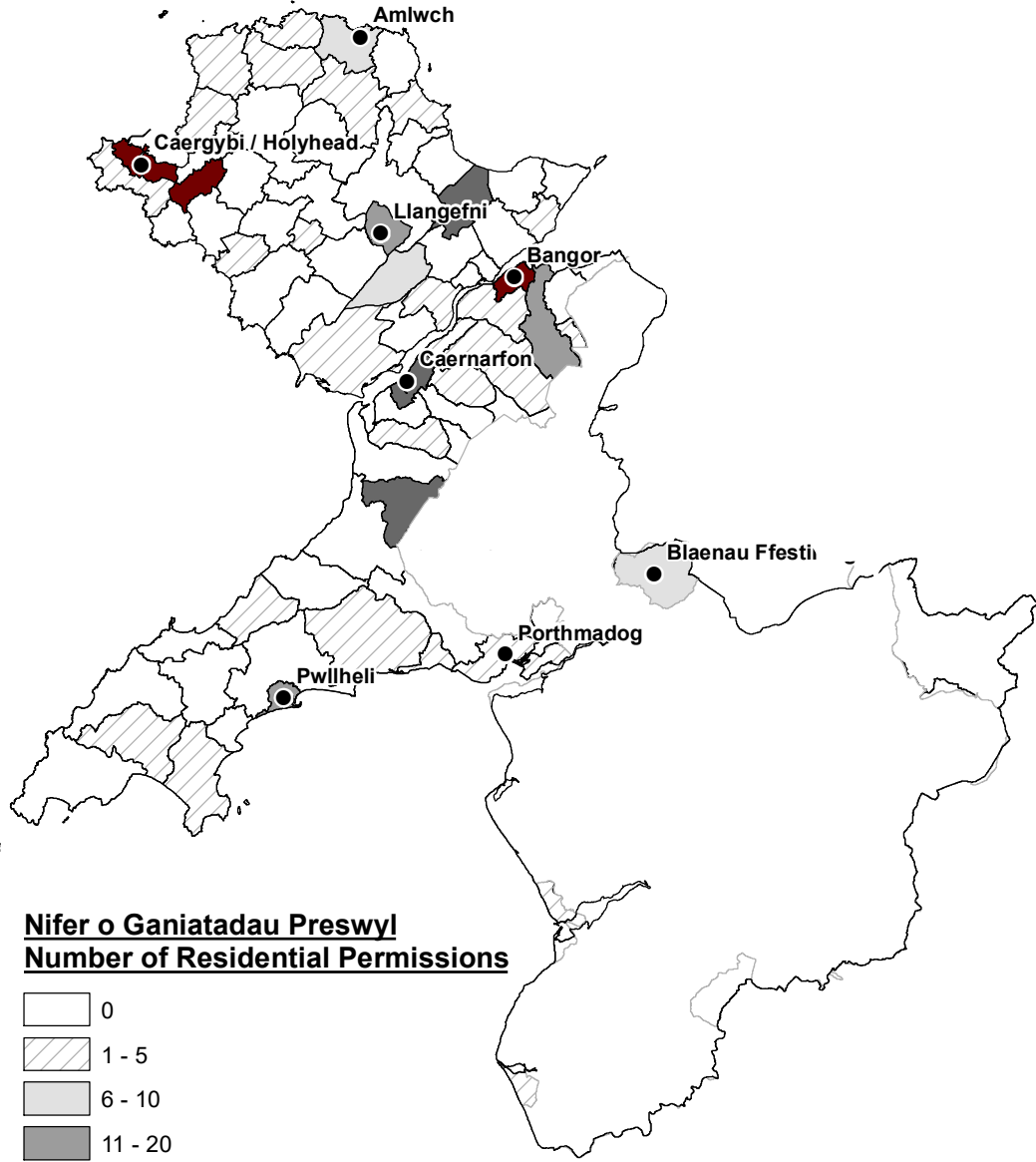
Technical Guidance Note 15 (Flooding); it was determined that they complied with the requirement of the tests set out in TAN 15. It is concluded that the applications approved complied with policies PS 5, PS6, 1 PCYFF & PCYFF 2 of the Joint LDP. Therefore, it is considered that the policies are continuing to be implemented effectively.

53 full planning applications were permitted on sites that were wholly/partly within a C2 flood zone, a mix of householder applications and infrastructure applications. No planning applications were approved for a type of development that would be considered as a 'highly vulnerable development' in accordance with Figure 2 of Technical Advice Note 15 (Development and Flood Risk). Further all application located (partly/fully) within the C2 flood zone complied with the tests as contained within TAN 15.

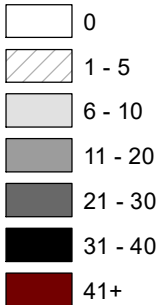
It is concluded that the applications approved were in compliance with policies PS 5, PS6, 1 PCYFF & PCYFF 2 of the Joint LDP. Therefore it is considered that the policies are continuing to be implemented effectively.

DOSBARTHAD CANIATADAU PRESWYL FESUL CYNGHORAU CYMUNED
1 EBRILL 2022 - 31 MAWRTH 2023

DISTRIBUTION OF RESIDENTIAL PREMISSIONS PER COMMUNITY COUNCIL
1 APRIL 2022 - 31 MARCH 2023

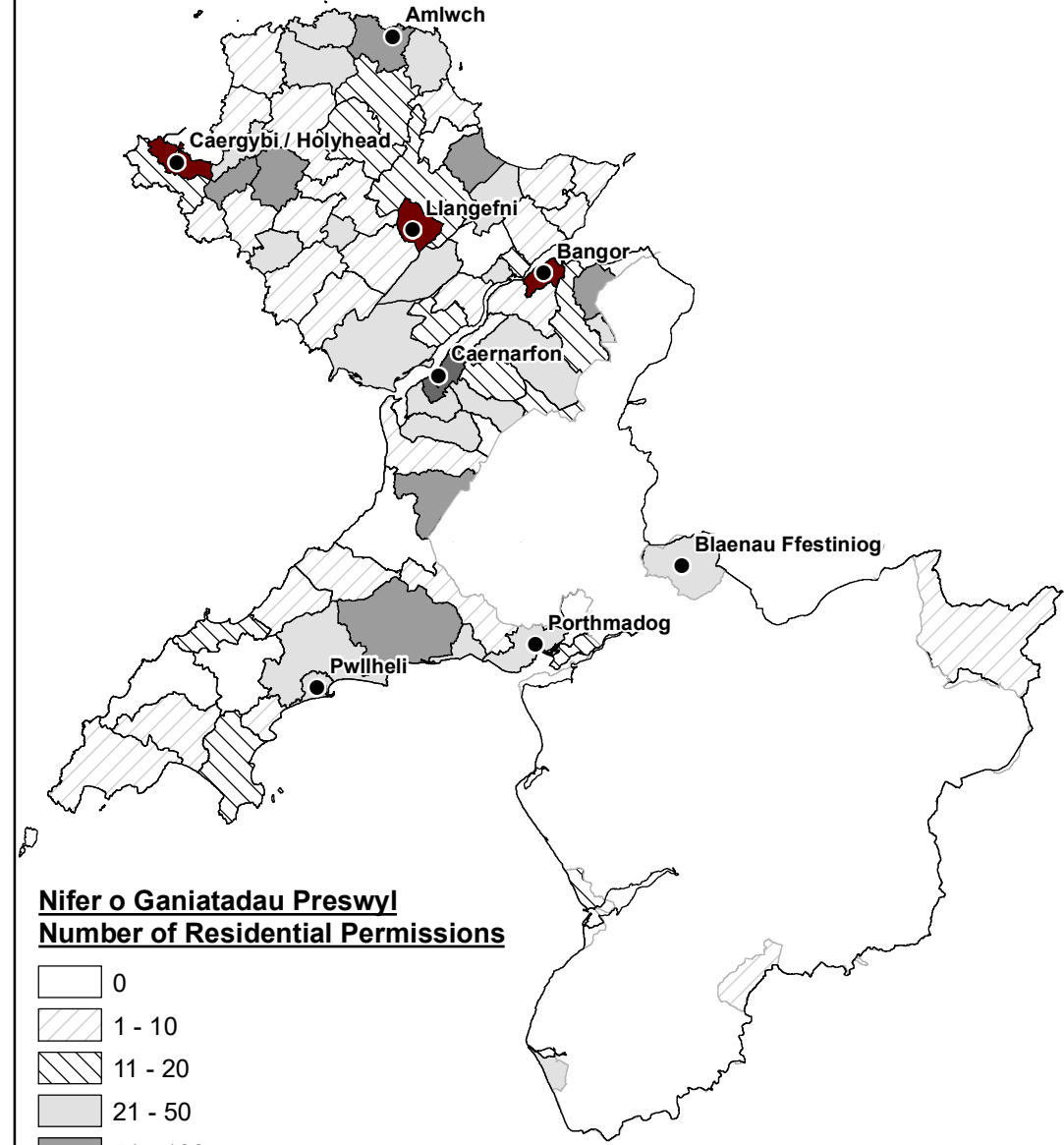


Nifer o Ganiatadau Preswyl
Number of Residential Permissions

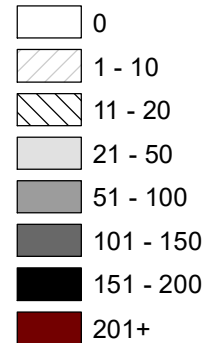


DOSBARTHAD CANIATADAU PRESWYL FESUL CYNGHORAU CYMUNED
ERS MABWYSIADU'R CYNLLUN - 1 AWST 2017 - 31 MAWRTH 2023

DISTRIBUTION OF RESIDENTIAL PREMISSIONS PER COMMUNITY COUNCIL
SINCE THE PLAN'S ADOPTION - 1 AUGUST 2017 - 31 MARCH 2023

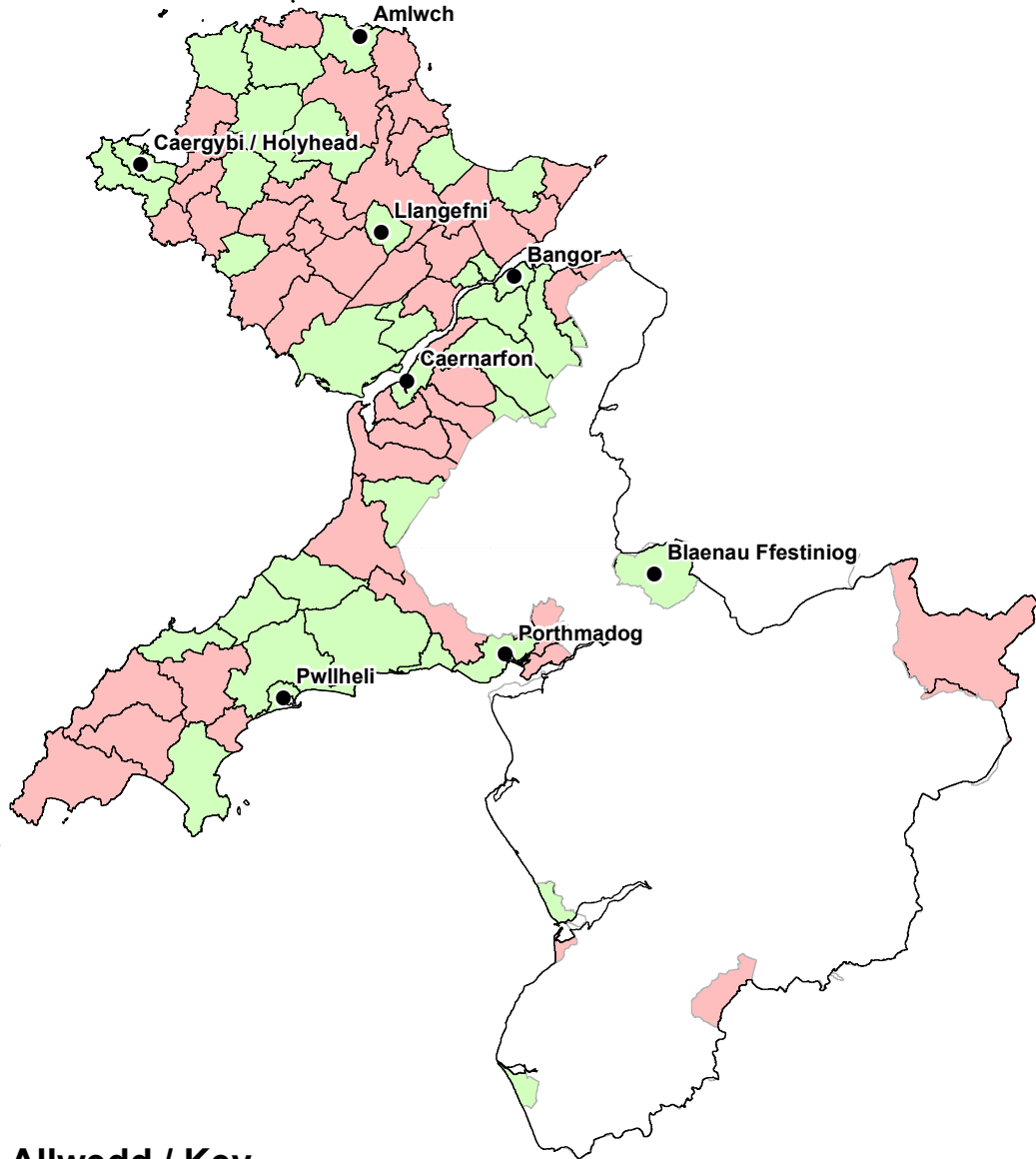


Nifer o Ganiatadau Preswyl
Number of Residential Permissions





DOSBARTHAD CANIATADAU PRESWYL FESUL CYNGHORAU CYMUNED
1 EBRILL 2022 - 31 MAWRTH 2023

DISTRIBUTION OF RESIDENTIAL PERMISSIONS PER COMMUNITY COUNCIL
1 APRIL 2022 - 31 MARCH 2023

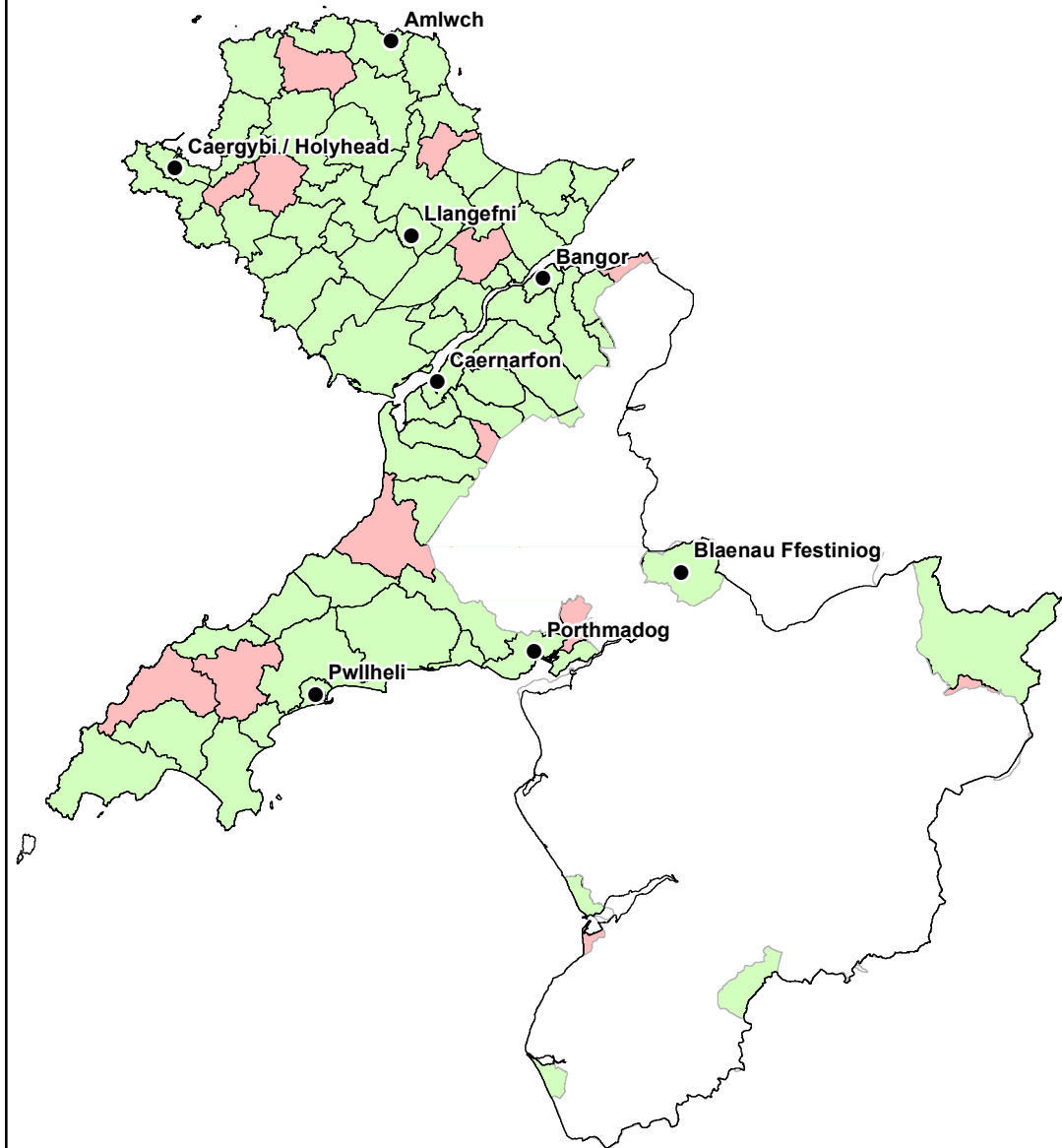


Allwedd / Key

-  Caniatadau / Permissions
-  Dim Caniatadau / No Permissions

DOSBARTHAD CANIATADAU PRESWYL FESUL CYNGHORAU CYMUNED
ERS I'R CYNLLUN CAEL EI FABWYSIADU - 1 AWST 2017 - 31 MAWRTH 2023

DISTRIBUTION OF RESIDENTIAL PERMISSIONS PER COMMUNITY COUNCIL
SINCE THE PLAN'S ADOPTION - 1 AUGUST 2017 - 31 MARCH 2023



D25 – DISTRIBUTION OF RESIDENTIAL PERMISSIONS

1 APRIL 2022 - 31 MARCH 2023

Sub-regional Centre:

1. Bangor (Planning permission for 46 residential units in this period / Planning permission for 284 units since the Plan was adopted)

Urban Service Centre:

Anglesey

2. Amlwch (4 units / 49 units),
3. Holyhead (43 units / 197 units),
4. Llangefni (16 units / 239 units)

Gwynedd

5. Blaenau Ffestiniog (4 units / 23 units),
6. Caernarfon (28 units / 110 units),
7. Porthmadog (1 unit / 19 units),
8. Pwllheli (6 units / 77 units)

Local Service Centres:

Anglesey

9. Beaumaris (0 units / 9 units),
10. Benllech (19 units / 51 units)
11. Bodedern (31 units / 65 units),
12. Cemaes (0 units / 21 units),
13. Gaerwen (0 units / 21 units),
14. Llanfairpwllgwyngyll (3 units / 27 units),
15. Pentraeth (0 units / 35 units),
16. Menai Bridge (2 units / 17 units),
17. Rhosneigr (1 unit / 5 units),
18. Valley (0 units / 55 units)

Gwynedd

19. Abermaw (6 units / 17 units),
20. Abersoch (1 unit / 2 unit),
21. Bethesda (2 units / 35 units),
22. Criccieth (6 units / 38 units),
23. Llanberis (1 unit / 12 units),
24. Llanrug (0 units / 12 units),
25. Nefyn (4 units / 13 units),
26. Penrhyndeudraeth (0 units / 14 units),
27. Penygroes (12 units / 39 units),
28. Tywyn (2 units / 25 units)

Service Villages:

Anglesey

29. Gwalchmai (0 units / 25 units),
30. Llannerch-y-medd (10 units / 15 units),
31. Newborough (15 units / 18 units)

Gwynedd

32. Bethel (1 unit / 16 units),
33. Bontnewydd (0 units / 29 units),
34. Botwnnog (0 units / 1 unit),
35. Chwilog (0 units / 56 units),
36. Deiniolen (7 units / 46 units),
37. Rachub (1 unit / 31 units),
38. Tremadog (0 unit / 1 unit)
39. Y Ffôr

Local, Rural and Coastal Villages:

A) Local Villages

Anglesey

40. Bethel (0 units / 1 unit),
41. Bodffordd (0 units / 4 units),
42. Bryngwran,
43. Brynsiencyn (12 units / 14 units),
44. Caergeiliog (0 units / 8 units),
45. Dwyran (0 units / 3 units),
46. Llanddaniel-fab,
47. Llandegfan (0 units / 4 units),
48. Llanfachraeth (0 units / 10 units)
49. Llanfaethlu (0 unit / 1 unit)
50. Llanfechell (1 unit / 26 units),
51. Llanfihangel-yn-Nhywyn,
52. Llangaffo,
53. Llangristiolus (0 units / 1 unit),
54. Llanrhuuddlad (1 unit / 2 unit)
55. Pencarnisiog (1 unit / 5 units),
56. Pen-y-Sarn (0 units / 24 units),
57. Rhos-y-bol (0 unit / 17 units),
58. Talwrn (0 units / 13 units),
59. Tregele

Gwynedd

60. Abererch,
61. Brynrefail (0 units / 1 unit)
62. Caeathro,
63. Carmel (0 units / 1 unit),
64. Cwm y Glo,
65. Dinas (Llanwnda (0 units / 12 units),
66. Dinas Dinlle,
67. Dolydd a Maen Coch,
68. Efailnewydd,
69. Garndolbenmaen (0 units / 1 unit),
70. Garreg-Llanfrothen,
71. Groeslon,
72. Llandwrog,
73. Llandygai,
74. Llanybi (1 unit / 1 unit),
75. Llanllyfni,

D25 – DISTRIBUTION OF RESIDENTIAL PERMISSIONS

1 APRIL 2022 - 31 MARCH 2023

- 76. Llanystumdwy (6 units / 7 unit)
- 77. Nantlle (0 units / 1 unit),
- 78. Penisarwaun (0 units / 3 units)
- 79. Pentref Uchaf (3 units / 3 units),
- 80. Rhiwlas (1 unit / 3 units)
- 81. Rhosgadfan (0 unit / 4 units),
- 82. Rhostryfan,
- 83. Sarn Mellteyrn (0 units / 1 unit)
- 84. Talysarn (0 units / 2 units),
- 85. Trefor (1 unit / 1 unit),
- 86. Tregarth (1 unit / 15 units),
- 87. Tudweiliog,
- 88. Waunfawr (0 units / 2 units),
- 89. Y Fron

B) Coastal/Rural Villages:

Anglesey

- 90. Aberffraw (0 units / 1 unit),
- 91. Trearddur Bay (2 units / 3 units)
- 92. Carreg-lefn (0 units / 2 units),
- 93. Llanbedr-goch,
- 94. Llanddona (2 units / 4 units),
- 95. Llanfaelog (0 unit / 2 units),
- 96. Llangoed (0 units / 1 unit),
- 97. Malltraeth,
- 98. Moelfre (0 units / 4 units),
- 99. Four Mile Bridge (0 units / 2 units)

Gwynedd

- 100. Aberdaron,
- 101. Borth-y-Gest (0 units / 1 unit),
- 102. Clynnog Fawr,
- 103. Corris (0 units / 1 unit),
- 104. Edern (0 units / 1 unit),
- 105. Fairbourne,
- 106. Llanaelhaearn (1 unit / 2 units),
- 107. Llanbedrog (0 units / 1 unit),
- 108. Llangian,
- 109. Llithfaen (0 units / 1 unit),
- 110. Morfa Bychan (0 units / 2 units),
- 111. Morfa Nefyn,
- 112. Mynytho,
- 113. Rhoshirwaun,
- 114. Sarn Bach,
- 115. Y Felinheli (0 units / 2 units)

Clusters:

Anglesey

- 116. Bodorgan,
- 117. Bro Iarddur (Trearddur Bay),
- 118. Bryn Du (8 units / 8 units),

- 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. Gorsaf Gaerwen,
- 132. Haulfre (Llangoed)
- 133. Hebron,
- 134. Hendre Hywel (Pentraeth),
- 135. Hermon,
- 136. Llan-faes,
- 137. Llangadwaladr,
- 138. Llansadwrn,
- 139. Llanynghenedl (0 units / 1 unit),
- 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 (0 units / 3 units),
- 150. Rhos-meirch (0 unit / 1 unit),
- 151. Rhostrehwfa,
- 152. Rhyd-wyn,
- 153. Star,
- 154. Red Wharf Bay,
- 155. Trefor (0 units / 1 unit),
- 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,

D25 – DISTRIBUTION OF RESIDENTIAL PERMISSIONS

1 APRIL 2022 - 31 MARCH 2023

- 170. Glasinfryn (7 units / 9 units),
- 171. Groeslon Waunfawr,
- 172. Llanaber (1 unit / 1 unit),
- 173. Llandderfel,
- 174. Llanengan (0 units / 2 units),
- 175. Llanfor,
- 176. Llanllechid,
- 177. Llannor,
- 178. Llanwnda,
- 179. Llwyn Hudol,
- 180. Minffordd,
- 181. Minffordd (Bangor),
- 182. Mynydd Llandygai,
- 183. Nebo,
- 184. Pantglas,
- 185. Penmorfa,
- 186. Penrhos,
- 187. Penrhos (Caeathro),
- 188. Pentir,
- 189. Pentrefelin,
- 190. Pistyll (1 unit / 1 unit),
- 191. Pontllyfni,
- 192. Rhoslan,
- 193. Saron (Llanwnda),
- 194. Swan,
- 195. Tai'n Lôn,
- 196. Talwaenydd,
- 197. Talybont,
- 198. Tan y Coed,
- 199. Treborth (0 unit / 4 units),
- 200. Ty'n-lôn,
- 201. Ty'n y Lôn,
- 202. Waun (Penisarwaun) (0 units / 1 unit).

APPENDIX 3 – THE PROVISION OF LAND FOR HOUSING

Background

Planning Policy Wales, Edition 11 (February 2021) (paragraphs 4.2.10 and 4.2.11) notes that the ability to provide housing has to be demonstrated in the Plan through a housing trajectory. Planning authorities must use their housing trajectory as a basis for monitoring the delivery of their housing requirement. Detailed information on housing delivery assessed against the trajectory is necessary in order to form part of the evidence base for the development plan's Annual Monitoring Reports and for subsequent plan review. It is noted that under-delivery against the trajectory could be sufficient reason in itself to review the development plan. This process has replaced the need to demonstrate a 5-year land supply for housing that was assessed through the Joint Housing Land Availability Study.

The Development Plan Manual gives further information on the process to consider and update the trajectory within the Annual Monitoring Reports. See the amended table and graph in the information in relation to the D43(A) and D43(B) indicators.

As part of this process, tables need to be presented that specify the development timetable for the sites allocated in the Plan together with large windfall sites within the land bank i.e. sites with 5 or more units with extant planning permission that are not located on land allocated for housing. It is essential that a Housing Stakeholder Group is part of this process by providing views and opinions on the proposed time-frames and phasing of units on the relevant sites. As part of this process the owners of the relevant sites were contacted in order to receive their views on how they intend to develop these sites.

Membership of the Housing Stakeholder Group is as follows:

- Home Builders Federation
- Welsh Water
- Natural Resources Wales
- Grŵp Cynefin
- North Wales Housing Association
- Adra Housing Association
- Clwyd Alyn Housing Association
- North West Wales Rural Housing Enabler Service
- Gwynedd Council Housing Department
- Isle of Anglesey County Council Housing Department

The Housing Stakeholder Group was consulted on 9 June 2022 for a period of a week in relation to the sites noted in tables A1, A2 and A3 below, namely the large sites (5 or more units) that are in the land bank together with those sites that have been allocated specifically for housing in the Plan.

A response was received from Natural Resources Wales, the Isle of Anglesey County Council's Housing Department and Gwynedd Council's Housing Service. A comment was received from Gwynedd Council's Housing Service in relation to the development timeframe of one site and all the other observations submitted were of a general nature. The submitted comment was accepted and

therefore there was no need for further consultation in relation to sites where there was disagreement and there was no need either to hold a meeting of the Group to discuss the sites further.

The manner in which the allocated sites and the large land bank sites are categorised can be seen in tables A1, A2 and A3 below.

It is noted below how this information, together with the assumptions made in relation to other components of the housing provision, have been inputted into the trajectory update. **The figures that are noted in the trajectory table within the AMR [prior to indicators D43(A) and D43(B)] have been highlighted in colour within the information below.**

Small sites (Land bank and windfall sites)

For small land bank sites (permission for less than 5 units) the average number of units completed on such sites over the last 5 years was considered:

2018-19	2019-20	2020-21	2021-22	2022-23	Total	Average
129	110	91	99	97	526	105.2 = 105

Given that there are 3 years remaining in the Plan period, the annual average noted above is based on this period in order to establish the provision on small land bank sites for the remainder of the Plan period i.e. 5-year average over a 3-year period:

$$105.2 \times 3 = 315.6 = 316 \text{ units}$$

Based on the April 2023 housing survey it is noted that there are 347 units in the small sites land bank without considering the units where no activity has taken place on those sites during the past five years (in relation to any development work or further permissions).

Given that the number of units in the landbank (small sites) is higher than the figure relating to the average number of units developed on small sites over the previous 5 years conveyed over a period of 3 years average, for the purpose of the trajectory no additional units are to be provided on small windfall sites i.e. new planning permissions after the AMR 5 period, as it is assumed that the relevant provision will be met through units that are currently in the landbank (please see relevant table below).

All of the 105 units per annum that are expected on small sites are therefore noted on landbank sites (current planning permissions) with none on windfall sites (new permissions). There would be a presumption anyhow that for the next two years (2023/24 and 2024/25) all the units would be developed on sites that are in the existing land bank [please note, one additional unit i.e. 106 units, has been noted for 2025/26 in order to meet the total figure of 316].

Number of houses expected to be completed on small land bank sites:

2023/24	2024/25	2025/26
105	105	106

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

2023/24	2024/25	2025/26
No units on new windfall sites completed in the next two years.		0

Large land bank sites

The figures for the large site windfall units derive from tables A1 and A2 below in relation to large land bank sites in Anglesey and Gwynedd. The information in these tables has been subject to consultation and agreement with the Housing Stakeholder Group. The figures are a combination of information from Gwynedd and Anglesey for the units expected to be developed on the relevant sites per year.

Number of houses expected to be completed on large land bank sites:

2023/24	2024/25	2025/26
157 (Anglesey: 64 / Gwynedd: 93)	275 (Anglesey: 135 / Gwynedd: 140)	213 (Anglesey: 90 / Gwynedd: 123)

Therefore:

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

2023/24	2024/25	2025/26
262 (157 large sites / 105 small sites)	380 (275 large sites / 105 small sites)	319 (213 large sites / 106 small sites)

Large windfall sites (5 or more units)

For the presumption in relation to the provision on large windfall sites (i.e. new permissions on sites with 5 or more units that have not been allocated), the revised trajectory uses information for the units that have been completed on large windfall sites in the Plan area during the last 5 years (see the table below). This does not include units that have been completed on housing allocations. This figure is 779 units.

2018-19	2019-20	2020-21	2020-21	2021-22	Total
197	177	159	122	124	779

Given that there are 3 years remaining in the Plan period, the annual average noted above is based on this period in order to establish the provision on large land bank sites for the remainder of the Plan period i.e. 5-year average over a 3-year period:

$$(779/5) \times 3 = 467.4 = 467 \text{ units}$$

It is noted that tables A1 and A2 project that 645 units will be developed on large land bank sites in the next 3 years, (i.e. the remainder of the Plan period), which is greater than the large sites provision that is noted above. Therefore, for the purpose of the trajectory, no units have been included on new large windfall sites for the remainder of the Plan period. Based on past development trends, it is believed that a sufficient number of units are likely to be developed on large land bank sites (based on the assessment with the Housing Stakeholder Group) to meet the needs relating to this part of the housing provision.

Number of houses expected to be completed on large windfall sites annually

2023/24	2024/25	2025/26
No units on new windfall sites completed in the next two years.		0

Housing allocations

The information for the number of units predicted to derive from the Plan's housing allocations can be seen in Table A3 below.

The information in this table has been subject to consultation and agreement with the Housing Stakeholder Group. Table A3 notes the detailed information per site. The total units anticipated to be developed on all the Plan's allocations per year are as follows:

Number of houses expected to be completed on allocated sites annually

2023/24	2024/25	2025/26
120	182	404

Table A1: The timing and phasing of sites with planning permission – Large land bank sites (Anglesey)

LPA reference	Settlement tier	Site name	Planning permission reference	Total site capacity	Units remaining	Overall completions	Completions in period JLDP	Under construction	2023 / 24	2024 / 25	2025 / 26	Units beyond the plan period
3014	Urban Service Centre	Land at Madryn Farm, Amlwch	11C304A	31	31	0	0	0				31
4886	Urban Service Centre	Carmel Chapel, Chapel Street, Amlwch	FPL/2019/1	7	7	0	0	0		7		
4908	Urban Service Centre	HSBC Bank, Amlwch	11C273G	6	6	0	0	0		6		
3233	Urban Service Centre	Land adjacent to Llanfain, Llaingoch, Holyhead	H371C	24	21	3	3	0				21
3246	Urban Service Centre	Former Repeater Station, London Road, Holyhead	19C822D/VAR	8	8	0	0	0				8
3247	Urban Service Centre	Adj to Penrhos Stanley Hospital, Holyhead	FPL/2022/53	23	23	0	0	0		0	23	0
4997	Urban Service Centre	Llaingoch Primary School, Holyhead	FPL/2019/341	26	26	26	26	COMPLETED 2022/23				
3877	Urban Service Centre	Land at Porthdafarch Road, Holyhead	19C754C	11	11	0	0	0	0	0	6	5
3226	Urban Service Centre	OS field no 3100, Llanfain, Llaingoch, Holyhead	19C411	19	1	18	0	0				1
5129	Urban Service Centre	Post Office, 13A Boston Street, Holyhead	FPL/2020/39	8		0	0	0			8	
5185	Urban Service Centre	Garreglwyd Road, Holyhead	FPL/2021/266	8	8	0	0	0	0	8	0	
3520	Urban Service Centre	Old School House, Penrallt, Llangefni	34C617	6	6	0	0	6	6			

LPA reference	Settlement tier	Site name	Planning permission reference	Total site capacity	Units remaining	Overall completions	Completions in period	JLDP	Under construction	2023 / 24	2024 / 25	2025 / 26	Units beyond the plan period
4764	Urban Service Centre	Bryn Glas, Llangefni	FPL/2019/239	6	0	6	6		COMPLETED 2022/23				
3180	Urban Service Centre	OS 4100 & 5600 Tyn Coed (Bro Ednyfed), Llangefni	34C303	110	1	109	0		0				1
5078	Urban Service Centre	Lon Newydd, Llangefni	VAR/2021/69	7	0	7	7		COMPLETED 2022/23				
5110	Urban Service Centre	Former Burgess site, Llangefni	FPL/2021/276	6	6	6	6		COMPLETED 2022/23				
5150	Urban Service Centre	14, High Street, Llangefni	FPL/2022/112	5	5	0	0		0		5		
3711	Urban Service Centre	Near Penderwydd, Llangefni	34C529B	11	11	0	0				8	3	
4954	Local Service Centre	Beaumaris Social Club, Beaumaris	FPL/2019/258	6	6	0	0		0	6			
3119	Local Service Centre	Cae Mair, Beaumaris	B/199'S-12C4C/4	33	1	32	2		0		1		
4929	Local Service Centre	Sarn Gannu, Bodedern	RM/2019/12	5	5	0	0		0				5
4939	Local Service Centre	Ponc y Rhedyn, Benllech	FPL/2019/204	27	27	27	27		COMPLETED 2022/23				
5193	Local Service Centre	Craig y Don Estate & Cherry Tree Close, Benllech	FPL/2019/217	17	17	0	0		0	0	9	8	
5036	Local Service Centre	Tyddyn Rhydd, Holyhead Road, Gaerwen	FPL/2020/87	15	15	15	15		COMPLETED 2022/23				
5111	Local Service Centre	Former Little Chef site, Gaerwen	FPL/2019/124	6	6	0	0		0	0	3	3	

LPA reference	Settlement tier	Site name	Planning permission reference	Total site capacity	Units remaining	Overall completions	Completions in period	JLDP	Under construction	2023 / 24	2024 / 25	2025 / 26	Units beyond the plan period
3091	Local Service Centre	OS 2418, Lon Refail (Wern Geithin Estate), Llanfairpwll	31C223M	31	2	29	7		2	2			
4914	Local Service Centre	Rhos Farm, Pentraeth	42C266B	12	12	0	0		0		6	6	
3365	Local Service Centre	Glan yr Afon Farm, Pentraeth	42C69E	10	2	8	8		0		2		
5089	Local Service Centre	Lon Lwyd, Pentraeth	FPL/2020/215	23	23	0	0		23	23	0		
3366	Local Service Centre	Old Coal Yard, Valley	49C287B/VAR	9	9	0	0		0				9
3223	Service Village	Tŷ Corniog (Maes y Ffridd), Gwalchmai	48C126D & F	7	1	7	7		COMPLETED 2022/23				
5204	Service Village	Newborough School, Newborough	FPL/2022/60	14	14	0	0		0		14		
3067	Local Village	Land at Merddyn Gwyn, Brynsiencyn	RM/2018/5	13	13	0	0		0				13
5188	Local Village	Land near Bryn Glas Estate, Brynsiencyn	FPL/2022/46	12	12	0	0		0	0	12	0	
3214	Local Village	OS field no. 5866, Tre Ifan, Caergeiliog	32C27C	73	73	0	0		0		10	10	53
3371	Local Village	Proskairon, Dwyran	45C325G/VAR	6	6	0	0		6	6			0
3209	Local Village	Land near Primary School, Llanfachraeth	27C23B	5	5	5	5		COMPLETED 2022/23				
4942	Local Village	Former Llanfachraeth Primary School, Llanfachraeth	FPL/2019/278	8	8	8	8		COMPLETED 2022/23				

LPA reference	Settlement tier	Site name	Planning permission reference	Total site capacity	Units remaining	Overall completions	Completions in period	JLDP	Under construction	2023 / 24	2024 / 25	2025 / 26	Units beyond the plan period
3622	Local Village	Bryn Estyn, Llanfaethlu	RM/2019/4	6	6	0	0		0				6
3323	Local Village	Pen y Bont, Mountain Road, Llanfechell	38C223A	24	7	17	17		0		7		
3019	Local Village	Tŷ'n Rhos Estate, Penysarn	T1826G_24C31'S	70	14	56	0		0				14
5012	Local Village	Y Bedol, Tŷ'n Rhos, Penysarn	FPL/2019/249	14	14	0	0		8	8	6		
4897	Local Village	Bryn Bochan, Talwrn	FPL/2019/172	6	6	0	0		0		3	3	
3284	Local Village	Cae Garnedd, Tregele	T1223	20	5	15	0		0				5
3204	Coastal / Rural Village	Near High Tide, Ravenspoint, Trearddur	46C195A	5	5	0	0		0				5
3254	Coastal / Rural Village	Morfa Lon Tywyn Capel, Trearddur	V1317N	83	83	0	0		0				83
3260	Coastal / Rural Village	Former cricket field, Trearddur	46C137E	17	17	0	0		0			6	11
3538	Coastal / Rural Village	Cliff Apartments site, Trearddur	46C14H/1	33	14	19	19		0	0	3	4	7
4272	Coastal / Rural Village	Pendorlan, Lon Isallt, Trearddur	46C402D	13	2	11	11		2	2			
4358	Coastal / Rural Village	Garreg Fawr Farm, Lon Garreg Fawr, Trearddur	46C410F	13	0	13	13		COMPLETED 2022/23				
3255	Coastal / Rural Village	68 & 68A Trearddur Road, Trearddur	46C188G	6	6	0	0					3	3

LPA reference	Settlement tier	Site name	Planning permission reference	Total site capacity	Units remaining	Overall completions	Completions in period JLDP	Under construction	2023 / 24	2024 / 25	2025 / 26	Units beyond the plan period
3041	Cluster	Cae Ysgawen, Brynteg	RM/2020/6	6	6	0	0	0		2	2	2
3169	Cluster	The Herb Garden 'Llain Capelulo', Pentre Berw	33C102K/LUC	10	3	7	2	0	0	1	1	1
3003	Cluster	Rear of Trecastell Park (Glan y Don), Bull Bay	11C8W/1	103	23	90	21	11	6	5	2	
5153	Cluster	Y Felin Estate, Llanfaelog	FPL/2020/149	8	8	0				8	0	
3200	Cluster	Sŵn y Gwynt, Rhostrehwfa	V483	24	7	17	0	0				7
3424	Open countryside	Beauchelles, Marianglas	26C17G	9	9	0	0	9		9		
3517	Open countryside	Tŷ Wian, Llanfairynghornwy	18C202C/DEL	5	5	0	0	0				5
3279	Open countryside	Chwaen Wen Uchaf, Llantrisant	47C105E	7	7	0	0	7				7
3718	Open countryside	Outbuildings at Bryn Goleu, Llanddeusant	47C135	5	5	0	0	5	5			
3887	Open countryside	Penmynydd, Llanfwrog	29C39D	5	5	0	0	0			2	3
3734	Open countryside	Maes Llwyn, Penmynydd	41LPA954/CC	6	5	1	1	0				5
3991	Open countryside	Bryn Mel, Llandegfan	17C48Y	12	2	10	10	0		0		2
3001	Open countryside	Hafodlin Fawr, Rhosgoch	11C507C	6	2	4	4	0			0	2
TOTAL				1170	694	566	185	79	64	135	90	315

Table A2: The timing and phasing of sites with planning permission – Large land bank sites (Gwynedd)

LPA reference	Settlement tier	Site name	Planning permission reference	Total site capacity	Units remaining	Overall completions	Completions in JLDP period	Under construction	2023/24	2024/25	2025/26	Units beyond the plan period
4536	Sub-regional Centre	390 High Street, Bangor	C16/1421/11/LL	6	6	0	0	0				6
4	Sub-regional Centre	30-32, Holyhead Road, Bangor	3/11/722B	8	8	0	0	0				8
4966	Sub-regional Centre	358-360 High Street, Bangor	C19/0009/11/LL	8	8	0	0	0			8	
4578	Sub-regional Centre	Maesgeirchen Social Club, Penrhyn Avenue, Bangor	C17/0084/11/LL	10	10	0	0	0				10
1932	Sub-regional Centre	Neuadd Deiniol & Wayside, Holyhead Road, Bangor	C11/0342/11/TC	24	24	0	0	0				24
5006	Sub-regional Centre	137 High Street, Bangor	C20/0848/11/LL	12	12	0	0	12	12	0		
4972	Sub-regional Centre	196-200 High Street, Bangor	C19/0444/11/LL	6	6	0	0	0			6	
178	Sub-regional Centre	Coed y Maes (Brewery Field), Penrhos, Bangor	3/25/195AB	20	2	18	0	0				2
179	Sub-regional Centre	Land at Y Garnedd, Penrhosgarnedd, Bangor	C06A/0663/25/LL	5	1	4	0	0			1	
5105	Sub-regional Centre	Railway Institute, Euston Road, Bangor	C21/0803/11/LL	25	25	0	0	0		25		
5106	Sub-regional Centre	Plas Penrhos, Penrhos Road, Bangor	C21/0648/11/LL	39	39	0	0	0		39		
5109	Sub-regional Centre	Land at Pen y Ffridd Road, Bangor	C19/1072/11/LL	30	30	0	0	0		30		

LPA reference	Settlement tier	Site name	Planning permission reference	Total site capacity	Units remaining	Overall completions	Completions in period JLDP	Under construction	2023/24	2024/25	2025/26	Units beyond the plan period
5200	Sub-regional Centre	Blenheim House, Holyhead Road, Bangor	C20/0669/11/LL	36	36	0	0	0	0	0	36	
5201	Sub-regional Centre	Maes Berea, Bangor	C18/0365/11/AM	9	9	0	0	0	0	0	0	9
2206	Urban Service Centre	Part OS 8825, Cae Clyd, Manod, Blaenau Ffestiniog	C14/0248/03/LL	5	5	0	0	0		3	2	
5069	Urban Service Centre	Wynne Road, Blaenau Ffestiniog	C20/0538/03/LL	5	5	0	0	0	5			
1660	Urban Service Centre	Former Marine Hotel, North Road, Caernarfon	C18/1040/14/LL	15	15	0	0	15			15	0
5142	Urban Service Centre	Former Cae'r Glyn Allotments, Ffordd Bethel, Caernarfon	C21/0767/14/LL	17	17	0	0	17	17			
5209	Urban Service Centre	Lleiod Garage, Llanberis Road, Caernarfon	C22/0745/14/LL	21	21	0	0	0			21	
2518	Urban Service Centre	Capel Garth, Bank Place, Porthmadog	C16/0761/44/LL	9	9	0	0	9	9			
1969	Urban Service Centre	Snowdon Mill, Heol yr Wyddfa, Porthmadog	C07D/0707/44/LL	24	24	0	0	0				24
1640	Urban Service Centre	Plot 31, Awel y Grug, Porthmadog	C15/0224/44/LL	10	1	9	0	0		1		
4880	Urban Service Centre	Frondeg Centre, Ala Uchaf, Pwllheli	C19/0858/45/LL	28	28	0	0	28	28	0		
4838	Urban Service Centre	Ysgubor Wen Land, Pwllheli	C20/0870/45/LL	5	5	0	0	4	4	1		
743	Local Service Centre	Promenade Abermaw	5/51/815B	26	26	0	0	0				26

LPA reference	Settlement tier	Site name	Planning permission reference	Total site capacity	Units remaining	Overall completions	Completions in period JLDP	Under construction	2023/24	2024/25	2025/26	Units beyond the plan period
5181	Local Service Centre	Auckland House 17 Marine Parade, Abermaw	C21/0575/00/LL	5	5	0	0	5	5			
4100	Local Service Centre	Whitehouse Hotel site, Abersoch	C14/1208/39/LL	18	18	0	0	0				18
5023	Local Service Centre	Land near Llain y Pebyll, Bethesda	C20/0018/13/LL	7	7	0	0	0		7		
24	Local Service Centre	OS 8361, 8958, 8650, Bryn Caseg, Bethesda	3/13/130A-E	22	1	21	0	0		1		
2528	Local Service Centre	Near George IV Hotel, Criccieth	C16/0292/35/LL	37	37	0	0	0			8	29
224	Local Service Centre	Gorseddfa Estate, Criccieth	2/15/143A-Z	13	1	12	0	0				1
225	Local Service Centre	Wern y Wylan Estate, Criccieth	C96D/0181/15/CL	9	1	8	0	0				1
5198	Local Service Centre	Land near Treddafydd, High Street, Penygroes	C19/1089/22/LL	12	12	0	0	0		7	5	0
2495	Local Service Centre	Seion Chapel, Stryd y Plas, Nefyn	C04D/0722/42/LL	7	7	0	0	7			0	7
285	Local Service Centre	Bro Gwylwyr Estate, Nefyn	C07D/0699/42/LL	35	1	34	1	0			1	
4820	Local Service Centre	Meysydd Llydain, Bryniau Hendre, Penrhyndeudraeth	C16/1021/08/LL	9	0	9	9	COMPLETED 2022/23				
3790	Local Service Centre	Tir y Farchnad, Sandilands Road, Tywyn	C13/0102/09/LL	18	18	0	0	0				18
76	Service Village	Bro Eglwys, Saron, Bethel	3/18/2021	50	14	36	0	0				14

LPA reference	Settlement tier	Site name	Planning permission reference	Total site capacity	Units remaining	Overall completions	Completions in JLDP period	Under construction	2023/24	2024/25	2025/26	Units beyond the plan period
1330	Service Village	Land opposite B4413, Botwnnog	C02D/0322/32/LL	5	0	5	1	COMPLETED 2022/23				
4576	Service Village	Cae Bodlondeb, Ael y Bryn (Site 1), Chwilog	C16/1363/41/AM & C20/0674/41/MG	9	9	0	0	0	0	3	3	3
4577	Service Village	Cae Bodlondeb, Ael y Bryn (Site 2), Chwilog	C16/1603/41/AM & C20/0673/41/MG	9	9	0	0	0	0	3	3	3
2539	Service Village	Rhiw Goch, Deiniolen	C19/0003/18/MG	17	17	0	0	0				17
5177	Service Village	Ebeneser Chapel, High Street, Deiniolen	C19/1194/18/LL	7	7	0	0	0		7		
2477	Service Village	Llwyn Bedw Estate, Rachub	C10A/0040/21/MG	13	2	11	7	0			2	
3966	Local Village	Plot of land near Hen Gapel, Waunfawr Road, Caeathro	C09A/0412/26/LL	12	12	0	0	0		6	6	
2216	Local Village	Ceir Cwm, Cwm y Glo	C10A/0087/23/LL	8	5	3	3	0				5
5171	Local Village	Tir ger Maes Llwyd, Llanystumdwy	C21/1091/41/LL	6	6	0	0	0			6	
772	Local Village	Fron Deg, Rhostryfan	C15/0355/24/LL	18	0	18	18	COMPLETED 2022/23				
1669	Coastal / Rural Village	Plots 15-23 Heol Seithendre, Fairbourne	C04M/0072/01/LL	9	5	4	0	0				5
5107	Coastal / Rural Village	Land near Cae Gors, Tregarth	C21/0617/16/LL	12	12	0	0	0	12			
2517	Coastal / Rural Village	Opposite Halfway House, Y Felinheli	C09A/0424/20/LL	7	7	0	0	0				7

LPA reference	Settlement tier	Site name	Planning permission reference	Total site capacity	Units remaining	Overall completions	Completions in period JLDP	Under construction	2023/24	2024/25	2025/26	Units beyond the plan period
1730	Coastal / Rural Village	Plas Dinorwig Hotel, Y Felinheli	C05A/0152/20/LL	8	8	0	0	0				8
1428	Coastal / Rural Village	Harbour, Y Felinheli	C05A/0750/20/LL	22	3	19	0	0				3
5168	Cluster	Near Bro Infryn, Glasinfryn	C21/1206/25/LL	7	7	0	0	0		7		
2428	Cluster	OS 3910, Near St Engan Church, Llanengan	C11/1186/39/MG	6	2	5	5	1	1			
TOTAL				820	605	216	44	98	93	140	123	248

LPA reference	Settlement tier	Allocated site number	Allocated site name	Total site capacity*	Time lag to construction start in months **	Phasing of development						
						Completions	Completions in JLDP period	Under construction	2023/24	2024/25	2025/26	Units beyond the plan period
4706	Urban Service Centre	T11	Land near Cae Rhos, Holyhead	36	Planning permission 19C1231	0			0	12	12	12
4707	Urban Service Centre	T12	Land near Yr Ogof, Holyhead	72							10	62
4708	Urban Service Centre	T13	Land near Tyddyn Bach Farm, Holyhead	SITE COMPLETED								
3856	Urban Service Centre	T14	Land near Waunfawr Estate, Holyhead	22								22
3943	Urban Service Centre	T15	Holyhead Waterfront, Holyhead	90								90
3231	Urban Service Centre	T16	Cae Serri Road, Holyhead	SITE COMPLETED								
4713	Urban Service Centre	T17	Land near Ty Hen, Llangefni	154							30	124
4724	Urban Service Centre	T18 (part)	Former Ysgol y Bont, Llangefni	PART OF SITE COMPLETED (PERMISSION 34C687/ECON)								
4714	Urban Service Centre	T18 (part)	Former Ysgol y Bont, Llangefni	52	Planning permission RM/2020/13 on part of site	16	16	36	36			
4688	Urban Service Centre	T19 (part)	Tŷ'n Coed, Llangefni	134	Planning permission 34C553A	63	63	0	21	23	27	

LPA reference	Settlement tier	Allocated site number	Allocated site name	Total site capacity*	Time lag to construction start in months **	Phasing of development						
						Completions	Completions in JLDP period	Under construction	2023/24	2024/25	2025/26	Units beyond the plan period
1372	Urban Service Centre	T27	Cae Phillips Road, Caernarfon			SITE COMPLETED						
2213	Urban Service Centre	T28	Land near Lôn Caernarfon, Pwllheli	150								150
1400	Urban Service Centre	T29	Deiniol Field, Pwllheli	14	Planning permission C21/0111/45/LL	0	0	14	14			
1399	Urban Service Centre	T30	Former Hockey Field, Pwllheli	14	Planning permission C18/1198/45/AM	0	0	0		14	0	
3407	Local Service Centre	T31	Casita, Beaumaris	35	Planning permission 12C49M/VAR	0	0	14	14		21	
4720	Local Service Centre	T32	Adjoining Wendon Cafe, Benllech	12								12
5010	Local Service Centre	T33 (part)	Land near Llwyn Angharad, Bodedern	29	Planning permission FPL/2022/71	0	0	0			29	0
4712	Local Service Centre	T33 (part)	Land near Llwyn Angharad, Bodedern Part of site remaining after permission OP/2019/17 (site 5010)	18							6	12
4692	Local Service Centre	T34 (part)	Land to rear of Holyhead Road, Cemaes			PART OF SITE COMPLETED (PERMISSIONS 20C313A & 20C313D)						

LPA reference	Settlement tier	Allocated site number	Allocated site name	Total site capacity*	Time lag to construction start in months **	Phasing of development						
						Completions	Completions in JLDP period	Under construction	2023/24	2024/25	2025/26	Units beyond the plan period
4709	Local Service Centre	T34 (part)	Land to rear of Holyhead Road, Cemaes Units remaining based on 30 dwellings per hectare on the basis that applications 20C313A and 20C313D have been permitted on part of the site	45							20	25
4711	Local Service Centre	T35	Land near Bryn Eira, Llanfairpwll	30							15	15
3093	Local Service Centre	T36	Land near Penmynydd Road, Llanfairpwll	15	Planning permission 31C170B/DA	14	14	1	1	0		
3103	Local Service Centre	T37	Ty Mawr, Menai Bridge	21	Planning permission 39C18G	20	15	0	0			1
3102	Local Service Centre	T38	Tyddyn Mostyn, Menai Bridge	132	Planning permission LPA206	72	0					60
4716	Local Service Centre	T39	Land near Lôn Gamfa, Menai Bridge	14								14
4718	Local Service Centre	T40	Former Cattle Market Site, Valley	54	Planning permission FPL/2021/215					54	0	

LPA reference	Settlement tier	Allocated site number	Allocated site name	Total site capacity*	Time lag to construction start in months **	Phasing of development						
						Completions	Completions in JLDP period	Under construction	2023/24	2024/25	2025/26	Units beyond the plan period
			Permission C20/0942/22/LL (5064) on part of the site - Number of units based on the area of the remaining site									
5064	Local Service Centre	T51 (part)	Land near Maes Duly, Penygroes	24	SITE COMPLETED							
2142	Local Service Centre	T52	Sŵn y Tonnau, Tywyn	41	Planning permission C06M/0069/09/LL	32	23	0	0	3	3	3
667	Local Service Centre	T53	Garreglwyd, Tywyn	23	Planning permission 5/79/134	11	2	0				12
5002	Service Village	T54 (part)	Land near the A5, Gwalchmai	7	Planning permission 48C207C	0	0	3		3	3	1
4717	Service Village	T54 (part)	Land near the A5, Gwalchmai Permission 48C207C (5002) on part of site - Number of units based on remaining site area	16								16
3113	Service Village	T55	Tyn Cae Estate, Newborough	53	Planning permission 45C39G	48	7	1	1	2	2	

LPA reference	Settlement tier	Allocated site number	Allocated site name	Total site capacity*	Time lag to construction start in months **	Phasing of development						
						Completions	Completions in JLDP period	Under construction	2023/24	2024/25	2025/26	Units beyond the plan period
4710	Service Village	T56	Land near Tyn y Ffynnon, Llannerch-y-Medd	10	Planning permission OP/2021/10	0	0	0		5	5	
4598	Service Village	T57	Land opposite Cremlyn Estate, Bethel	28							28	
4599	Service Village	T58	Land opposite Rhoslan Estate, Bethel	7	Planning permission C18/0545/18/MG	4	4	3	2	1		
2478	Service Village	T59	Land near Glanrafon Estate, Bontnewydd	SITE COMPLETED								
4593	Service Village	T60	Land near Pont Glan Beuno, Bontnewydd	10							5	5
4594	Service Village	T61	Land near Cefn Capel, Botwnnog	21							18	3
4595	Service Village	T62	Land near Pentre, Botwnnog	11							3	8
4125	Service Village	T63	Land to rear of Madryn Arms, Chwilog	SITE COMPLETED								
1364	Service Village	T64	Land near Cae Capel, Chwilog	21	Planning permission C18/1055/441/LL	0	0	0		7	7	7
3959	Service Village	T65	Land near Pentre Helen, Deiniolen	27	Planning permission C09A/0396/18/AM	0	0	0		9	9	9
4600	Service Village	T66	Land near Maes Bledlyn, Rachub	SITE COMPLETED								

LPA reference	Settlement tier	Allocated site number	Allocated site name	Total site capacity*	Time lag to construction start in months **	Phasing of development						
						Completions	Completions in JLDP period	Under construction	2023/24	2024/25	2025/26	Units beyond the plan period
4601	Service Village	T67	Land near Tyn Lôn, Y Ffor	18							6	12
4602	Service Village	T68	Land near the School, Y Ffor	10							5	5
2214	Service Village	T69	Land near Bro Gwystil, Y Ffor	SITE COMPLETED								
TOTAL						288	144	133	120	182	404	1567
*	For sites with planning permission, the figure indicates the number of units that have been permitted.											
**	Except where we have received detailed information from the landowners/developers, a period of at least 2 years have been noted before any unit is completed on an allocated site that is not subject to planning permission											
	Completed											
	Extant planning permission (not yet completed)											