



Complete Agenda



Democratic Service
Swyddfa'r Cyngor
CAERNARFON
Gwynedd
LL55 1SH

Meeting

JOINT PLANNING POLICY COMMITTEE

Date and Time

10.00 am, FRIDAY, 8TH OCTOBER, 2021

***A meeting of the Joint Local Development Plan Panel will follow this meeting**

Location

Virtual Meeting

Contact Point

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(DISTRIBUTED Thursday, 30 September 2021)

JOINT PLANNING POLICY COMMITTEE

MEMBERSHIP

GWYNEDD

Councillors

**Anne Lloyd Jones
Berwyn Parry Jones
Gareth Griffith
Gareth A Roberts
John Pughe Roberts
Paul Rowlinson
Owain Williams**

ISLE OF ANGLESEY

Councillors

**Richard Dew
John Griffith
Kenneth P Hughes
Richard O. Jones
John Arwel Roberts
Nicola Roberts
Robin Williams**

A G E N D A

1. APOLOGIES

To receive any apologies for absence

2. DECLARATION OF PERSONAL INTEREST

To receive any declaration of personal interest.

3. URGENT BUSINESS

To note any items that are a matter of urgency in the view of the Chairman for consideration.

4. MINUTES

4 - 6

The Chairman shall propose that the minutes of the meeting of this committee held 28th May 2021 be signed as a true record.

5. JOINT LOCAL DEVELOPMENT PLAN ANNUAL MONITORING REPORT APRIL 2019 - MARCH 2020

7 - 146

To consider and accept the Annual Monitoring Report (Appendix 1) and approve for submission to the Welsh Government by the end of October 2021

6. JOINT LOCAL DEVELOPMENT PLAN ANNUAL MONITORING REPORT APRIL 2020 - MARCH 2021

147 - 318

To consider and accept the Annual Monitoring Report (Appendix 1) and approve for submission to the Welsh Government by the end of October 2021

Agenda Item 4



JOINT LOCAL DEVELOPMENT PLAN

Joint Planning Policy Committee

10:00 a.m. 28 May 2021

Virtual Meeting

Present:

Isle of Anglesey County Council

Cllr Richard Dew
Cllr John Griffith
Cllr Kenneth P Hughes
Cllr John Arwel Roberts
Cllr Robin Williams

Gwynedd Council

Cllr Anne Lloyd Jones
Cllr Gareth Griffith
Cllr John Pughe Roberts
Cllr Paul Rowlinson
Cllr Gareth Roberts
Cllr Berwyn Parry Jones
Cllr Owain Williams

Officers:

Robyn Jones	Legal Services Manager (IACC)
Dewi Francis Jones	Chief Planning Officer (IACC)
Gareth Jones	Assistant Head, Environment (GC)
Rebeca Jones	Planning Policy Manager (JPPS)
Heledd Jones	Team Leader - (JPPS)
Ffion Madog Evans	Senior Finance Manager (GC)

Apologies: None to note

1. ELECTION OF CHAIR

Cllr Richard Dew was elected as Chair of the Joint Planning Policy Committee for the period 2021 - 2022

2. ELECTION OF VICE-CHAIR

Cllr Gareth Griffith was elected as Vice-chair of the Joint Planning Policy Committee for the period 2021 - 2022.

3. APOLOGIES

None to note.

4. DECLARATION OF PERSONAL INTEREST

None to note.

5. URGENT ITEMS

No urgent items were received.

6. MINUTES

The minutes of the Committee held on 12 March 2021 were accepted as a true record.

7. FINAL ACCOUNTS FOR JOINT PLANNING POLICY COMMITTEE

A report was presented by Ffion Madog Evans (Senior Finance Manager), which responded to a statutory requirement under Section 12 of the Public Audit (Wales) Act 2004, to report specifically on the annual statement of accounts of the Joint Planning Policy Committee. As the turnover of the Service is lower than £2.5m, it is considered to be a smaller Local Government Body, and as such is required to complete an accounts statement return provided by Audit Wales to meet the statutory requirements.

Reference was made to Appendix 1 that included the out-turn report and explained the final position of the Service's revenue income and expenditure for 2020/21. It was highlighted that the budget could be seen in the first column, with the expenditure in the second column. The overspend or underspend was shown in the third column. It was noted that the expenditure for 2020/21 was £49,239 lower than the available budget, and therefore the required contribution from Gwynedd and Anglesey Councils could be reduced to £218,326 each, which was a reduction of over £24,600 compared to the budget. It was further noted that the reserve fund would not need to be used.

In examining the figures per heading in detail, the impact of Covid-19 and the lockdown was evident on the figure and the various headings within the budget, as staff worked from home, which was a consistent picture across the Councils.

It was noted that the accounts had already been sent to the attention of the External Auditors, Audit Wales. An amended version would only be presented to the Committee on 24 October 2021 if there was a need to make any amendments following the audit.

The Joint Planning Policy Committee was asked to accept and approve the accounts for 2020/21, and the Chair was asked to sign the electronic form on page 12.

Matters Raised

- The monthly overspend of £48,000 was questioned, as it appeared to be exceptionally high.
- It was noted that the figures appeared to be reasonable, and that the financial impact and implications were obvious, namely the fact that staff were working from home, and that office costs and travelling costs were reduced. Furthermore it was noted that good use had been made of the Service's resources (staff), in order to maintain specific work tasks.
- It was noted that the balance appeared to be high, and the reason for this was questioned.
- It was acknowledged that significant expenditure would be required to undertake the Plan review, and it was asked whether consideration should be given to increasing the budget.
- A question was asked about why the language of communication on the Annual Return had been chosen as English.

Response

- It was confirmed that the £49,000 was an underspend over the year (not an overspend), and as a result, the financial contributions from both authorities had been lower.
- The observation was noted.
- It was explained that the balance had accrued over the years, and that this was one reason why it appeared to be high. Nevertheless, these funds were a reserve that could contribute to future expenditure. This was specifically relevant when considering the budget that would be necessary to review the Plan, and also when considering the savings that the Service needed to find.
- It was confirmed that the existing budget would not be sufficient to fund the review of the Plan, and that both authorities would have to find adequate funding to contribute financially to the necessary budget.
- The Councillor was thanked for drawing attention to the chosen language, and it was confirmed that it was an error that would be corrected, as the correspondence between the Council and Audit Wales was conducted in Welsh.

Decision

The 'Revenue Income and Expenditure Account 2020/21 and the 'Annual Return' for the year ending 31 March 2021 were accepted and approved. The Chair agreed to sign the accounts electronically, confirming that they had been approved by the Joint Planning Policy Committee.

End


MEETING	Joint Local Development Plan Committee
DATE	8 October 2021
NAME	Joint Local Development Plan Annual Monitoring Report April 2019 – March 2020
PURPOSE	Present the 2nd JLDP Annual Monitoring Report 2020
RECOMMENDATION	The Joint Planning Policy Committee is asked to accept the Annual Monitoring Report (Appendix 1) and approve for submission to the Welsh Government by the end of October 2021
AUTHOR	Joint Planning Policy Service Manager,

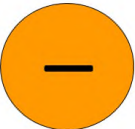
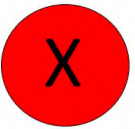
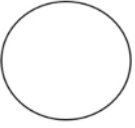
1 Background

- 1.1 As members are aware, the Local Development Plan (LDP) is required to be monitored annually and the report must usually be submitted to the Welsh Government by 31st October each year. Last year however as a result of the COVID 19 Pandemic Julie James MS that LPAs would not be required to submit their Annual Monitoring Reports (AMR) this October. A draft version of the AMR was presented to members at a meeting of the Panel in October last year for discussion. Due to Julie James MS announcement the Annual Monitoring Report was not presented to the Committee as no decision was needed to forward the report to the Welsh Government. This Report is intended to present the second Annual Monitoring Report which relates to the period 1 April 2019 - 31 March 2020 to obtain the Committee's agreement to submit to the Welsh Government. Some minor amendments have been made to the AMR that was present to members last year.

2 The Monitoring Framework (Chapter 7 in the Plan)

- 2.1 The AMR provides an important evidence base for the review of the Joint LDP and over time AMR can show trends, identify any policies that are delivering or not, and highlight if there is any policy void or omission. The Gwynedd and Anglesey LDP has a monitoring framework which was agreed with the Inspector during the Examination. The Monitoring Framework can be found in Chapter 7 of the Joint LDP. There are 70 indicators, which report on the 5 themes in the JLDP.
- 2.2 As a visual aid when monitoring the effectiveness of policies and to provide an overview of performance, key indicators and outcomes are shown in the table below:-

Symbol	Description	Number of Indicators
	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations.	32

	The policy target is currently not achieved as anticipated but this is not leading to concerns regarding policy implementation.	31
	Local policy does not provide expected results and there are resulting concerns regarding Policy implementation.	1
	There is no conclusion - available data is scarce.	1

2.3 Since Annual Monitoring Report 1 was submitted the Local Development Plan Manual (Welsh Government) has been revised and there have been some changes to the indicators which are required to be included within the Annual Monitoring Report. There is no longer a need to monitor whether or not the Plan has a 5-year housing land supply since TAN 1 has been deleted.

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

Core indicator	Reference in the Monitoring Framework
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

2.5 Other indicators seen in the Monitoring Framework of the Joint Local Development Plan are specific to the area of the JLDP e.g. indicators for Wylfa Newydd.

2.6 The table below provides the actions available in the Monitoring Framework. Other actions could be relevant, depending on the circumstances, e.g. amending adopted

supplementary planning guidance. An action has been identified against each indicator in the AMR as part of the analysis. A few indicators have a grey colour as the indicator has been achieved e.g. adoption of SPG. The table below outlines a summary of the actions following the assessment of the Monitoring Framework indicators:-

Assessment	Action	Number of indicators in the category.
Where indicators suggest that LDP policies are effectively implemented	No further action needed with the exception of continuing to monitor	60
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.	0
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	5

- 2.7 The performance of policies will need to be carefully considered due to the period mentioned for indicators and triggers. Some refer to an annual period while others are relevant to a period of two or three consecutive years, therefore it will not be possible to identify any trends.

AMR Key Findings

- Permission granted for 507 new residential units (including applications to reconsider or extend expiry date of existing permissions) during 2019/20. 217 units (43%) were for affordable housing.
- 453 homes were completed during the monitoring period. Due to the regulations relating to the Covid-19 pandemic, it was not possible to visit 68 sites to assess whether housing units had been completed or not (8% of all the relevant sites).
- It is noted that 3564 units have been completed in the Plan area between the base date (2011) and 2019/20, whilst the trajectory notes a figure of 3828 units. This is therefore 6.9% lower than the figure in the trajectory.
- The need to maintain a 5-year housing land supply was removed with the revocation of Technical Advice Note 1 on the 26 March 2020. New indicators introduced on monitoring the Plan's housing delivery against its Housing Trajectory.
- 51% of the housing units¹ permitted during the AMR period are within the Sub-regional Centre and Urban Service Centres. 21% of units have been permitted within the Local Service Centres with a further 28% permitted in Villages, Clusters and Open Countryside.
- In the AMR period (2019-20), 36.6% of housing units completed in the Joint Local Development Plan area are located on sites allocated for housing.
- Average density of new housing permissions in Plan area during the AMR period is 32.3 units per hectare.
- 124 affordable housing units completed in 2019-20 which is 27% 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. Due to the regulations relating to the Covid-19 pandemic, it was not possible to visit 2 sites with extant permission for affordable housing.
- 4 affordable housing exception sites permitted during the AMR period (45 units permitted on these sites).
- 2 local market units given planning permission during AMR period. One local market unit completed.
- Since adoption the Councils have adopted 7 Supplementary Planning Guidance and another 4 are close to adoption or underway.
- The Councils received 28 Appeals during the Monitoring Period. 65% of these were dismissed.
- In June 2018, Horizon submitted a Development Consent Order application in order to develop a new nuclear power plant, and a public inquiry was held.
- Hitachi announced its intention to delay the proposal of developing the new Nuclear Power Station; however, Horizon confirmed that it would continue to allocate resources to ensure that the process of examining the application is completed. Due to the Covid-19 pandemic the decision on the DCO application has been delayed, a decision is now expected at the end of September 2020.
- The JLDPs strategic objective to diversify the area's rural economy has been achieved during AMR with applications for various uses including for example a mechanic workshop, blinds production company and art glass workshop being approved (Policy CYF 6).
- Planning Permissions have been granted for renewable schemes that have the potential to contribute a total of 0.03GWh within the JLDP area.

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

- 2.8 The conclusions from this and the previous AMR provide an important evidence base when reviewing the JLDP. As this is only the second annual monitoring report conclusions are preliminary at this early stage of monitoring of the plan. This AMR will provide a baseline for future comparative analysis, showing evidence of emerging trends.

3. Recommendation

- 3.1 The Joint Planning Policy Committee is asked to accept the Annual Monitoring Report (Appendix 1) and agree for it to be submitted to the Welsh Government by the end of October 2021.

Appendix 1 Annual Monitoring Report April 2019 – March 2020.



Anglesey and Gwynedd Joint Local Development Plan 2011 - 2026

2nd Annual Monitoring Report
(DRAFT)

1 April 2019- 31 March 2020



CYNGOR SIR
YNYS MÔN
ISLE OF ANGLESEY
COUNTY COUNCIL

Page 12



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

**(DRAFT) ANNUAL MONITORING REPORT
1 April 2019- 31 MARCH 2020
2nd Annual Monitoring Report**

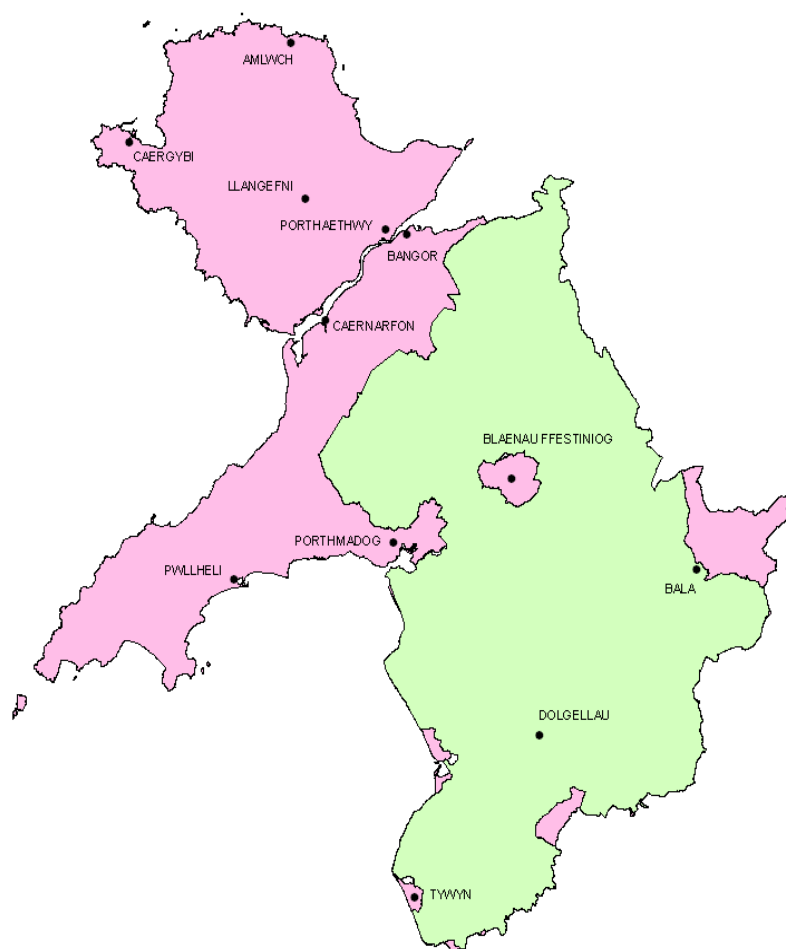
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EXECUTIVE SUMMARY

- 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 Snowdonia National Park.



Nodiant / Notation


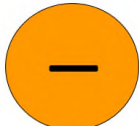
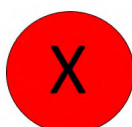
- Ardal y CDLI ar y Cyd / Joint LDP Area
- Parc Cenedlaethol Eryri / Snowdonia National Park

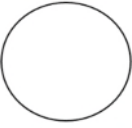
- ii. Monitoring is a continuous part of the process of drawing up a plan. Monitoring is the connection between gathering evidence, the plan's strategy and the work of drawing up policies, implementing policies, evaluating and reviewing the Plan. The Monitoring Framework is in Chapter 7 of the Joint LDP. It includes a total of 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

¹ AMR2 will be reporting on 65 indicators. The target for 5 of the indicators have been met during AMR1 therefore there isn't a need to continue to monitor these indicators.

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 second AMR to be prepared since the Joint LDP was adopted. This AMR looks at the period from 1st April 2019 to 31 March 2020. The Report is normally required to be submitted to the Welsh Government and published on the Councils' websites by 31 October 2020. This year, as a result of the Covid-19 pandemic, Julie James MS has stated that Local Planning Authorities will not need to submit the Annual Monitoring Report during October. Due to the restrictions as a result of Covid-19 it has not been possible to gather all the information for some of the indicators, so as the information is not complete the report is a draft one. Information for two years will be submitted to the Government in October 2021.
- v. As this is only the second Annual monitoring Report, any conclusions that can be drawn from the analysis of the indicators contained within the monitoring framework would be preliminary. This AMR provides an important evidence base and while comparisons can be made with the first AMR it is still difficult to conclude on any trends. The information which will be set out in next years AMR will help to establish trends as there will have been over three years since the adoption of the Joint Local Development Plan. It is worth noting that the contents of next years AMR will include information about decisions on planning applications and developments which will have occurred during the Covid-19 pandemic.
- vi. 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.	32
	The policy target is currently not achieved as anticipated but this is not leading to concerns regarding policy implementation.	31
	Local policy does not provide expected results and there are resulting concerns regarding Policy implementation.	1

	There is no conclusion - available data is scarce.	1
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vii. 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	61
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.	0
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	4

viii. 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.

- ix. A small number of indicators relate to the preparation of the Supplementary Planning Guidance (SPG), and it can be seen that the series of SPG was not prepared by the target date. However, in every case, reasons are recorded in order to justify the delay in preparing the SPG, which show that they will be considered for adoption as soon as is practically possible. Where an indicator relates to an SPG that has been adopted the action has been coloured grey as no further action is required in relation to this indicator.
- x. 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.

AMR Key Findings

- Permission granted for 507 new residential units (including applications to reconsider or extend expiry date of existing permissions) during 2019/20. 217 units (43%) were for affordable housing. The affordable housing percentage increases to 51% for applications that addressed the threshold for the contribution of affordable housing i.e. 2 or more units within a development boundary or within a Cluster or for the conversion of a building in the countryside (180 affordable units out of 350 new units).
- 453 homes were completed during the monitoring period. Due to the regulations relating to the Covid-19 pandemic, it was not possible to visit 68 sites to assess whether housing units had been completed or not (8% of all the relevant sites).
- It is noted that 3564 units have been completed in the Plan area between the base date (2011) and 2019/20, whilst the trajectory notes a figure of 3828 units. This is therefore 6.9% lower than the figure in the trajectory.
- The need to maintain a 5-year housing land supply was removed with the revocation of Technical Advice Note 1 on the 26 March 2020. New indicators introduced on monitoring the Plan's housing delivery against its Housing Trajectory. Work with external stakeholders ongoing to ascertain position against the Housing Trajectory.
- 51% of the housing units² permitted during the AMR period are within the Sub-regional Centre and Urban Service Centres. 21% of units have been permitted within the Local Service Centres with a further 28% permitted in Villages, Clusters and Open Countryside.
- In the AMR period (2019-20), 36.6% of housing units completed in the Joint Local Development Plan area are located on sites allocated for housing.
- Average density of new housing permissions in Plan area during the AMR period is 32.3 units per hectare.
- 124 affordable housing units completed in 2019-20 which is 27% 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. Due to the regulations relating to the Covid-19 pandemic, it was not possible to visit 2 sites with extant permission for affordable housing.
- 4 affordable housing exception sites permitted during the AMR period (45 units permitted on these sites).

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

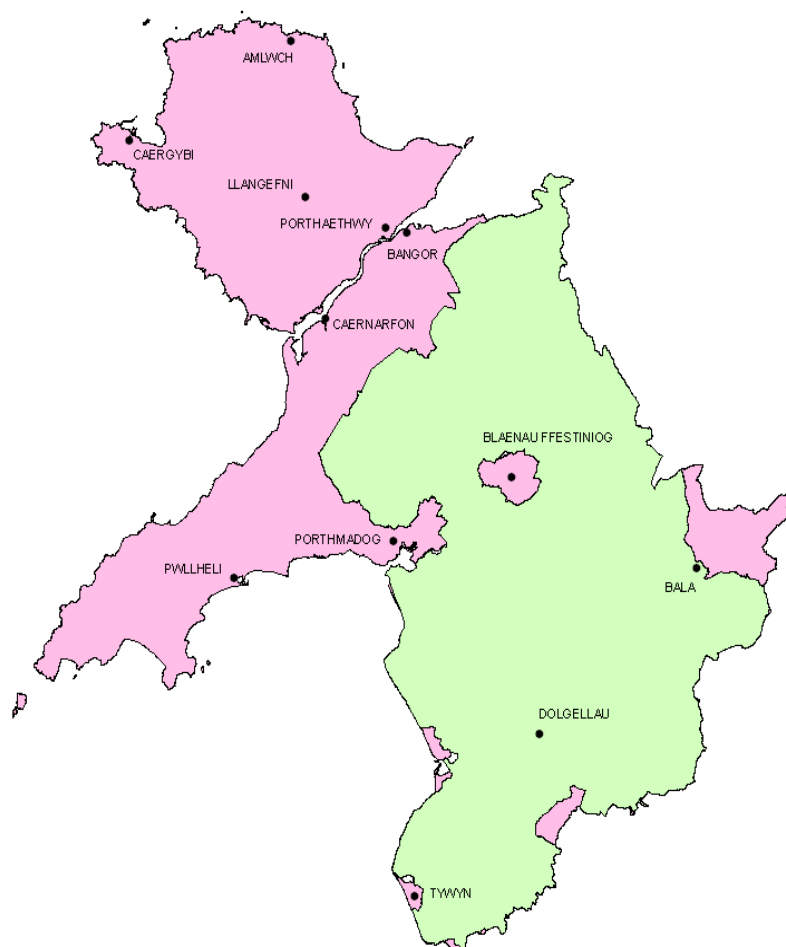
- 2 local market units given planning permission during AMR period. One local market unit completed.
- Since adoption the Councils have adopted 7 Supplementary Planning Guidance and another 4 are close to adoption or underway .
- The Councils received 28 Appeals during the Monitoring Period. 65% of these were dismissed.
- In June 2018, Horizon submitted a Development Consent Order application in order to develop a new nuclear power plant, and a public inquiry was held.
- Hitachi announced its intention to delay the proposal of developing the new Nuclear Power Station; however, Horizon confirmed that it would continue to allocate resources to ensure that the process of examining the application is completed. Due to the Covid-19 pandemic the decision on the DCO application has been delayed, a decision is now expected at the end of September 2020.
- The JLDPs strategic objective to diversify the area's rural economy has been achieved during AMR with applications for various uses including for example a mechanic workshop, blinds production company and art glass workshop being approved (Policy CYF 6).
- Planning Permissions have been granted for renewable schemes that have the potential to contribute a total of 0.03MW within the JLDP area.

Monitoring the Sustainability Assessment

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

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.



Nodiant / Notation

- Ardal y CDLI ar y Cyd / Joint LDP Area
- Parc Cenedlaethol Eryri / 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 second AMR to be prepared since the Joint LDP was adopted. This AMR looks at the period from 1st April 2019 to 31 March 2020. The Report is normally required to be submitted to the Welsh Government and published on the Councils' websites by 31 October 2020. This year, as a result of the Covid-19 pandemic, Julie James MS has stated that Local Planning Authorities will not need to submit the Annual Monitoring Report during October. Due to the restrictions as a result of Covid-19 it has not been possible to gather all the information for some of the indicators, so as the information is not complete the report is a draft one. Information for two years will be submitted to the Government in October 2021.

What is the AMR?

- 1.4 The AMR provides an opportunity to record assessments of important matters that could influence the ability to deliver the Joint LDP and the outcomes of that work, as well as the credibility of the Joint LDP in terms of sustainability. The outcomes of this monitoring process will feed into the continuous analysis of the Joint LDP. The Councils will be required to hold a formal review of the Joint LDP at least every four years from the time the Plan was first adopted. The outcomes of the AMRs will be the grounds upon which the Joint LDP will be reviewed.
- 1.5 The Monitoring Framework is the main basis of the AMR. The Monitoring Framework is noted in Chapter 7 of the Joint LDP. It includes a total of 69 indicators (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

- 1.6 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.
- 1.7 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

- 1.8 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



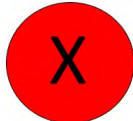
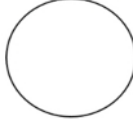
- 1.9 The Monitoring Framework notes a range of achievable actions that could address any shortcomings or unexpected outcomes. However, it does not necessarily follow that a failure to achieve a specific target will be interpreted as a policy failure that would automatically mean that this policy (or the entire Plan) becomes the subject of a review.
- 1.10 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.

Reviewing the Plan

- 1.11 The Councils will consider a series of conclusions from AMRs when deciding whether the Plan needs to be reviewed (partially or fully) before the statutory four-year period. Table 4 refers to examples of thresholds that could trigger a review before the statutory review period.

Table 4 - thresholds for undertaking a review before the statutory review

Thresholds for undertaking a review before the statutory review - circumstances affecting the robustness of the plan

1	Conclusions of the Annual Monitoring Report	Significant concerns over time relating to implementing the strategy of the plan, including the effectiveness of policy, progress and implementation rates in accordance with recorded trends.
2	Changes to national policy or legislation	Significant change to national policy and / or legislation that affects the strategic plan / key policies.
3	Contextual change	Significant change to the context within which the action plan operates.
4	Section 61 Planning and Compulsory Purchase Act 2004	Unexpected and significant results of evidence gathered through updated surveys, which affect the implementation of the plan's strategy.

1.12 This is the structure of the rest of this AMR.

Table 5: Structure of the AMR

Chapter		Contents in brief
2	Analysing significant contextual change	A summary and review of wider contextual matters within the implementation of the LDP, e.g. legislation/strategies/external policies.
3	An analysis of indicators	Details of the findings of the work of monitoring the Indicators of the Joint LDP (according to the order of the Joint LDP)
4	Conclusion and recommendations	Identify required changes to the Plan during a statutory review or a review that was triggered earlier on, if appropriate.
5	Appendices	<ol style="list-style-type: none"> 1. The outcomes of the Sustainability Assessment indicators - relating to the SA Report and the integrated assessment. 2. The Joint LDP's compliance with the Well-being Act (2015)

1.14 The AMR's structure should remain the same year on year in order to facilitate the comparison of one unit with the other. However, bearing in mind that the monitoring process depends on a wide variety of statistical and factual information accessed by the Councils and external resources, any changes to these sources could make some indicators ineffective or out-of-date. In line with this, the subsequent AMR may have to note any considerations of this kind.

CHAPTER 2: ANALYSING SIGNIFICANT CONTEXTUAL CHANGES

- 2.1 During the monitoring period, a number of new and updated policy documents/guidelines were published, and legislation introduced. It is important to understand the various factors that could impact the performance of the Joint LDP, from global and national levels, down to local policies and the Councils' own guidelines. Some changes are clearly completely beyond the Councils' control. This Chapter provides a brief overview of the relevant contextual content published during this monitoring period. It includes national legislation, and plans, policies and strategies on a national, regional and local level. Any potential general implications for the entire Joint LDP are outlined where appropriate. General economic trends that have appeared 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

AMENDMENTS TO LEGISLATION

Town and Country Planning Act (General Permitted Development) (Amendment) (Wales) 2019

- 2.2. On 1 April 2019 an amendment to the General Permitted Development Order (GDPO) came into force that specifically relates to energy, telecommunications and service developments.
- 2.3 The most significant amendment is an amendment to Schedule 2, part 2 'Minor Operations' that introduces Classes D and E and establishes development rights for equipment and infrastructure for "recharging electric vehicles" as far as the proposals conform to the prescribed criteria.

The Town and Country Planning (General Permitted Development) (Wales) 2002 (The Amendment Order) 2020

- 2.4 In response to the immense challenges faced due to COVID-19, an amendment has been made to the Town and Country Planning Order (General Permitted Development), which came into force on 30 March 2020. The Amendment Order inserts a new Part 12A (Emergency Development by Local Authorities) as a schedule to the GDPO, that permits local authorities to carry out certain developments, as defined by section 55 of the Town and Country Planning Act 1990, on land owned, leased or maintained by the local authority, for the following purposes:
- a) Preventing an emergency;
 - b) Reducing, controlling or mitigating the effects of an emergency;
 - c) Taking other action in connection with an emergency.
- 2.5 For these purposes, an emergency is an event or situation which threatens serious damage to human welfare in a place in the United Kingdom, which includes the COVID-19 pandemic.
- 2.6 The new development is subject to conditions which are also set out in the new Part 12A. One of the conditions includes restricting the development retention date under this new part to 12 months, starting on the date on which the development began.

AMENDMENTS TO NATIONAL PLANNING POLICY

Planning Policy Wales (Edition 10, 2018)

- 2.7 Following the dis-application of Technical Advice Note (TAN1): Joint Housing Land Availability Studies (see below), amendments were required to the 'Housing Supply' section of Planning Policy Wales. The changes remove the policy of maintaining a five-year housing land supply, and replace it with a policy statement that specifically notes that the housing trajectory, as noted in the adopted LDP, will be the basis for monitoring how the housing requirements are satisfied, as part of the Annual Monitoring Reports of the LDP.

Technical Advice Note (TAN 1): Joint Housing Land Availability Study

- 2.8 Technical Advice Note (TAN) 1: Joint Housing Land Availability of Land (January 2015) was revoked in its entirety due to the change of policy in Planning Policy Wales (in force from 26 March 2020).

OTHER NATIONAL AMENDMENTS

Town and Country Planning (Major Residential Development) (Notification) (Wales) Direction 2020

- 2.9 The Welsh Government is firmly committed to a plan-led planning system and recognises the essential role of development plans in delivering good quality places. Due to proposals for speculative, unsustainable residential developments outside the development boundaries of the relevant Development Plans, Welsh Government was of the opinion that the policy context noted in PPW, Edition 10 needed reinforcing, by amending the provision in relation to "Major Residential Developments" in The Town and Country Planning (Notification) (Wales) Direction 2012 (the 2012 Direction) and paragraphs 16 to 18 of Welsh Government Circular 07/12.
- 2.10 The new direction, namely the 'Town and Country Planning' (Major Residential Development) (Notification) (Wales) Direction 2020 is relevant to applications submitted on or after 15 January 2020. The Direction requires Welsh Ministers to be notified of applications made on or after that date for any proposed residential development of more than 10 residential units, or residential development on more than 0.5 hectares of land, which is not in accordance with one or more provisions of the development plan in force and which the planning authority does not propose to refuse.

Local Development Plans Manual (Edition 3)

- 2.11 The Development Plans Manual is a document for practitioners who are responsible for, or contribute to, the preparation and implementation of development plans. It contains practical guidance on how to prepare, monitor and revise a development plan, underpinned by robust evidence to ensure that plans are effective and deliverable and contribute to placemaking, as defined in national policy set out in Planning Policy Wales (PPW).

- 2.12 Edition 3 of the Local Development Plans Manual was published during March 2020. Edition 3 of the Manual provides further guidance on the process of monitoring against the housing trajectory.

Self Build Wales Scheme

- 2.13 On 3 March 2020, a £210m scheme was launched to assist people to build their own homes.
- 2.14 The Self Build Wales Scheme is funded by Welsh Government and is managed by the Development Bank for Wales. The aim of the Self Build Wales scheme is to help remove the barriers and uncertainty that prevent people in Wales from building their own homes.
- 2.15 In doing so, underdeveloped or underused land will be transformed into suitable plots for new self-build and custom-build homes. Plots are available with pre-approved designs to choose and planning permission in place.

National Marine Plans Wales (November 2019)

- 2.16 The Wales Marine Plan was published on the 12th November 2019. The purpose of the National Marine Plan Wales is to support the sustainable development of the seas surrounding Wales, and encompass the inshore and offshore areas during the next 20 years. It presents Welsh Government's ambitions for the future use of the sea's natural resources, how various users of the sea should interact and consider each other's activities and plans for the future. When undertaking a revision of the Local Development Plan the contents of this document will be considered to ensure where relevant the Local Development Plan is in line with the plan.

National Development Framework draft

- 2.17 In September 2019 the Welsh Government launched the Draft National Development Framework (NDF) for public consultation. The NDF will have the status of a Development plan and therefore Strategic Development Plans and Local Development Plans will have to align with it. Both Councils provided a response to the public consultation outlining that while supportive of the principle of the NDF that there were significant concerns about the contents of the document and the evidence base supporting it.
- 2.18 It is expected that the NDF will be published in Spring 2021 and therefore any implications for the JLDP will be outlined in the AMR3 and also will be considered as part of the Review of the JLDP.

THE REGIONAL CONTEXT

North Wales Growth Deal

- 2.19 In December 2017, the North Wales Growth Board (a partnership of Local Authorities and wider partners, e.g. Higher Education, Further Education and the North Wales Mersey Dee Business Council) made a Growth Deal bid to Welsh Government and UK Government for £383m of grant funding for North Wales.

- 2.20 The proposals will be a catalyst for a full investment of £1.3 billion in the North Wales economy, a profit of £3.40 for each pound is spent. It is expected that over 5,000 jobs could be created from the potential investments within the Growth deal across Technology and Innovation Centres, Business Sites, Digital Connectivity, Skills, Transport and Business Support.
- 2.22 Over the recent months, the North Wales Economic Ambition Board, which includes representatives from the six local authorities, colleges and universities, and the private sector - have secured a £240m commitment by Welsh Government and the UK Government.
- 2.23 The Board continues to hold discussions with both governments and is encouraging them to invest greater capital match funding to support an even more daring and effective Growth Deal, in addition to alternative sector programmes and funding streams.
- 2.24 This provides a firm foundation for implementing the nine priority programmes, which includes 16 projects, and which formed the North Wales Growth Deal. It is expected that the final Growth Deal will be in place later in 2019 so that the work can commence on priority projects from 2020 onwards.
- 2.25 The Joint LDP contains a provision in its policies and proposals for sustainable development, and the economy is an important part of the strategy. The Growth Deal's progress and any subsequent implications for the Joint LDP will be considered further in a subsequent AMR where appropriate.

THE LOCAL CONTEXT

Supplementary Planning Guidance

- 2.26 The purpose of SPGs are to:
- assist applicants and their agents to prepare planning applications and guide them in discussions with officers on how to use the relevant policies in the Joint Local Development Plan before submitting planning applications,
 - assist officers to assess planning applications, and officers and councillors to make decisions about planning applications, and
 - help Planning Inspectors make decisions on appeals.
- 2.27 Although the Plan contains policies that enable the Local Planning Authority to make consistent and transparent decisions on development proposals, it cannot provide all the detailed advice required by officers and prospective applicants to steer proposals locally. In order to provide this detailed advice, the Councils are preparing a range of Supplementary Planning Guidance to support the Plan with more detailed guidance on a variety of topics and matters to help interpret and implement the Plan's policies and proposals.
- 2.28 Appendix 9 of the Joint Local Development Plan contains a table of the Supplementary Planning Guidance that have/will be prepared along with the projected timetable for

preparing it. It is noted that the timetable associated with preparing the Supplementary Planning Guidance has slipped, and the reasons for the slippage include:

- The procedure for reporting and approving the SPG has been the subject of scrutiny within the Councils, and this has added to the timetable.
- The preparation process (internal and external engagement) took longer than the projected timetable.
- Lack of resources/capacity in the Unit.
- A lack of demand for the Guidance in light of publishing national planning policy in relation to the subject of the Guidance.
- The Covid-19 pandemic has meant it was necessary to postpone a joint Planning Policy Committee meeting, which meant it was not possible to a decision to release some of the SPG for public.

2.29 Some of the monitoring indicators are directly related to preparing and adopting relevant Supplementary Planning Guidance, see Chapter 3 for more information about the status of specific Supplementary Planning Guidance.

2.30 The following Supplementary Planning Guidance have been adopted during the second AMR period, and are therefore now used as material planning consideration when determining planning applications:-

Supplementary Planning Guidance	Date adopted
Affordable Housing	April 2019
Maintaining and Creating Distinctive and Sustainable Communities	July 2019
Planning Obligations	September 2019
Replacement dwellings and conversions in the countryside	September 2019


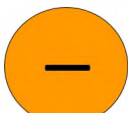
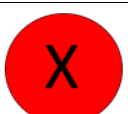

CONCLUSION

2.32 As noted above, new legislation and plans, and national, regional and local policies and strategies emerged during this monitoring period. Some of them might have implications to the work of the Joint LDP in future. However, none of the contextual changes noted are significant enough so far to suggest that an early review of the Plan is required.

2.33 A 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)
D9	Preparation of Supplementary Planning Guidance relating to provision of open spaces in new housing developments.	AMR 1
D14	Delivery of Llangefní Link Road (Phase 4)	AMR 1
D15	Delivery of improvements to the A5025	AMR 1

D30	Prepare and adopt a revised Supplementary Planning Guidance relating to the Wylfa Newydd projects	AMR 1
D54	Prepare and adopt a Supplementary Planning Guidance for Local market Housing	AMR 1

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

DRAFT

6.1 Safe, healthy, distinctive and vibrant communities

Welsh language and Culture



Supplementary Planning Guidance – Maintaining and Creating Distinctive and Sustainable Communities (2019)

The Councils have preparing a Supplementary Planning Guidance on 'Maintaining and Creating Distinctive and Sustainable Communities'. There was a period of public consultation between December 2018 and January 2019, and a report on the observations received together with officers' recommendations for minor amendments to the Guidance was given to the Joint Panel in March 2019. It is noted that external multi-skilled consultants were commissioned to undertake a critical analysis of the Guidance, prior to public consultation.

This SPG was adopted in July 2019 and provides detailed guidance, which includes a new and thorough methodology to prepare Language Statements and Assessments that will mean that relevant consideration will be given to the Welsh language when relevant to an application.

The nature of housing applications on new sites that have received consent since the Plan's adoption indicate a substantial percentage of affordable housing at 54.8%. Indeed, for the 8 sites with 11+ housing units, 2 of these are sites allocated in the Plan, 3 are for 100% affordable housing schemes with the other 3 sites providing affordable housing provision in line with Policy TAI 15.

This means that new permissions under the Plan thus far given that evidence is required to be submitted 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 this assists to maintain the Welsh language within the Plan's area.

Indicator: D1				
Objective:	SO1	Safeguard and strengthen the Welsh language and culture and promote its use as an essential part of community life.		
Indicator:	Target:	Relevant policy:	PS1	
		Outcome:	Trigger level:	
D1 % Welsh speakers in 2021 in Anglesey and Gwynedd	New developments contribute to maintaining or strengthening the Welsh language in Anglesey and Gwynedd <i>(Note: Direct impact of new development on the use of the Welsh language in individual</i>	AMB 1		Biennial narrative about relevant completed schemes, e.g. under Policy PS 1, Policy TAI 1 – Policy TAI 7, by 2019
		AMB 2		
		AMB 3		
		AMB 4		

	<p><i>communities and Plan area is a difficult area to monitor, given that the Plan can't differentiate on the basis of language ability. The Councils consider a combination of approaches is required in order to monitor the effectiveness of policies, including the indicators set out under this theme.)</i></p>			
<p>Analysis:</p> <p>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.</p> <p>There are a number of policies within the Plan which help to facilitate sustainable development which are:</p> <ul style="list-style-type: none"> • 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. <p>The Annual Report of the population who state that they speak Welsh by the ONS is published quarterly, this is the basis of the survey's data. As the data comes from a survey and the results are estimates based on a sample, it is therefore subject to different degrees of sampling variability.</p> <p>The following table notes figures for the year ending 31 March for 2017 (the last year before the Plan was adopted), 2018, 2019 and 2020:</p>				

Local Authority	Year ending 31 March 2017		Year ending 31 March 2018		Year ending 31 March 2019		Year ending 31 March 2020	
	Number	%	Number	%	Number	%	Number	%
Anglesey	42,400	63.5	42,500	63.6	45,500	67.5	44,880	66
Gwynedd	87,600	74.1	89,600	75.5	91,000	76.4	88,600	74.7

As shown, these figures note a much higher level than the 2011 Census results that stated there were 57% of Welsh speakers in Anglesey and 65% in Gwynedd. However, as these figures are based on a sample they do not have such a firm basis as the Census figures and they always tend to give a higher % than the Census. However, it should be noted that a recent larger sized sample had approximately a 350% increase in the sample compared to the early years.

Gwynedd Council conducted a housing survey in Gwynedd during 2018, however, the results of the Survey have not yet been published.

In the year from 1 April 2019 to 31 March 2020 421 new housing units (i.e. sites that did not have permission on the day of the Plan's adoption) have been granted planning permission. This is via permission for individual houses on 73 sites with the remainder on 33 sites from sites with 2 units to one site of 52 units. Out of the applications that met the threshold for an affordable housing contribution i.e. 2 or more units or within a Cluster or the conversion of an external building namely 350 housing units, 180 affordable units were given permission this means an affordable percentage of 51.4%.

In the period since the Plan's adoption two Joint Housing land Availability Studies have been produced being the 2018 and 2019 studies together with the 2020 survey which provides input into the new Indicators for assessing the growth against the Plan's Housing Trajectory. These identify that 1,460 housing units have been completed and 1,314 of these had planning permission before the Joint LDP was adopted.

The table below sets out the position for applications that have been granted planning permission and completed since the Plan was adopted:

Period	Number of Units which gained planning permission and were completed during the Plan period	Number which are Affordable Housing	Percentage of Affordable Housing
AMB 1	56	35	62.5%
AMB 2	90	45	50%
TOTAL	146	80	54.8%



Although there is no specific figure for the Percentage of Welsh speakers in the Plan's area the figures in the Annual Population Report indicate an increase compared to the 2011 Census figure.

From the housing units that have received consent since the Plan's adoption date it can be seen that a substantial number of affordable housing have received permission, namely over 50%. In addition, of the units given permission and completed since the Plan's adoption the percentage of affordable housing is over 60%. This means that new permissions under the Plan thus far, by preparing a high percentage of affordable housing entails that local needs are being addressed and this assists to maintain the language within the Plan's area.

Action:

No action. Continue to monitor as part of a follow-up AMR including housing survey findings to assess the impact of different development patterns.

Indicator: D2

Objective:	SO1	Safeguard and strengthen the Welsh language and culture and promote its use as an essential part of community life.		
Indicator:	Target:	Relevant policy:	PS1	
		Outcome:	Trigger level:	
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		

Analysis:

As highlighted in the response to Indicator D1, sin the year 2019/20 planning permission has been given to 421 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	73	73
2 to 5 units	13	40
6 to 10 units	12	89
11+ units	8	219

Of the 8 sites that are 11+ units in size, 2 of these are on sites allocated for housing in the Plan with another 3 sites which were not allocated for housing, were applications for 100% affordable

housing. The other 3 sites provided an element of affordable housing provision in line with the requirements of Policy TAI 15.



It should also be noted that permission has been granted for revised permission on 2 11+ sites in Gwynedd namely on the T59 allocation at Bontnewydd for 29 units (9 affordable units) and the site of the former Bangor City Social Club for 38 units (20 affordable units).

There was 1 Linguistic Impact Assessment and 32 linguistic statements with applications where they triggered the thresholds within Policy PS 1. Further, in accordance with Appendix 5 of the SPG consideration has been given to the Welsh language for applications below the threshold of those that require a formal Statement or Assessment. From the analysis of these no proposal would lead to significant harm to the Welsh language. Some applications were mitigated by including conditions for signage and with one application there was a commitment to work with the Menter Iaith when the business is ready to open.

Action:

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

Indicator: D3

Objective:	SO1	Safeguard and strengthen the Welsh language and culture and promote its use as an essential part of community life.		
Indicator:	Target:	Relevant policy:	PS1	
		Outcome:	Trigger level:	
D3 Number of planning applications accompanied by a Welsh Language Statement or a Welsh Language Impact Assessment	All relevant planning applications to be accompanied by a Welsh Language Statement or a Welsh Language Impact Assessment, which address factors relevant to the use of the Welsh language in the community as set out in the Supplementary Planning Guidance.	AMB 1		One Welsh Language Statement or Welsh Language Impact Assessment in any one year that doesn't address factors relevant to the use of the Welsh language in the community.
		AMB 2		
		AMB 3		
		AMB 4		

Analysis:

During the monitoring period, 32 Welsh Language Statements and one Welsh Language Impact Assessment in total were submitted in Anglesey and Gwynedd. In addition in line with Appendix 5 of the SPG consideration has been given to the Welsh language for applications below the threshold that require a formal Statement or Assessment. 29 Welsh Language Statements were received with residential applications, and 4 applications were submitted in relation to new businesses/retail development. All but 2 Welsh Language Statements submitted during the monitoring period had followed the main methodology contained within the “Maintaining and Creating Distinctive Communities” SPG adopted in July 2019. With regards to the two statements that were submitted which did not provide the relevant documentation, further information was requested to ensure that they conformed with the requirements of the adopted SPG.



A significant improvement has been seen in the quality of the statements received which follow the new methodology in the adopted SPG, but it will be important to monitor how applicants respond to comments on those statements, and how such feedback lead to appropriate mitigation measures. There is also a need to collaborate with developers to improve the evidence base for use in statements.

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

Action:

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

Indicator: D4

Objective:	SO1	Safeguard and strengthen the Welsh language and culture and promote its use as an essential part of community life.		
Indicator:	Target:	Relevant policy		PS 1
		Outcome:		Trigger level:
D4 Prepare and adopt a Supplementary Planning Guidance to promote the maintenance and creation of distinctive and sustainable communities	Prepare and adopt a Supplementary Planning Guidance to promote the maintenance and creation of distinctive and sustainable communities within 6 months of the Plan's adoption	AMB 1		Not adopting a Supplementary Planning Guidance within 6 months of the Plan's adoption
		AMB 2		
		AMB 3		
		AMB 4		

Analysis:

The SPG was formally adopted by the Joint Planning Policy Committee on 16 July, 2019, following a period of public consultation (December 2018 – January 2019).

As the Planning Guidance has been adopted in July 2019, it is not within the 6 month target from when the Plan was adopted.

There was delay before publishing the SPG in order to allow input initially from the Councils' language development officers and to await the publication of additional guidance from Welsh Government. There was further delay prior to publication in order to allow input from the Communities Scrutiny Committee and the Scrutiny Working Group (Gwynedd Council), which has led to additional work, including an independent critical evaluation of the draft SPG consultation version. It is believed that the delay in formulating the SPG has been beneficial.



Action:

Target has been met. No need to continue to monitor.

Infrastructure and Developer Contributions

Indicator: D5

Objective:	SO2	Ensure that appropriate physical or community infrastructure is in place e.g. water supply, health facilities, schools, community facilities, or that it can be provided (e.g. by means of developer contributions) to cope with every kind of development.
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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		One planning application permitted contrary to Policy ISA 1 in any one year
		AMB 2		
		AMB 3		
		AMB 4		

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.

In Anglesey, ten planning applications were submitted where there was new or enhanced infrastructure through developer contributions. These included 5 financial contribution for improved education facilities, 3 for open space infrastructure provision and 2 for highway improvements.

The information for Gwynedd is currently not available.



In total 10 applications submitted provided for new or enhanced infrastructure through developer 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.

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:

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

Indicator: D6

Objective:	SO2	Ensure that appropriate physical or community infrastructure is in place e.g. water supply, health facilities, schools, community facilities, or that it can be provided (e.g. by means of developer contributions) to cope with every kind of development.		
Indicator:	Target:	Relevant policy		ISA1, ISA2, ISA4, ISA5
D6 Number of planning applications for change of use of community facilities	Viable community facilities retained in accordance with Policy ISA 2	Outcome:		Trigger level:
		AMB 1		One viable community facility lost contrary to Policy ISA 2 in any one year
		AMB 2		
		AMB 3		
		AMB 4		

Analysis:

Policy ISA 2 aims to protect existing community facilities and encourage the development of new facilities where appropriate. A total of 15 planning applications were submitted where a former community facility would be lost as part of the development (5 former chapels/churches, 3 former schools, 1 former surgery, 2 former banks, 1 former playing field, 1 former court and 2 former community halls). However, none of these applications were contrary to Policy ISA 2 as there was evidence that the facilities in question were not viable and/or had not been in use for a period of time for each application.

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



Action:

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

Open Spaces

Open spaces have an important function within the communities of the Plan's area and this is reflected in the Joint LDP that seeks to safeguard existing open spaces and make it a requirement to provide open spaces to satisfy the needs of the occupiers of new housing.

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

Indicator: D7				
Objective:	SO2	Ensure that appropriate physical or community infrastructure is in place e.g. water supply, health facilities, schools, community facilities, or that it can be provided (e.g. by means of developer contributions) to cope with every kind of development.		
Indicator:	Target:	Relevant policy		ISA 4
		Outcome:		Trigger level:
D7 – Number of Planning applications for alternative uses on areas of open space	Amount of open space (ha) in individual settlements retained in accordance with Policy ISA 4.	AMB 1		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.
		AMB 2		
		AMB 3		
		AMB 4		
Analysis:				
2 applications approved for housing developments on part of open spaces identified in the plan (on the proposals map) as protected open spaces. Both applications comply with the policy criteria:				
• 1 application to extend a curtilage which results in a 3% loss of open space				

- 1 application to change part of a school playing field to a car park which does not undermine the use of the playing field.



It is considered that Policy ISA 4 is implemented efficiently. The Councils will continue to monitor the indicator.

Action:

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

Indicator: D8

Objective:	SO2	Ensure that appropriate physical or community infrastructure is in place e.g. water supply, health facilities, schools, community facilities, or that it can be provided (e.g. by means of developer contributions) to cope with every kind of development.
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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	AMB 1		One planning application permitted in any one year not contributing to meeting the open space needs of occupiers of new housing as defined by the FiT benchmark standard contrary to Policy ISA 5
		<u>AMB 2</u>		
		AMB 3		
		AMB 4		

Analysis:

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

- No new open space provision/financial contribution required for 3 of the applications as there is sufficient open space in the relevant community.
- 2 outline applications – details regarding open space provision will be dealt with under the reserved matters application.
- The remaining 5 applications all provided new open space provision on site with a total of 3347.50m² of new open space provision created.

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

Action:



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

Indicator: D9

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



This Supplementary Planning Guidance was adopted by the Joint Planning Policy Committee on 6 September, 2019, following a period of public consultation (21 February and 4 April 2019). Eleven observations were received during the consultation period. Since adopting the guidance, it has been used as a material planning consideration for relevant planning applications.

This is guidance that specifically supplements Policy PS2 and Policy ISA, relating to infrastructure and contributions from developers to mitigate any impact.

Indicator: D10				
Objective:	SO2	Ensure that appropriate physical or community infrastructure is in place e.g. water supply, health facilities, schools, community facilities, or that it can be provided (e.g. by means of developer contributions) to cope with every kind of development.		
Indicator:	Target:	Relevant policy:		ISA1, ISA2, ISA4, ISA5
		Outcome:		Trigger level:
		AMB 1		Not adopting a Supplementary Planning Guidance within 6 months of the Plan's adoption
		AMB 2		
		AMB 3		
AMB 4				
D10 Preparation of Supplementary Planning Guidance relating to planning obligations				
Prepare and adopt the Supplementary Planning Guidance relating to planning obligations within 6 months of the Plan's adoption				
Analysis:				
The draft version of the Supplementary Planning Guidance on Planning Obligations was consulted upon between 21 February and 4 April 2019 for a period of six weeks, and was adopted on the 6 th of September, 2019, within the AMR 2 period.				
Action:				
Target has been met. No need to continue to monitor.				



Sustainable Transport, Development and Accessibility

Indicator: D11		
Objective:	SO3	Improve and maintain safe, efficient, high quality, modern and integrated transport networks to employment, services and education/ training facilities particularly by foot, bicycle and public transport, thus reducing where possible the number of journeys in private cars.
	SO4	

		Maximise the opportunities of Holyhead as a major international gateway and the A55, E22 Trans European network route and the A5025, A487, A470 as key transportation corridors: Key outputs: <ul style="list-style-type: none">• The Plan’s strategy and policies will have contributed to creating more communities with over 70% of Welsh speakers;• No community infrastructure will have been lost unless evidence has shown it was not critical to the community;• Development will be located in order to provide opportunities for people to undertake the full journey to work or part of it on foot, by bicycle or on buses and trains• New roads or essential improvements to roads on the present road network will have been provided.		
Indicator:	Target:	Relevant policy:	TRA 1, TRA 2, TRA 3, TRA 4	
		Outcome:	Trigger level:	
D11 – Preparation of Supplementary Planning Guidance relating to parking standards	Prepare and adopt the Supplementary Planning Guidance relating to parking standards within 12 months of the Plan’s adoption	AMB 1		Not adopting a Supplementary Planning Guidance within 12 months of the Plan’s adoption
		AMB 2		
		AMB 3		
		AMB 4		
Analysis:				
<p>The 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>Both local planning authorities have ‘saved’ SPGs from their Unitary Development Plans and can also refer to national guidance when determining new applications.</p> <p>As the new LDP policy on Parking Standards is in line with national guidance it is not felt that the slippage in the delivery of a new SPG has been detrimental to the decision-making process, although it is acknowledged that a new SPG that more fully reflects and expands upon the new LDP policy and will provide guidance that links in with the policy requirements.</p> <p>Initial discussions have been held with both Council’s Highway Departments to prepare a new SPG to ensure consistency in implementing the LDP Policies. It is anticipated that a draft version will be prepared by Summer 2020.</p>				
Action:				
No action currently required. Continue to monitor as part of the next AMR.				

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	Maximise the opportunities of Holyhead as a major international gateway and the A55, E22 Trans European network route and the A5025, A487, A470 as key transportation corridors: Key outputs: <ul style="list-style-type: none">• The Plan’s strategy and policies will have contributed to creating more communities with over 70% of Welsh speakers;• No community infrastructure will have been lost unless evidence has shown it was not critical to the community;• Development will be located in order to provide opportunities for people to undertake the full journey to work or part of it on foot, by bicycle or on buses and trains• New roads or essential improvements to roads on the present road network will have been provided.			
Indicator:	Target:	Relevant policy:		TRA 1, TRA 2, TRA 3, TRA 4	
		Outcome:		Trigger level:	
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	AMB 1		One planning application submitted in any one year not accompanied by a Travel Assessment as required by Policy TRA 1	
		AMB 2			
		AMB 3			
		AMB 4			
Analysis:					
1 application in Gwynedd and 9 applications in Anglesey have been accompanied with a Travel Assessment during the monitoring period. No applications were received without a Travel Assessment when required. The policy is clear and requests an assessment based upon the thresholds set out in ‘Table 6: Scale of development requiring transport assessment’. Officers request an assessment at the point of pre-application enquiry or planning application stage.					
Action:					
No action currently required. Continue to monitor as part of the next AMR.					

Indicator: D13				
Objective:	SO3	Improve and maintain safe, efficient, high quality, modern and integrated transport networks to employment, services and education/ training facilities particularly by foot, bicycle and public transport, thus reducing where possible the number of journeys in private cars.		
	SO4	<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:
D13 – The number of applications permitted within sites/areas safeguarded for transportation improvements	No planning applications permitted that are harmful to achieving transportation improvements identified in Policy TRA 1	TRA 1		One planning application permitted in any one year contrary to Policy TRA 1
		AMB 2		
		AMB 3		
		AMB 4		
Analysis:				
No applications were permitted contrary to Policy TRA 1.				
<p>On 25th May 2018 the Welsh Ministers decided to proceed with the A487 Caernarfon to Bontnewydd Transport Scheme, following a public inquiry held over the summer of 2017.</p> <p>Site clearance began in February 2019. Earthworks Operations near the Goat and Plas Menai roundabouts have also started. The by-pass is scheduled for completion in autumn 2021. It will link the Goat roundabouts on the A499/A487 to the Plas Menai roundabouts with a 9.8km carriageway, which includes two viaducts, two multi-span bridges and three new roundabouts.</p>				

There have been no applications affecting the route of the by-pass. Construction work on the highway is currently ongoing.

The Llangefni Link Road has now been fully completed and is open to the public see D14 below.

No applications in close proximity to the proposed improvements to the A5025 Valley to Wylfa were submitted during this period.

Action:

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

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				
Objective:	SO5	Ensuring that development in the Plan area supports the principles of sustainable development and creates sustainable communities whilst respecting the varied role and character of the centres, villages and Countryside		
	SO6	Minimize, adapt and mitigate the impacts of climate change. This will be achieved by: <ul style="list-style-type: none">ensuring that highly vulnerable development is directed away from areas of flood risk wherever possible;reduce the need for energy and other resources in developments;promote renewable and low carbon energy production within the area;make use of suitable previously developed land and unoccupied buildings or ones that are not used to their full capacity, where available;manage, protect and enhance the quality and quantity of the water environment and reduce water consumption.		
Indicator:	Target:	Relevant policy:		PS 1
		Outcome:		Trigger level:
D16 Prepare and adopt a Supplementary Planning Guidance to promote the maintenance and creation of distinctive and sustainable communities	Prepare and adopt a Supplementary Planning Guidance to promote the maintenance and creation of distinctive and sustainable communities within 6 months of the Plan's adoption	AMB 1		Not adopting a Supplementary Planning Guidance within 6 months of the Plan's adoption
		AMB 2		
		AMB 3		
		AMB 4		
Analysis:				

The SPG was formally adopted by the Joint Planning Policy Committee on 16 July, 2019, following a period of public consultation (December 2018 – January 2019).

As the Planning Guidance has been adopted in July 2019, it is not within the 6 month target from when the Plan was adopted.

There was delay before publishing the SPG in order to allow input initially from the Councils' language development officers and to await the publication of additional guidance from Welsh Government. There was further delay prior to publication in order to allow input from the Communities Scrutiny Committee and the Scrutiny Working Group (Gwynedd Council), which has led to additional work, including an independent critical evaluation of the draft SPG consultation version. It is believed that the delay in formulating the SPG has been beneficial.

Action:

Target has been met. 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

Minimize, adapt and mitigate the impacts of climate change. This will be achieved by:

- ensuring that highly vulnerable development is directed away from areas of flood risk wherever possible;
- reduce the need for energy and other resources in developments;
- promote renewable and low carbon energy production within the area;
- make use of suitable previously developed land and unoccupied buildings or ones that are not used to their full capacity, where available;
- manage, protect and enhance the quality and quantity of the water environment and reduce water consumption.

Indicator:

Target:

Relevant Policy

PS 5, PS6, PCYFF 1 & PCYFF 2, ADN 1, ADN 2, ADN3

Outcome:

Trigger Level:

D17 - Number of planning applications

No planning applications permitted

AMB 1





AMB 2




One planning application permitted in any one year within C1 floodplain not meeting all TAN15 tests

permitted by TAN 15 category in C1 floodplain areas	within C1 floodplain areas not meeting all the tests set out in TAN15	AMB 3		
		AMB 4		
Analysis:				
18 full planning applications were permitted on sites that were wholly/partly within a C1 flood zone. As part of the process of assessing the planning applications information was collected regarding the compliance of the planning applications with the tests contained in Technical Guidance Note 15 (Flooding); it was determined that they complied with the requirement of the tests set out in TAN 15.				
Concluded that the applications approved were in compliance with the policies of PS 5, PS6, 1 PCYFF & PCYFF 2 of the joint LDP. Therefore it is considered that the policies are continuing to being implemented effectively.				
Action:				
No action currently required. Continue to monitor as part of the next AMR.				

Indicator: D18				
Objective:	S05	Ensuring that development in the Plan area supports the principles of sustainable development and creates sustainable communities whilst respecting the varied role and character of the centres, villages and Countryside		
	S06	Minimize, adapt and mitigate the impacts of climate change. This will be achieved by: <ul style="list-style-type: none"> ensuring that highly vulnerable development is directed away from areas of flood risk wherever possible; reduce the need for energy and other resources in developments; promote renewable and low carbon energy production within the area; make use of suitable previously developed land and unoccupied buildings or ones that are not used to their full capacity, where available; manage, protect and enhance the quality and quantity of the water environment and reduce water consumption. 		
Indicator:	Target:	Relevant Policy		PS 5, PS6, PCYFF 1 & PCYFF 2, ADN 1, ADN 2, ADN3
		Outcome:		Trigger Level:
D18 - Number of planning applications	No planning applications for highly	AMB 1		One planning application permitted for highly vulnerable development in C2 floodplain areas in
		AMB 2		

for highly vulnerable development permitted in C2 floodplain areas	vulnerable development permitted in C2 floodplain areas	AMB 3		any one year
		AMB 4		
Analysis:				
<p>No planning applications were approved for a type of development that would be considered as a 'highly vulnerable development' in accordance with Figure 2 of Technical Advice Note 15 (Development and Flood Risk). Further all application located (partly/fully) within the C2 flood zone complied with the tests as contained within TAN 15.</p> <p>Concluded that the applications approved were in compliance with the policies of PS 5, PS6, 1 PCYFF & PCYFF 2 of the joint LDP. Therefore it is considered that the policies are continuing to be implemented effectively.</p>				
Action:				
No action currently required. Continue to monitor as part of the next AMR.				

Indicator: D19				
Objective:	SO5	Ensuring that development in the Plan area supports the principles of sustainable development and creates sustainable communities whilst respecting the varied role and character of the centres, villages and Countryside		
	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:	
	Maintain or increase proportion of new	AMB 1	—	Decrease in proportion of development permitted

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	development permitted on previously developed land (brownfield redevelopment and conversions of existing buildings) compared to average % recorded during 2015/2016 – 2016/2017	AMB 2		on previously developed land (brownfield redevelopment and conversions of existing buildings) for 2 consecutive years.
		AMB 3		
		AMB 4		

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, local housing, 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)
- 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.

The number of planning applications for new development on previously developed land has increased in the Anglesey Local Planning Authority Area over the last year. However, 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:

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

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	
		Outcome:	Trigger Level:	
D20 - Number of planning applications Permitted outside development boundaries	No Planning applications permitted outside development boundaries that do not meet the requirements of Policy PCYFF 1 and other relevant policies	AMB 1		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.
		AMB 2		
		AMB 3		
		AMB 4		
Analysis:				
<p>A total of 480 planning applications have been approved outside the development boundaries during the 2nd AMR period which represents 87.3% of all applications for development.. The number of approved planning applications is lower than the 1226 approved during the 1st AMR period. However, it should be remembered that the 1st AMR period covered a longer duration.</p> <p>A breakdown of the types of planning applications approved outside development boundaries are as follows:</p> <ul style="list-style-type: none">Agriculture and Forestry – 10%Employment – 4%Community – 2%Householder – 54%Leisure – 3%				

- Infrastructure – 10%
- Advertisements – 1%
- Retail – 1%
- Housing – 10%
- Tourism – 5%

As can be seen, 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. There are also a number of applications for rural development including for example tourism, employment, highways and agricultural development. No applications were approved contrary to Policy PCYFF 1.


Action:

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

Renewable Energy Technology

Indicator: D21

Objective:	SO5	Ensuring that development in the Plan area supports the principles of sustainable development and creates sustainable communities whilst respecting the varied role and character of the centres, villages and Countryside		
	SO6	Minimize, adapt and mitigate the impacts of climate change. This will be achieved by: <ul style="list-style-type: none"> • ensuring that highly vulnerable development is directed away from areas of flood risk wherever possible; • reduce the need for energy and other resources in developments; • promote renewable and low carbon energy production within the area; • make use of suitable previously developed land and unoccupied buildings or ones that are not used to their full capacity, where available; • manage, protect and enhance the quality and quantity of the water environment and reduce water consumption. 		
Indicator:	Target:	Relevant policy:	PS 7	
		Outcome:	Trigger level:	
		AMB 1	—	

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	AMB 2		The amount of energy output from renewable energy sources is 10% or more below the requirements set in the Policy Target
	100% of the renewable energy potential (2,226.7 GWh) delivered by 2026 to address electricity demand	AMB 3		
	50% of the renewable energy potential (23.65 GWh) delivered by 2021 to address heat demand	AMB 4		
	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. This is the second AMR and therefore no trends can be established this early in the monitoring process.

As of this monitoring period the GWh granted planning permission for commercial development

Type	Number of Applications	GWh
Heat Pumps	2	0.03
Total	2	0.03

by different technology type are outlined below:

While this is low it is recognised that one large development could deliver a significant amount of renewable energy. This indicator is one that has a target which needs to be met by 2021 and therefore we will continue to monitor in the subsequent AMRs. The low level of applications granted planning permission reflects the decline in the number of commercial applications submitted over recent years rather than applications being refused by the Local Planning Authorities.

Tables 7 and 8 within the JLDP identifies an installed capacity of 159.6 (MWe) and 12.4 (MWt) within the Plan area at 2016.

In AMR 1 it was reported in error that the latest 'Energy Generation in Wales' (2017 figures) published by the Welsh Government identified a total installed capacity for Anglesey and Gwynedd of 225MW which gave a generation of 381GWh. However this figure should have been 205MW, the 381GWh figure was correct. Therefore this is an increase of 33MW from that identified in tables 7 and 8 of the JLDP rather than the 53MW reported in AMR 1.

In the latest 'Energy Generation in Wales' (2018 figures) published by the Welsh Government the total installed heat and electricity capacity for Anglesey and Gwynedd was 210MW which gave an estimated generation of 398GWh. This is an increase of 5MW from the 2017 figures and 38MW from that identified in tables 7 and 8 of the JLDP.



This indicator is one that has a target which needs to be met by 2021 and therefore we will continue to monitor in the subsequent AMRs.

Action:

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



Indicator: D22

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

Indicator:	Target:	Relevant policy:		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	AMB 1		Not adopting a Supplementary Planning Guidance within 18 months of the Plan's adoption
		AMB 2		
		AMB 3		
		AMB 4		

Analysis:				
<p>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.</p> <p>There has been a substantial fall in the number of applications for independent renewable energy plans within the Plan area, which potentially reflects the move toward preparing developments in the sea and a reduction in the available grants for such developments on land.</p> <p>The draft National Development Framework was published for consultation between August and November 2019. This introduced priority areas for wind and solar energy which would provide support for large-scale on-shore wind and solar proposals. A large part of the centre of Anglesey was identified as a priority area for solar and wind with 2 other priority areas for solar energy one on Anglesey and one in Gwynedd were also identified.</p> <p>The National Development Framework was intended to be published in Autumn 2020 however due to covid-19 is now anticipated in Spring 2021.</p> <p>In light of the substantial fall in the number of applications and the significant change that could be introduced through the NDF the JPPS will review the need for this SPG once the NDF has been published by the Welsh Government.</p>				
Action:				
Review the need for a Stand Alone Renewable Energy SPG following publication of the NDF				

Indicator: D23			
Objective:	SO5	Ensuring that development in the Plan area supports the principles of sustainable development and creates sustainable communities whilst respecting the varied role and character of the centres, villages and countryside.	
	SO6	<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:
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		

Analysis:

New permissions only - All permissions

The Plan Area = 507 units / 15.69ha = 32.3 unit per hectare

New applications only - 5 or more new units

The Plan Area = 391 units/10.59 ha = 36.9 unit per hectare

The information above is relevant for new permissions and applications to reconsider or extend the expiry date of 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 given prior to adopting the Plan, nor does it consider certificates of lawfulness for residential use. Neither does it consider any permissions for demolishing and rebuilding houses i.e. where there is no increase in the number of units.

Based on all approved eligible developments, the average density is higher than the target of 30 units per hectare.

When considering the permissions for only large residential units, i.e. those for 5 units or more, it is noted that the average density is higher than the general figure. The density that has been secured for such sites is therefore acceptable.



It is noted, therefore, that this information conforms effectively with the target level in terms of this indicator.

Action:

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

Indicator: D24

Objective:	SO7	Ensure that all new development meets high standards in terms of quality of design, energy efficiency, safety, security (persons and property) and accessibility, relates well to existing development, enhances public realm and develops locally distinctive quality places.	
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	AMB 1		Not adopting a Supplementary Planning Guidance within 12 months of adoption
		<u>AMB 2</u>		
		AMB 3		
		AMB 4		

Analysis:

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, although it is acknowledged that a new SPG that more fully reflects and expands upon the new JLDP policy must be produced in the near future.

Work on a revised version of the Design SPG is currently being undertaken by the Anglesey & Gwynedd Joint Planning Policy Service. It is intended to publish a draft version of the SPG for public consultation during 2020.

Action:

Research on contemporary design standards and guidance is currently underway. This work will lead onto the preparation of a new Design SPG.

Indicator: D25				
Objective:	SO8	Ensure that settlements are sustainable, accessible and meet all the needs of their communities in accordance with their role in the settlement hierarchy		
Indicator:	Target:	Relevant Policy:	PS 17	
		Outcome:	Trigger Level:	
D25 - Number of new housing permitted per category in the Settlement Hierarchy set out in Policy PS 17, expressed as a % of all development developed per annum	From the date of adoption, number of housing units permitted per category of settlement, expressed as a % of all residential development, is in accordance with the requirements of Policy PS 17, which is as follows:	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 Centre and Urban Service Centre and the Local Service Centres falls
		AMR 2		
		AMR 3		
		AMR 4		

	Sub-regional Centre & Urban Service Centres = 53% Local Service Centres = 22% Villages, Clusters & countryside = 25%			below the % requirement; <ul style="list-style-type: none"> Villages, Clusters and countryside is higher than the % requirement
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Analysis:

The information is relevant for new permissions and applications to reconsider or extend the expiry date of 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 given, nor does it consider certificates of lawfulness for residential use. Neither does it consider any permissions for demolishing and rebuilding houses i.e. where there is no increase in the number of units.

Information for 2019/20

Tier	Number of units approved	Percentage of all residential permissions
Sub-regional Centre and Urban Service Centres	257	51%
Local Service Centres	107	21%
Villages, Clusters and the Countryside	143	28%
Total	507	-

*It is noted that exception sites are considered on the basis of the settlements 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 AMR1 and AMR2 (31st July 2017 – 31st March 2020) the following information is noted:

Tier	Number of units approved	Percentage of all residential permissions
Sub-regional Centre and Urban Service Centres	555	53%
Local Service Centres	234	22%

Villages, Clusters and the Countryside	261	25%
Total	1,050	-

The information corresponds effectively with the target and what is noted in the trigger level. Whilst the information for the AMR 2 period is slightly different to the target with regards to the fact that the percentage of permissions granted in the Sub-regional Centre, and Urban Service Centres and Local Service Centres being slightly lower than the figures noted, with the percentage for Villages, Clusters and open countryside slightly higher, it is noted that these percentages are very close to the target levels.

When looking at the trigger level and considering the situation for two consecutive years (in this case – the two AMR periods), it is noted that the information conforms with the indicator target. The permissions are therefore consistent with the Plan's strategy and what it aims to achieve in this respect.

See appendix 2 for maps showing the distribution of residential planning permissions in 2019/20 and also the cumulative number of permissions since adopting the Plan.

Action:

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

6.3 Economy and Regeneration

National Significant Infrastructure projects and Related Developments

Wylfa Newydd

Horizon submitted a Development Consent Order for the development of a new nuclear power station on 1 June 2018. The application 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 has decided to reschedule the decision to 30 September 2020, as the Parliament is not currently sitting. A statement outlining the revised decision will 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 17 January 2019, Hitachi announced its intention to delay the proposal of developing the new Nuclear Power Station; however, Horizon confirmed to the Panel (Planning Inspectors) that it will continue to put resources aside to ensure that the process of examining the application is completed. In Horizon's opinion, completing this step in the process of being granted planning permission will be of aid to provide the best opportunity of recommencing the project in a timely manner if other essential conditions could be fulfilled in terms of the need for a new financial model.

Despite the delay with the plans associated with the development of the new power station, the site is still one of the main sites to build a new nuclear power station in the UK.

Based on the information currently to hand, if it is granted permission, the Wylfa Newydd project could start during the period of the Joint Local Development Plan.

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		
	Application for Wylfa Newydd DCO approved by May 2018.	AMB 3		Horizon Nuclear Power fails to obtain approval of DCO application by December 2018.
		AMB 4		
Analysis:				
<p>The Development Consent Order application was submitted on 1 June 2018. The Public Inquiry is programmed to end on 23 April 2019. The findings and conclusions of the Inquiry, along with the recommendations of the independent Inspectors, are expected on or before 23 July 2019. A decision is expected to be made by the Secretary of State by 23 October 2019.</p> <p>The slippage in the timescale in terms of submitting the Development Consent Order is beyond the control of the Local Planning Authorities.</p>				
Action:				
No action currently required. Continue to monitor as part of the next AMR.				

Indicator: D27				
Objective:	SO9	Support and capitalise on the development of the Wylfa Newydd Project and associated development to maximise socio-economic opportunities for local business and sustainable employment opportunities for local people, including facilitating a suitable network of Wylfa Newydd project related associated development sites while ensuring that adverse effects of the Wylfa Newydd project on the local communities are appropriately avoided, or mitigated and where appropriate legacy benefits are provided.		
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		
Analysis:				

The Development Consent Order application was submitted on 1 June 2018. The Public Inquiry came to an end on 23 April 2019. The findings and conclusions of the Inquiry, along with the recommendations of the independent Inspectors, were submitted to the Secretary of State with the final decision expected by 23 October 2019. However, on the request of the Secretary of State to receive further information in relation to the environmental impact of the proposal, this period was extended to 31 March, 2020. Restrictions relating to the Covid-19 pandemic have meant further delays, with the final decision now expected on 30 September 2020.



An update in terms of the status of the Development Consent Order will be reported during the third Annual Monitoring Report (2020/2021).

Action:

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

Indicator: D28

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

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:

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

Indicator: D29

Objective:	SO9	Support and capitalise on the development of the Wylfa Newydd Project and associated development to maximise socio-economic opportunities for local business and sustainable employment opportunities for local people, including facilitating a suitable network of Wylfa Newydd project related associated development sites while ensuring that adverse effects of the Wylfa Newydd project on the local communities are appropriately avoided, or mitigated and where appropriate legacy benefits are provided.		
Indicator:	Target	Relevant Policy:	PS 8, PS9, PS10, PS11, PS12	
			Outcome:	Trigger Level:
D29 – Number and type of Wylfa Newydd Project	Individual Wylfa Newydd Project related development	AMB 1		Wylfa Newydd Project related development not started within the timeframe set out in the
		AMB 2		

related development commenced.	commenced in accordance with the individual Planning consents.	AMB 3		individual Planning consents and the Development Consent Order (as applicable).
		AMB 4		
Analysis:				
<p>Following the decision by Hitachi to suspend the plans associated with Wylfa Newydd, no associated development has commenced. In accordance with the planning permission granted for the improvements to the A5025 (27C106E/FR/ECON) work would have to commence within a period of two years from the date of the permission. The relevant associated development therefore has a period of up to 13 July, 2020 to commence in order to ensure that the trigger level within the indicator is not met.</p> <p>As the DCO application is still ongoing and as the application now includes the associated developments, if planning permission is granted and if Horizon Nuclear Power wishes to continue with the plans in the future it will be possible to immediately implement the associated development.</p>				
Action:				
No action currently required. Continue to monitor as part of the next AMR.				

Indicator: D30
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 plans to develop the Wylfa Newydd Power Station have been delayed, and that the North Wales Connections project has been withdrawn, the Energy Island Agenda remains a priority. As part of the Agenda, there is still interest and plans by low-carbon energy companies on the island, including the Morlais and Minesto Tidal Energy developments along with proposed developments for a Solar farm.

Coleg Menai (part of the Coleg Menai Llandrillo Group) is an excellent example of how the Island could benefit from transformational projects - this campus has seen a substantial growth, including the £13.6M Excellence Centre for Engineering was opened in April 2019.

Economic Vision

The Councils continue to work closely with Welsh Government and other Authorities across North Wales through the North Wales Economic Ambition Board. The Board is a joint group of private and public establishments in North Wales which have committed to promote economic growth across the area. The key objectives include encouraging business investment in North Wales, and helping local companies to take advantage of opportunities in the supply chain, and encourage connection skills with work in the region.

At the end of 2017 a partnership of the six North Wales Councils, business partners, colleges and universities formally launched the North Wales Growth Deal. The Growth deal notes a vision for the region, with the aim of creating 5,300 jobs and attracting a private sector investment worth £1 billion in the region over the coming 15 years.

Indicator: D31				
Objective:	SO10	Ensure that a network of employment sites and premises of a size and quality is safeguarded and allocated in sustainable locations that best meet the needs of existing businesses and are able to support the growing sectors of the local economy, attracting investment, and retaining and increasing the number of indigenous jobs.		
Indicator:	Target:	Relevant Policy		CYF 1, CYF 3 A CYF 5
		Outcome:		Trigger Level:
D31 - Amount of employment land or floor space (use class B1, B2 and B8) included on sites set out in Policy CYF 1 lost to other uses	No net loss of employment land/floor space to alternative uses (uses other than use class B1, B2 and B8) contrary to Policy CYF 3 or Policy CYF 5	AMB 1		One planning application permitted that does not accord with Policy CYF 3 or Policy CYF 5
		AMB 2		
		AMB 3		
		AMB 4		
Analysis:				
<p>A total of 18 planning applications were permitted on safeguarded employment sites in accordance with Policy CYF1. 16 of these applications were associated with uses in use classes B1, B2, and B8. The two applications that were not associated with these uses were:</p> <ol style="list-style-type: none">1. A planning application was “for change of use of land for waste management, extend the current waste transfer station together with the erection of a new recycling building and a recycling bays at Gaerwen Industrial Estate (FPL/2019/174). This form of development which falls under the ‘unique’ use class and is acceptable of existing industrial estates in accordance with policy GWA 1 (Provision of waste management and recycling infrastructure)) of the Local Development Plan.2. A planning application (OP/2019/5) for the demolition of the existing buildings together with the erection of 52 affordable dwellings was granted planning permission at Bridge Street, Llangefni, resulted in a loss of 0.5 hectares of land safeguarded for employment				

use. However, as a result of other planning applications granted in accordance with the Local Development plan, this pocket of safeguarded employment land had become isolated and undevelopable for its allocated use. Consequently, it was considered the development of this land for an alternative purpose was justified and was in general conformity with the Local Development 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:

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

Indicator: D32

Objective:	SO10	Ensure that a network of employment sites and premises of a size and quality is safeguarded and allocated in sustainable locations that best meet the needs of existing businesses and are able to support the growing sectors of the local economy, attracting investment, and retaining and increasing the number of indigenous jobs.
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Indicator:	Target:	Relevant Policy	CYF 1, CYF 3 a CYF 5
		Outcome:	Trigger Level:
D32 - Amount of employment land on safeguarded sites included in Policy CYF 1 taken up by use class B1, B2 or B8 development	6.9 ha employment land on safeguarded sites taken up per annum in Gwynedd 14.3ha employment land on safeguarded sites taken up per annum in Anglesey	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	

Analysis:

The monitoring trigger relates to the size of the safeguarded employment land that has received permission by 2021.

In Gwynedd, 2.1ha of land has received permission for employment use, and 5.5ha of safeguarded employment sites in Anglesey have received permission during the second Annual Monitoring Report period. (AMR2).

Including planning permissions granted during AMR1 the cumulative total of land that received permission for employment use is as follows:

- Gwynedd, 6.3ha (includes relocating a 0.47ha unit on the Cibyn Estate associated with the Caernarfon bypass development)
- Anglesey 13.4ha.

It is noted that the permission rate on safeguarded employment sites during this short period is lower than expected. It is considered that the Plan is a facilitator in terms of providing employment sites and that fewer applications for developments on the employment sites are likely to be based on economic matters that are beyond the Plan's control. There will still be a need to keep an eye on the situation to ensure that no unacceptable trend develops, which could mean a risk that the general target for 2021 is unlikely to be achieved.

*NOTE: Part of the Caernarfon bypass runs through the south-western corner of the Cibyn Industrial Estate. A small part of the current estate will be lost to the bypass. It is not possible to estimate the surface area of the employment site that will be lost, but it will be a small part in comparison with the entire surface area of the existing estate.

Action:



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

Indicator: D33

Objective:	SO10	Ensure that a network of employment sites and premises of a size and quality is safeguarded and allocated in sustainable locations that best meet the needs of existing businesses and are able to support the growing sectors of the local economy, attracting investment, and retaining and increasing the number of indigenous jobs.
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Indicator:	Target:	Relevant Policy	CYF 1, CYF 3 a CYF 5
		Outcome:	Trigger Level:
D33 - Amount of employment development (hectares) permitted on allocated sites as a % of all employment allocations	Secure planning permission on the allocated employment site in Gwynedd by 2019	AMB 1	Total amount of employment land permitted falls below the cumulative requirement identified in the Policy Target
	Secure planning permission for 64 ha employment land on allocated site in Anglesey by 2021	AMB 2	
	Secure planning permission for 112 ha employment land on allocated sites in Anglesey by 2024	AMB 3	
		AMB 4	

	Secure planning permission for 144 ha employment land on allocated sites in Anglesey by 2026			
Analysis:				
<p>No planning application was granted permission on an allocated site during the monitoring period. However, one planning application was refused (FPL/2019/128 on the Gaerwen employment allocation (C34) due to lack of information on ecological grounds.</p> <p>No planning application was submitted on the allocated site within Gwynedd. Preliminary enquiries and discussions have been held regarding the site, which shows that there is interest in progressing with the allocation.</p> <p>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 (i.e. Brexit, Covid pandemic) is significantly differently to when the Plan was adopted and it is considered that this has had a considerable impact on the take up of employment land.</p>				
Action:				
No action currently required. Continue to monitor as part of the next AMR.				

Indicator: D34				
Objective:	S10	Ensure that a network of employment sites and premises of a size and quality is safeguarded and allocated in sustainable locations that best meet the needs of existing businesses and are able to support the growth sectors of the local economy, attracting Investment, and retaining and increasing the number of indigenous jobs.		
Indicator:	Target	Relevant Policy:		CYF 1, CYF 3, CYF 5
		Outcome:		Trigger Level:
D34 – Prepare and adopt the Supplementary Planning Guidance relating to alternative uses on safeguarded and allocated employment sites within 18 months of the Plan’s adoption	Prepare and adopt the Supplementary Planning Guidance relating to alternative uses on employment sites.	AMB 1		Not adopting a Supplementary Planning Guidance within 18 months of the Plan’s adoption.
		AMB 2		
		AMB 3		
		AMB 4		
Analysis:				



A draft version of the SPG has been presented to the Joint Local Development Panel. The Guidance was programmed to be presented to the Joint Planning Policy Committee on the 20th of March with a recommendation that the Guidance be published for a public consultation period. However, due to the Covid-19 pandemic the meeting of the Committee was cancelled, the process of publishing the Guidance for consultation has therefore been postponed.

The Guidance will be presented to the Joint Planning Policy Committee for approval to release for a publish consultation period once the restrictions relating to the pandemic have been eased.

Action:

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

Indicator: D35

Objective:	SO11	Secure opportunities to improve the workforce's skills and education		
Indicator:	Target:	Relevant policy:	PS 9, ISA 3	
		Outcome:	Trigger level:	
D35 – Employment status of 16 years +	To achieve an increase in the rate of economic activity by 2026 compared to level in 2017	AMB 1		The rate of economic activity declines for 2 consecutive years
		AMB 2		
		AMB 3		
		AMB 4		

Analysis:

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

	Year ending March 2018	Year ending March 2019	Year ending March 2020
Ynys Môn	78.1	80.7	79.0
Gwynedd	76.7	77.1	77.7
Wales	76.5	76.7	76.6



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

The rate of economic activity in Gwynedd has increased for the past two years. However the rate of economic activity on Anglesey has seen a decline during the last year. This may be due to a number of employers relocating or closing during the last financial year. This figure for the whole of Wales has also seen a decrease in economic activity during the last year.



However, as the trigger level refers to a decline for 2 consecutive years this indicator will continue to be monitored again next year.

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:																				
		AMB 1		Failure to reduce number of people commuting out of Anglesey to Gwynedd by 2021																				
		AMB 2																						
		AMB 3																						
AMB 4																								
Analysis:																								
<p>In 2019, 67% of all Anglesey commuters were commuting to their workplace within the County. The Council aspires to reduce the commute rate from Anglesey to Gwynedd and wider areas. A reduction in the proportion of commuters from Anglesey to Gwynedd would suggest that there is an increase in the economic opportunities that are available in Anglesey which, in turn, will lead to less commuting outside the island. The table below highlights commuting patterns from Anglesey to Gwynedd over recent years.</p>																								
<table><tr><th>Year</th><th>Total Anglesey commuters</th><th>Number of commuters from Anglesey to Gwynedd</th><th>% of commuters from Anglesey to Gwynedd</th></tr><tr><td>2016</td><td>32,200</td><td>7,900</td><td>24.5%</td></tr><tr><td>2017</td><td>31,500</td><td>7,000</td><td>22.2%</td></tr><tr><td>2018</td><td>32,200</td><td>7,900</td><td>24.5%</td></tr><tr><td>2019</td><td>32,000</td><td>7,500</td><td>23.4%</td></tr></table>					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%
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%																					
<p>(Source: StatsWales, Welsh Government)</p>																								
<p>As can be seen, although the working population rate who commuted from Anglesey to Gwynedd had fallen from 24.5% to 22.2% between 2016 and 2017, this figure increased to 24.5% by 2018. By 2019, the proportion had fallen to 23.4%. This suggests that employment opportunities have increased on the Island and the Plan is therefore effective in achieving this indicator.</p>																								
Action:																								
No action currently required. Continue to monitor as part of the next AMR.																								

Indicator: D37



Objective:	SO12	Diversify the Plan area’s rural economy, building on opportunities, offering local employment opportunities with good quality jobs that are suitable for the local community and respects environmental interests.		
Indicator:	Target:	Relevant Policy		CYF 6
		Outcome:		Trigger Level:
D37 - Number of planning applications permitted for new businesses in Service/ Local/ Rural/ Coastal Villages or in the countryside	New small scale businesses permitted on suitable sites or in suitable buildings within or near villages or in the countryside in accordance with Policy CYF 6	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		
Analysis:				
<p>Nine planning applications were approved, which were 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 farm shop, furniture upholstery, dog grooming salon, boat engine mechanic workshop, dog breeding, cake decorating, window blinds production & glass art workshop.</p> <p>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.</p>				
Action:				
No action currently required. Continue to monitor as part of the next AMR.				



Town Centres and Retail Developments



Retail centres in both authorities remain the focus for retail uses. No major applications have been received for retail use during the second AMR period within the town centres or primary retail area

In an attempt to keep a record of how main shopping areas identified within the Plan are performing, an annual Retail Survey is conducted. This Survey records the units' uses as well as records which use class they are. This work will give us an indication of how the policies are performing and enabling us to monitor and compare activity every year.

Indicator: D38

Objective:	SO13	Promote vital and vibrant town centres in Amlwch, Bangor, Blaenau Ffestiniog, Holyhead, Caernarfon, Llangefni, Porthmadog and Pwllheli, that have either maintained or rediscovered their purpose as centres for work and services, and that are vibrant and attractive places for residents and visitors.		
Indicator:	Target:	Relevant Policy		MAN 1, MAN 2 & MAN 3
		Outcome:		Trigger Level:
D38 - Amount of major retail, office and leisure development permitted (sq. m) within and outside established town centre boundaries	Annual amount of major retail floor space (sq. m.) permitted within established town centre boundaries compared to annual amount permitted outside established town centre boundaries on edge of centre sites and out of centre sites	AMB 1		Annual amount of major retail floor space (sq. m.) permitted on sites located outside established town centres exceeds annual amount permitted within established town centres
		AMB 2		
		AMB 3		
		AMB 4		
Analysis:				
<p>One major retail planning application has been approved during the monitoring period outside the town centre of Bangor, but within the development boundary. A planning application to demolish the existing building (Cash and Carry, Use class B8) and erect a supermarket (Use class A1) was granted planning permission on 20/12/2019. Consequently, the trigger level in the indicator has been reached. However, based on the pre application discussions and evidence presented as part of the application it was concluded that:</p> <ul style="list-style-type: none">that there will be no significant impact on the vitality and viability of the town centre;it was demonstrated that there is a quantitative need for the additional floorspace;that the proposal will improve the overall qualitative choice within the immediate area and the wider catchment area serving Bangor enhancing its position as a regional shopping centre;that the conclusion of the sequential assessment were acceptable and there were no apparent preferable sites (i.e. firstly within the town centre or edge of centre). <p>In this context, it is considered that the application has complied with the requirements of policy MAN 3, MAN 1 and Section 7 of PPW in terms of sequential site selection.</p> <p>No further major planning applications were submitted during the monitoring period.</p>				
Action:				
No action currently required. Continue to monitor as part of the next AMR.				

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. Allocate retail sites in Bangor, Llangefni and Pwllheli to address results of the Study in the Plan’s review.	AMB 1		Not undertaking a study to explore potential candidate retail sites in Bangor, Llangefni and Pwllheli undertaken by end of 2017/2018. Failure to provide retail sites to address results of the Study.
		AMB 2		
		AMB 3		
		AMB 4		
Analysis:				
<p>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. 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.</p> <p>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.</p>				
Action:				
No action currently required. Continue to monitor as part of the next AMR.				

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.		
Indicator:	Target:	Relevant policy:		PS 15, MAN 1, MAN 2, MAN 3
		Outcome:		Trigger level:
D40 – Number of planning applications for non-A1 uses permitted in individual primary retail areas	A1 uses remain the predominant use within individual primary retail areas compared to the 2017 retail floor space study	AMB 1		Non-A1 uses permitted in individual primary retail areas contrary to Policy MAN 2
		AMB 2		
		AMB 3		
		AMB 4		
Analysis:				
Four applications permitted in the Primary Shopping Area for change of use. All applications conform to the policy's criteria: <ul style="list-style-type: none">• 3 permissions for change of use from A1 use to A3,• 1 permission from A1 use to unique use (formerly sui generis) (tattoo parlour). <p>It is considered that the plan's retail Policy is implemented efficiently as no permission has been granted to any use that is not a town centre use (as defined in PPW). The Councils will continue to monitor the indicator.</p> <p>Consequently, it is considered that plan's town centre policies are implemented efficiently. The Councils will continue to monitor the indicator.</p>				
Action:				
No action currently required. Continue to monitor as part of the next AMR.				

The Visitor Economy

Tourism is a dynamic sector which changes continuously. It plays a substantial part in the economy of the plan's area. The visitor economy provides jobs, services and facilities that are essential to the well-being and enjoyment of local communities and residents of the plan's area. See the importance of tourism in Table¹³ below:

2018	Gwynedd*	Anglesey
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Total economic impact of tourism	£1.12 billion (+1.6%)	£310.65 million (+2.1%)
Total number of visitors (millions)	7.37	1.70
Number of staying visitors (millions)	3.57	1.00
Number of day visitors (millions)	3.80	0.70
Number of FTE ²⁴ jobs supported by tourism expenditure	15,568	3,975

*including Snowdonia National Park

Supplementary Planning Guidance – Tourist Facilities and Accommodation



This draft SPG has been subject to public consultation twice (June 2018 and October 2018). Following the consultations and an increase in applications for self-catering holiday accommodation the SPG is due to be subject to another public consultation relating to overconcentration of self-catering in the area and the effect they can have on local communities.

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 (2013-2020) was published in May 2013 and the authority is currently working on a new Plan with engagement sessions having commenced in February 2020. The Isle of Anglesey Destination Management Plan was published in 2016.

Indicator: D41						
Objective:	SO14	Manage the area as an alternative sustainable destination for tourists by providing facilities of a high standard that meet modern day needs and offer benefits throughout the year.				
Indicator:	Target:	Relevant policy:		PS 14, TWR 1		
		Outcome:		Trigger level:		
		D41 – Number of visitor attractions and facilities or improvements to existing attractions and facilities permitted	New or improved visitor attractions and facilities permitted on suitable sites in accordance with policy TWR 1	AMB 1		No planning applications for new or improved visitor attractions or facilities permitted for 2 consecutive years
				AMB 2		
				AMB 3		
		AMB 4				
Analysis:						
8 planning permissions were granted for tourism attractions during the first AMR period. During the second AMR period a total of 6 permissions have been granted for visitor attractions and						

facilities offering a variation of tourist facilities, improving the tourist offer and bringing benefits to the local economy. These include:

- Visitor Centre,
- Go karting
- Arts and sculptures,
- Squirrel hide
- Leisure facilities such as mountain biking tracks and climbing walls.



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

Action:

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

Indicator: D42

Objective:	SO14	Manage the area as an alternative sustainable destination for tourists by providing facilities of a high standard that meet modern day needs and offer benefits throughout the year.
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Indicator:	Target:	Relevant policy:		PS 14, TWR 3, TWR 5
		Outcome:		Trigger level:
D42 – Number of applications for new permanent and temporary alternative camping units permitted	New permanent or temporary alternative camping units permitted in accordance with Policy TWR 3 or Policy TWR 5	AMB 1		No planning applications for new permanent or temporary alternative camping units permitted for 2 consecutive years
		AMB 2		
		AMB 3		
		AMB 4		

Analysis:

8 planning permissions for new alternative camping units: 5 for temporary alternative camping developments (TWR 5) and 3 for permanent alternative camping developments (TWR 3) were given during the first AMR period. During the second AMR period a total of 5 applications have been approved: 3 for temporary alternative camping developments (TWR 5) and 2 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:

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

6.4 Supply and Quality of Housing

Supplementary Planning Guidance – Affordable Housing (2019)

This Supplementary Planning Guidance was adopted by the Joint Planning Policy Committee on 15 April, 2019, following a period of public consultation (13 December 2018 and 31 January 2019). 31 observations were received during the consultation period. Since adopting the guidance, it has been used as a material planning consideration for relevant planning applications.

The Guidance provides further information about the Joint Local Development Plan's housing policies, specifically those that refer to the provision of affordable units. The Guidance is succinct and deals with the following matters:

- What is an Affordable House?
- Identifying the need for Affordable Housing
- Viability of providing affordable units
- Thresholds for ensuring an affordable provision
- Preparing Affordable Housing
- Eligibility of the occupants of affordable housing

Supplementary Planning Guidance: Replacement Dwellings and Conversions in the Countryside (2019)

This Supplementary Planning Guidance was adopted by the Joint Planning Policy Committee on 6 September, 2019, following a period of public consultation (21 February and 4 April 2019). Nine observations were received during the consultation period. Since adopting the guidance, it has been used as a material planning consideration for relevant planning applications.

The purpose of the SPG is to provide further information and detail to assist the two planning authorities to implement Policy CYF6 ('Re-use and adapt rural buildings or a residential unit for business use or construct new units for business/industry'), Policy TWR2 ('Holiday Accommodation'), Policy TAI 7 ('Converting traditional buildings in open countryside into residential use') and policy TAI 13 ('Replacement dwellings') from the JLDP in order to ensure a consistent method of implementing these policies. The guidance explains the considerations associated with the conversion of rural buildings for alternative use and highlights the main consideration associated with the replacement of houses in the countryside, including principles relating to size and design.

Location of Housing

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). These two new indicators are noted below, namely indicators D43(A) and D43(B).

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

For Local Development Plans adopted prior to the publication of the Development Plan Manual (Edition 3) it is noted that completed housing units should be assessed against the Plan's average requirement, either per annum [Indicator D43(A)] or cumulatively [Indicator D43(B)]. It is noted that a housing trajectory has been prepared as part of the adopted Joint LDP and therefore for the indicators noted below the information is assessed in accordance with the information in the trajectory together with the average requirement level. The trajectory states that housing provision is not going to be at a constant level every year and the housing completion level reflects the Plan's strategy and its impact upon the manner in which it is envisaged that housing will be provided.


The Development Plan Manual identifies a process of engaging with the Housing Stakeholder Group within the process of assessing the housing trajectory in the Annual Monitoring Report. Due to the restrictions this year in relation to Covid-19 and the impact of this on the work in relation to assessing the housing provision, the views of the Housing Stakeholder Group were not sought in relation to indicators D43(A) and D43(B) in this AMR. It is noted that the views of the Housing Stakeholder Group will be a vital consideration when assessing these indicators in Annual Monitoring Report 3.

Indicator: D43

In accordance with the [letter](#) received from the Minister for Housing and Local Government dated 26 March 2020 this indicator has been replaced.

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
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Indicator:	Target:	Relevant Policy:		PS16, TAI1- TAI7, PS 18, TAI 5, TAI 8, TAI 15-TAI 19
		Outcome:		Trigger Level:
The annual level of housing completions monitored against the Average Annual Requirement (AAR)	The housing completion levels is measured against the Average Annual Requirement that is noted in the Plan	AMR 1	N/A	Respond to a deviation that is either significantly higher or significantly lower than the average annual requirement rate
		AMR 2		
		AMR 3		
		AMR 4		

Analysis:

It is noted that for Plans published prior to the publication of the Development Plan Manual (March 2020), completions will be measured against the Average Annual Requirement set out in the Plan.

It is noted that the components of housing supply, including site allocations, large and small windfalls should also be monitored separately.

The following information is noted in terms of the units that have been completed annually compared against the Average Annual Requirement and the annual completion information that is noted in the housing trajectory:

2019/20

Comparison with housing trajectory

	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 (less than 5 units)	110	163	-53 (-32.5%)
Large windfall sites (5 units or more – not on allocated sites)	166	118	+59 (+50%)
Allocated housing sites	177	350	-184 (-52.6%)
Completion total	453	631	-178 (-28.2%)

Comparison with Average Annual Requirement

Actual units completed	Plan's annual average requirement	Comparison between actual completions and Plan's annual average requirement
453	479	-26 (-5.4%)

- In this AMR period, it is noted that 453 units have been completed in the Plan area. The Average Annual Requirement is 479 units (therefore 26 units less or -5.4%) and the trajectory envisaged developing 631 housing units, excluding the slippage allowance, during 2019/20 (therefore 178 units less or -28.2%).
- Compared to the information from the trajectory (excluding the slippage allowance), it is noted that for 2019/20 there were 53 units less (-32.5 %) completed on small windfall

sites; 59 units more (+50 %) on large windfall sites (5 units or more); with 184 less units completed on sites that were allocated in the Plan (-52.6%).

- In comparison with previous years, the following information is noted:
 - 2016/17: 402 units completed: 6.9% greater than the figure in the trajectory, 16% less than the Average Annual Requirement.
 - 2017/18: 462 units completed: 8.5% less than the figure in the trajectory, 3.5% less than the Average Annual Requirement.
 - 2018/19: 548 units completed: 11.2% less than the figure in the trajectory, 14.4% greater than the Average Annual Requirement.
- When undertaking the field work for assessing the situation in terms of the number of units that have been completed during their AMR period, it is noted that due to the situation in relation to the Covid-19 pandemic, it was not possible to visit every relevant site that had planning permission for housing. [It was not possible to visit 68 sites: 24 in Gwynedd and 44 in Anglesey – this correlates to 8% of all the relevant sites]. It is possible therefore that more units have been completed than what is reported here.
- Further discussion relating to the number of units completed annually and on the housing allocations is seen in the analysis to indicators D44, D45 and D46.
- Whilst the number of units provided in recent years has been lower than what is noted in the trajectory, it is not believed that this has been significant up until the AMR 2 period. Given that the shortfall in the units completed in 2019/20 compared with the figure in the trajectory has been more significant, it is important to keep an eye on this situation whilst moving towards the start of the review process in 2021. It will be important in this respect to consider the different components in relation to housing provision i.e. the role of small and large windfall sites as well as allocated sites.
- It is noted that the units completed this year (and in the years since adopting the Plan) is relatively consistent with the Average Annual Requirement.
- When comparing the number of housing units that have been completed against the trajectory, it is believed that it's important to consider the effect of the delay that has been in terms of large infrastructure developments on Anglesey, such as Wylfa, and the possible impact of this on associated housing developments.

Action:


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

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.

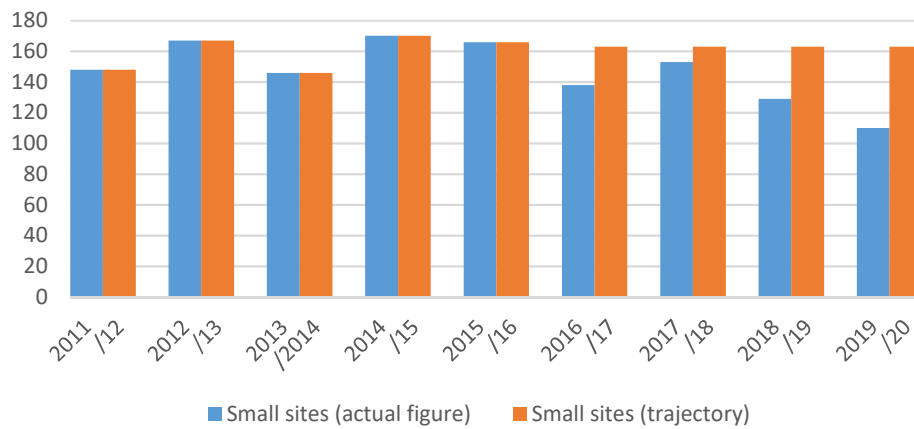
		SO16: To provide a mixture of good quality and affordable housing units, of a range of types and tenures to meet the housing requirements of all sections of the population		
Indicator:	Target:	Relevant Policy		PS16, TAI1- TAI7, PS 18, TAI 5, TAI 8, TAI 15-TAI 19
		Outcome:		Trigger Level:
Total cumulative 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	N/A	Respond to a deviation that is either significantly higher or significantly lower than the expected cumulative average annual housing requirement
		AMR 2		
		AMR 3		
		AMR 4		
Analysis:				
It is noted that for plans published prior to the publication of the DPM, cumulative completions will be measured against the cumulative average annual housing requirement set out in the Plan.				
The following information is noted in terms of the actual units completed against the anticipated cumulative completion rate as specified in the adopted housing trajectory. As the Plan contains a trajectory that conveys the Plan’s strategy, it is considered, in terms of this indicator, that this provides a better comparison with the actual housing provision rate than the cumulative average annual housing requirement.				
Information relating to the cumulative completion rate up to 2019/20 – information by the components of housing supply				
	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 (less than 5 units)	1327	1449		-122 (-8.4%)
Large windfall sites (5 units or more – not on allocated sites)	1537	1278		+259 (+20.2%)
Allocated housing sites	700	1101		-401 (-36.4%)
Total cumulative completed units	3564	3828		-264 (-6.9%)

Housing provision rate compared with the information in the housing trajectory

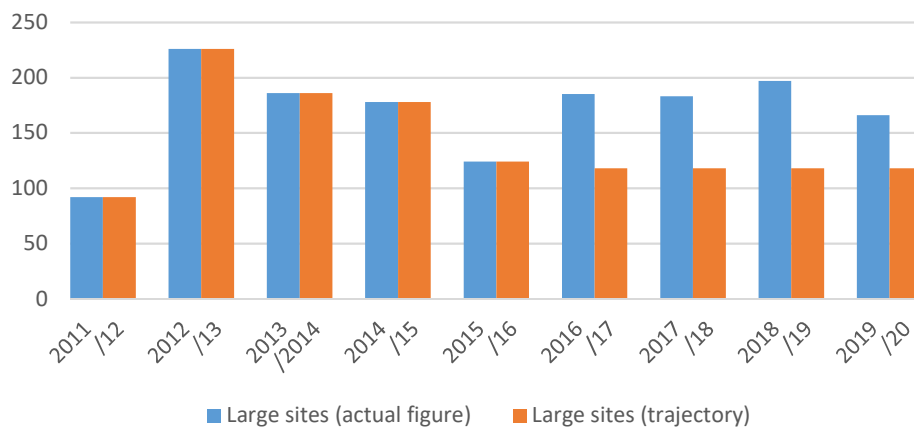
Year	Completion figure noted in the trajectory	Actual completion figure (annual)	Comparison with the annual completion figure in the trajectory	Total cumulative completions	Comparison with cumulative completions figure in the trajectory	% completions against cumulative completions figure
2011-12	240	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)					
2021-22	5098 (+623)					
2022-23	5663 (+565)					
2023-24	6190 (+527)					
2024-25	6718 (+528)					
2025-26	7184 (+466)					

The following graphs compare the housing units that have been provided by means of the different components against the information in the Plan's housing trajectory.

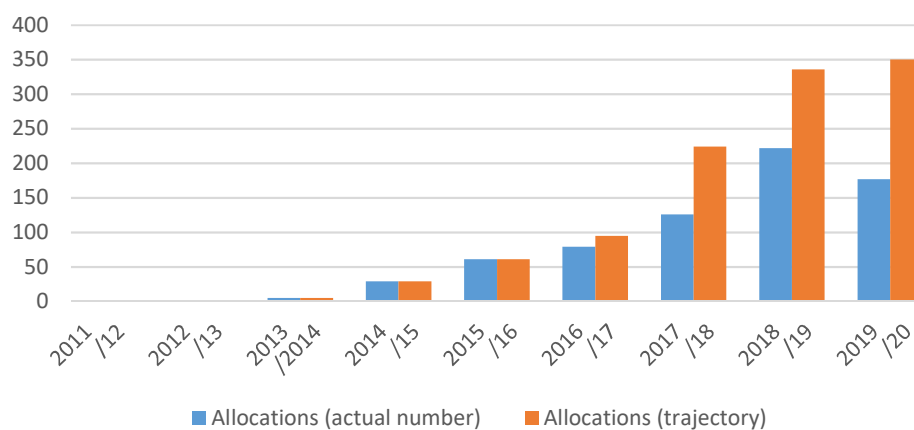
Units completed (actual number and trajectory figures) - Small windfall sites



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



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



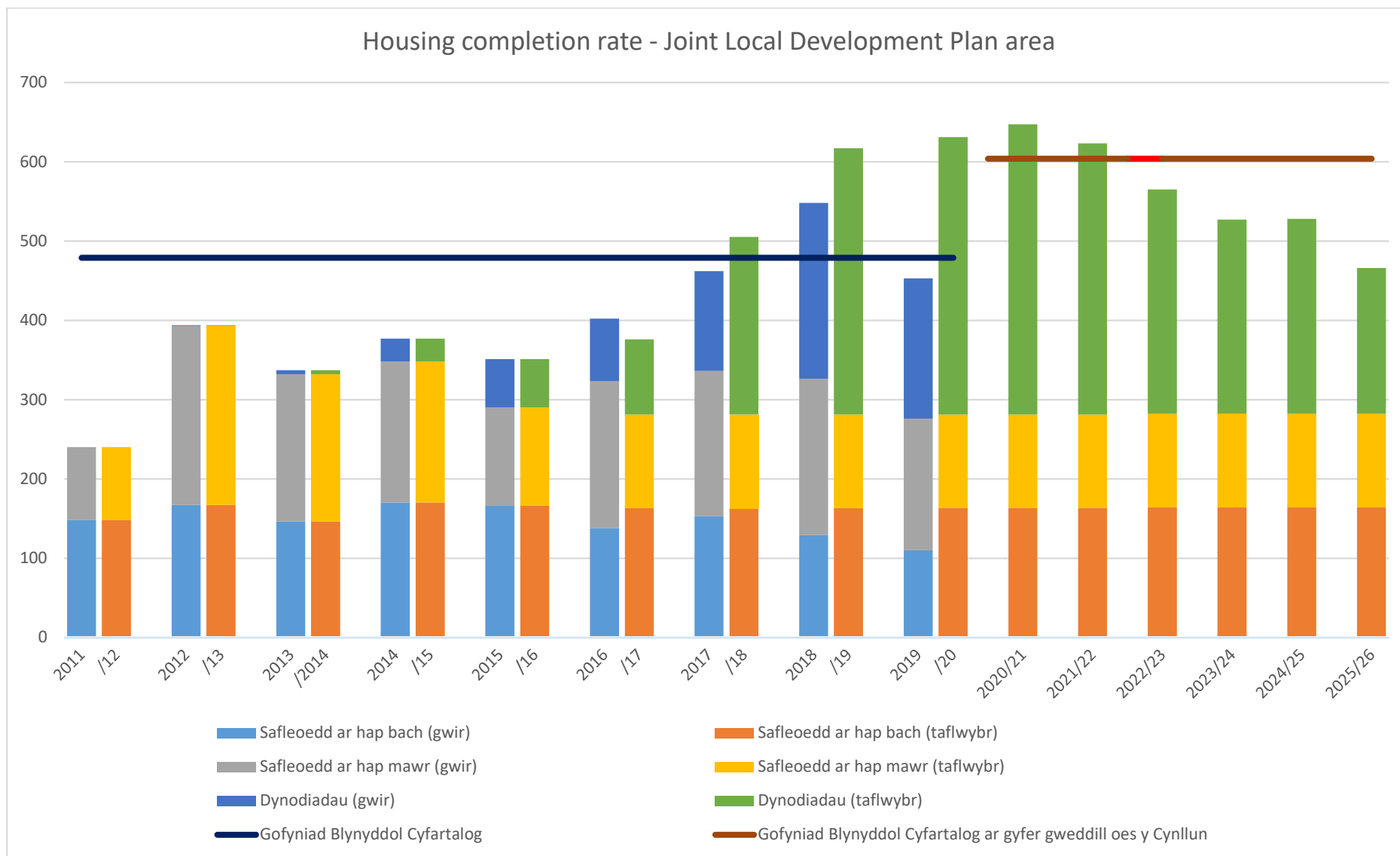
For comparison with the information in the trajectory, the table below provides information that assesses the actual housing provision against the average annual requirement and the cumulative average annual housing requirement.

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

Year	Average Annual Requirement (479 units per annum)	Actual completion figure (annual)	Comparison with the average annual requirement	Total cumulative completions	Comparison with cumulative average annual housing requirement	% completions against 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					
2021-22	5269					
2022-23	5748					
2023-24	6227					
2024-25	6706					
2025-26	7184					

- Including information from this AMR period, it is noted that 264 less units have been completed in the Plan area compared to the figure noted in the trajectory. 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 3564 units have been completed in the Plan area between the base date and 2019/20, whilst the trajectory notes a figure of 3828 units. This is therefore 6.9% lower than the figure in the trajectory.
- It is noted that until this year the cumulative completion figure has been relatively consistent with the information noted in the trajectory. It is noted however that the information for this year does not correspond with the general pattern specified in the trajectory, whereby it would be expected for there to be an increase in the number of houses completed compared to the previous year.
- When analysing this information in more detail, compared to the cumulative information from the trajectory (excluding slippage allowance) it is noted that 122 less units (-8.4%) have been completed on small windfall sites (less than 5 units); 259 units more (+20.2%) on large windfall sites (5 or more units); with 401 less units on sites allocated for housing in the Plan (36.4%).
- The graphs above highlight the fact that units completed on small windfall sites in recent years have been slightly lower than what is anticipated in the trajectory, whilst the number of units completed on large windfall sites (5 units or more) have been significantly higher than the information in the trajectory. It is also apparent that the number of units completed on sites that are allocated specifically for housing in the Plan has been significantly lower than the information noted in the trajectory.
- It is believed that comparison with the trajectory is more useful than a comparison with the cumulative average annual housing requirement. The trajectory correlates more effectively with the Plan's strategy as it is not realistic to expect a consistent annual provision. The trajectory also conveys the actual number of units that were completed during the early years of the plan period and demonstrates an increase in the number of units expected to be completed as the Plan matures. It is noted that the number of units completed per annum is much more consistent with the average annual requirement figure in the period since adopting the Plan compared to the early years of the Plan period.

The table on the next page compares the number of units that have been completed by overall total and the different components of supply against the information in the trajectory and also the average annual requirement. For the remainder of the Plan period, the number of units expected to be completed in accordance with the information in the Plan's trajectory is noted. The graph also notes the average annual requirement that would be needed for the remainder of the Plan period, namely 604 units per year, to meet the Plan's housing requirement figure.



The following points are noted in relation to this information:

- When undertaking the field work for assessing the situation in terms of the number of units that have been completed during this AMR period, it is noted that due to the situation in relation to the Covid-19 pandemic, it was not possible to visit every relevant site that had planning permission for housing. [It was not possible to visit 68 sites: 24 in Gwynedd and 44 in Anglesey – this correlates to 8% of all the relevant sites]. It is possible therefore that more units have been completed than what is reported here.
- Further discussion relating to the number of units completed annually and on the housing allocations is seen in the analysis to indicators D44, D45 and D46.
- It is important to note that the role of the JLDP is to ensure the conditions to provide suitable developments and to supply housing in the most appropriate manner. Whilst the Plan aims to ensure that the sites identified can achieve suitable development, the Plan cannot enforce these developments to happen in accordance with the information in the trajectory.
- It is noted that circumstances, such as the delay regarding the decision to develop the Wylfa site, affects housing development in locations such as Amlwch. In turn this has an effect upon the use of employment sites to supply the large infrastructure developments in Anglesey, thereby affecting the wider housing market within the Plan area.



Whilst the number of cumulative units that have been completed is lower than what is noted in the trajectory, it is not believed that this is significant enough to ensure a review of the Plan. It is certainly something that must be considered when starting the work of reviewing the Plan in 2021.

Action:

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

Indicator: D44

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

D44 The number of new housing units built in the Plan area	Provide 7,184 new housing units over the Plan period, according to the breakdown set out Topic Paper 20B Housing Trajectory	AMR 1		The number of new housing units provided in the Plan area falls below the requirement for 2 consecutive years
	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 2		
		AMR 3		
		AMR 4		
		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

Due to the situation with the Covid-19 pandemic, it is noted that it was not possible to visit all relevant sites with planning permissions for housing as part of the field survey (It was not possible to visit 68 sites: 24 in Gwynedd and 44 in Anglesey – namely 8% of all relevant sites).

In terms of 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 2 consecutive years.

When adding the number of completed units during the first four years to the table (i.e. 2016-20) in this indicator to the target figure, it is noted that 1865 units have been completed compared with a target of 2129 units. This is equivalent to 87.6% of the target level (shortcoming of 264 units over a period of 4 years).

Whilst fieldwork on this indicator has shown that work has commenced or continuing to take place on a number of the Plan's housing allocations, and also that new planning permissions have been given on other allocations, it is noted that the completion figure has decreased since last year (95 units less completed – without considering sites that were not visited due to Covid-19). The indicator's target notes that some increase should occur since the AMR1 period.



It is not considered that the information is concerning at this moment in time, but it is certainly a matter that should be monitored closely and considered when beginning work on Reviewing the Plan in 2021. It is not considered that this means that the Plan should be reviewed before then.

The Annual Monitoring Reports will, in future, be a means of assessing whether the rate of housing development is acceptable in line with this indicator, considering therefore the suitability of some of the housing allocations in the Plan to contribute effectively to the target.

The Councils, mainly through the work of reviewing the Housing Trajectory, contact developers and landowners of the sites that have been allocated for housing within the Plan and other large sites (5+) where there is extant planning permission. One of the outcomes hoped for through this is to encourage activity on stalled sites, where there has been no obvious sign of activity. It is hoped that this will trigger developments in order to increase the rate of development in future.

Action:

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

Indicator: D45																											
Objective:	SO15 & SO16	SO15: To ensure that a sufficient and appropriate range of housing sites are available in sustainable locations in accordance with the settlement hierarchy to support economic growth. SO16: To provide a mixture of good quality and affordable housing units, of a range of types and tenures to meet the housing requirements of all sections of the population																									
Indicator:	Target:	Relevant Policy:		PS16, TAI1- TAI7, PS 18, TAI 5, TAI 8, TAI 15-TAI 19																							
		Outcome:		Trigger Level:																							
D45 Total housing units built on allocated sites in Gwynedd as a % of overall housing provision	Sites have been allocated within Policies TAI 1 - 5 for 1,467 new housing units in Gwynedd (including 10% slippage allowance) over the Plan period, which equates to 19% of overall housing provision. Annual completion targets for remainder of Plan period: <table><tr><td></td><td>Allocated sites</td></tr><tr><td>2016/ 17</td><td>99</td></tr><tr><td>2017/ 18</td><td>144</td></tr><tr><td>2018/ 19</td><td>187</td></tr><tr><td>2019/ 20</td><td>180</td></tr><tr><td>2020/ 21</td><td>166</td></tr><tr><td>2021/ 22</td><td>166</td></tr><tr><td>2022/ 23</td><td>135</td></tr><tr><td>2023/ 24</td><td>117</td></tr><tr><td>2024/ 25</td><td>102</td></tr><tr><td>2025/ 26</td><td>74</td></tr></table>		Allocated sites	2016/ 17	99	2017/ 18	144	2018/ 19	187	2019/ 20	180	2020/ 21	166	2021/ 22	166	2022/ 23	135	2023/ 24	117	2024/ 25	102	2025/ 26	74	AMR 1		The overall number of new housing units built on allocated sites within Gwynedd falls below the requirement for 2 consecutive years	
			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 2																											
AMR 3																											
AMR 4																											
Analysis:																											

The number of units completed on the sites allocated specifically for housing has fallen below the targets noted for the period of this AMR, along with each one of the previous years noted in the target information:

	Target	Actual number
2016/ 17	99	70
2017/ 18	144	77
2018/ 19	187	123
2019/ 20	180	106

It is noted that some of the housing allocations were granted planning permission before the date of adopting the Plan, often on the grounds that they were allocations within the previous development plan, and that this is responsible for most of the units noted in the table above i.e. units that have been completed.

This is especially true in Gwynedd as the previous development plan, the Unitary Development Plan, overlapped the period of the JLDP. This can be seen by the fact that 2 of the 3 largest housing allocations, in terms of the number of houses noted in the Plan (in Gwynedd), namely T1 Goetra Uchaf in Bangor and T27 Lôn Cae Phillips in Caernarfon, have been completed this year.

Whilst it can be said that the process of preparing a planning application to the point of completing units on site can be fairly long, it is noted that a number of units completed on allocated sites in Gwynedd has decreased compared to last year. This may be due to the fact that some of the allocations that were carried over from the previous Plan are being completed and that there is a delay in developing on newly allocated sites.

Of the 36 allocations in Gwynedd that were not completed before the monitoring period of this AMR, there were planning permissions on 15 of these sites. There is a link here with the housing trajectory in terms of when it is considered that allocations without planning permission are to be developed.



It is noted that a significant proportion (43%) of all units completed in Gwynedd in 2019/20 are located on housing allocations. The fieldwork with regards to this indicator has shown that work has started or that development is continuing to take place on a number of allocations, with new planning permissions given on other sites.

Whilst the number of units provided on allocated sites does not meet the target for two consecutive years as noted in the trigger level, on the basis of background evidence, it is not considered that this raises any concerns. However, future Annual Monitoring Reports will be a way of assessing whether the housing building rate is satisfactory in accordance with this indicator, considering therefore the suitability of some of the housing allocations in the Plan to contribute effectively to the target.

The Councils, mainly through the work of reviewing the Housing Trajectory, contact developers and landowners of the sites that have been allocated for housing within the Plan and other large sites (5+) where there is extant planning permission. One of the outcomes hoped for through this is to encourage activity on stalled sites, where there has been no obvious sign of activity. It is hoped that this will trigger developments in order to increase the rate of development in future.

Action:

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

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:																								
D46 Total housing units built on allocated sites in Anglesey as a % of overall housing provision	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. Annual completion targets for remainder of Plan period: <table><tr><td></td><td>Allocated sites</td></tr><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></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		The overall number of new housing units built on allocated sites within Anglesey falls below the requirement for 2 consecutive years	
			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																											
Analysis: The number of units completed on the sites allocated specifically for housing has fallen below the targets noted for the period of this AMR, along with each one of the previous years noted in the target information:																											

	Target	Actual number
2016/ 17	8	4
2017/ 18	109	49
2018/ 19	193	99
2019/ 20	215	60

It is noted that some of the housing allocations were granted planning permission before the date of adopting the Plan, and this has been responsible for a proportion of the units completed, as noted in the table above. It is noted that a large proportion of units that have been completed on allocated sites in Anglesey in 2019/20 are located on one site i.e. 37 units on Tyddyn Mawr site in Holyhead. This is a permission which pre-dates the adoption of the JLDP.

In contrast to Gwynedd, however, it is noted that the period for the previous development plan for Anglesey had ended long before the Joint LDP period. Anglesey, therefore, did not have the same continuity with previously allocated sites (that were being developed) being allocated in the JLDP. Therefore, whilst a delay between adopting the Plan and providing housing units on newly allocated sites is, therefore, unavoidable, it is noted that there are units that have been completed on allocated sites where permission was given after the adoption date of the Plan. It is also noted that planning applications were submitted on some allocations but a determination was not given during the AMR 2 period.

Work relating to this indicator, has shown that work has commenced or that development has continued on many of the allocations, and new planning permissions have been granted on others. Significant permissions have been granted on allocations in Anglesey since adopting the Plan e.g. Ty'n Coed, Llangefni - permission for 144 units; Coleg Menai, Llangefni - permission for 153 units.

Of the 29 allocations in Anglesey, that were not completed before this AMR period, there were planning permissions on 12 of these sites.

It should also be noted, the effect of delaying the determination of developing the Wylfa site has had on developing nearby allocations, such as those in Amlwch. This has also possibly affected the development of other sites that have been allocated within a wider area, considering the supply work that would be expected on employment sites as a result of the development.



Whilst the number of units provided on allocated sites does not meet the target for two consecutive years as noted in the trigger level, on the basis of background evidence, it is not considered that this should raise concerns. However, the Annual Monitoring Reports will, in future, be a means of assessing whether the rate of housing development is acceptable in line with this indicator, considering therefore the suitability of some of the housing allocations in the Plan to contribute effectively to the target.

The Councils, mainly through the work of reviewing the Housing Trajectory, contact developers and landowners of the sites that have been allocated for housing within the Plan and other large sites (5+) where there is extant planning permission. One of the outcomes hoped for through this is to encourage activity on stalled sites, where there has been no obvious sign of activity. It is hoped that this will trigger developments in order to increase the rate of development in future.

Action:

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

Affordable Housing

Indicator: D47				
Objective:	SO15 & SO16	<p>SO15: To ensure that a sufficient and appropriate range of housing sites are available in sustainable locations in accordance with the settlement hierarchy to support economic growth.</p> <p>SO16: To provide a mixture of good quality and affordable housing units, of a range of types and tenures to meet the housing requirements of all sections of the population</p>		
Indicator:	Target:	Relevant Policy:		PS16, TAI1- TAI7, PS 18, TAI 5, TAI 8, TAI 15-TAI 19
		Outcome:		Trigger Level:
D47 Total number of additional affordable housing built in the Plan area	Build 1,572 affordable housing in the Plan area by 2026	AMR 1		The overall number of additional affordable housing built within the Plan area is 10% or more below the cumulative requirement set in the Policy Target
		AMR 2		
		AMR 3		
		AMR 4		
	Completion targets for remainder of Plan period (2015 – 2026):			
	Build an additional 345 affordable housing in the Plan area by 2018			
	Build an additional 575 affordable housing in the Plan area by 2020			
	Build an additional 805 affordable housing in the Plan area by 2022			
	Build an additional 1035 affordable housing in the Plan area by 2024			
	Build an additional 1,266 affordable housing in the Plan area by 2026			

Analysis:

In the 2015-20 period, it is noted that 522 affordable units were built in the Plan area. This is below the target of 575 noted but not by more than the 10% allowance noted in the trigger level.

This is divided as follows:

2015-16: 82* units (losing 1 unit from what was noted in AMR 1 following re-assessment)

2016-17: 68* units (losing 12 units from what was noted in AMR 1 following re-assessment)

2017-18: 61 units

2018-19: 187* units (losing 6 unit from what was noted in AMR 1 following re-assessment)

2019-20: 124 units

*It is noted that work has been undertaken since AMR 1 to verify the information in terms of affordable housing completed and this is the reason for amending the noted figures.

When undertaking the field work for this indicator, it is noted that due to the Covid-19 pandemic, it was not possible to visit 2 sites which had extant planning permission which contained affordable housing.

Whilst the target for the provision between 2015-20 has not been reached, it is not believed that this raises any concerns. The figure provided is not lower than the 10% allowance in the cumulative requirement set in the Policy Target as noted in the trigger level.

Information relevant to this indicator notes that there is extant permission for 540 affordable units in Gwynedd and Anglesey (458 units not started and 82 units under construction). In line with the information noted in the JLDP, it is noted that 516 of these units can be developed during the period of the Plan. There is a significant supply of affordable units in the existing land bank that could contribute to meeting the targets noted in this indicator.

Due to the requirement to justify affordable units on the basis of viability, JLDP policies note thresholds that are often below those noted in the previous development plans relating to the need for affordable provision. It can take time for this policy to lead to a significant increase in the number of affordable units developed in the Plan area. In this respect, it is noted that the number of affordable units built in 2018-19 and 2019-20 are significantly higher than the information for previous years.



It is also noted that the figure in terms of the number of affordable units is likely to be higher for the area that what is noted because it does not include housing units that are affordable due to their size and location. In addition, a financial contribution was accepted in some developments, rather than provision on the site.

Action:

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

Indicator: D48

Objective:	SO15 & SO16	SO15: To ensure that a sufficient and appropriate range of housing sites are available in sustainable locations in accordance with the settlement hierarchy to support economic growth. SO16: To provide a mixture of good quality and affordable housing units, of a range of types and tenures to meet the housing requirements of all sections of the population
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Indicator:	Target:	Relevant Policy:		PS16, TAI1- TAI7, PS 18, TAI 5, TAI 8, TAI 15-TAI 19
		Outcome:		Trigger Level:
D48 % affordable housing units permitted per house price area	Average % affordable housing provision in line with indicative target per house price area	AMR 1		Average % 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		

Analysis:

It is noted that the information below refers to sites where it is appropriate to request a proportion of affordable units in accordance with Policy TAI 15 i.e. threshold of 2 or more units and does not consider sites in clusters or open countryside. It also does not consider permission on exception sites where the proposal must be for 100% affordable housing.

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

It is noted that the trigger level refers to 2 consecutive years. It is required to consider the information for 2019/20 together with the information for AMR 1.

Table summarising the information for all House Price Areas

House Price Area	Period	% affordable housing sought	Actual affordable housing provision (percentage)	Does it meet target level?
Gwynedd High Value Coastal	2018/19	No relevant planning permission.		
	2019/20	No relevant planning permission.		
Rhosneigr	2018/19	30%	0%	X
	2019/20	No relevant planning permission.		

Beaumaris	2018/19	No relevant planning permission.		
	2019/20	30%	100%	✓
Rural North West	2018/19	30%	100%	✓
	2019/20	30%	0%	X
Bridgehead	2018/19	30%	15%	X
	2019/20	30%	9%	X
Trearddur & Rhoscolyn	2018/19	No relevant planning permission.		
	2019/20	30%	0%	X
South West	2018/19	30%	100%	✓
	2019/20	No relevant planning permission.		
North East Rural	2018/19	30%	100%	✓
	2019/20	30%	33%	✓
Larger Coastal Settlements	2018/19	30%	47%	✓
	2019/20	30%	53%	✓
Rural Centres	2018/19	No relevant planning permission.		
	2019/20	No relevant planning permission.		
Mid Rural	2018/19	No relevant planning permission.		
	2019/20	20%	25%	✓
Northern Coast & South Arfon	2018/19	20%	48%	✓
	2019/20	20%	46%	✓
Rural West	2018/19	20%	100%	✓
	2019/20	20%	56%	✓
Llangefni	2018/19	10%	18%	✓
	2019/20	10%	83%*	✓
Llŷn	2018/19	10%	32%	✓
	2019/20	No relevant planning permission.		

Western Coastal & Rural Arfon	2018/19	10%	59%	✓
	2019/20	10%	13%	✓
Holyhead	2018/19	10%	40%	✓
	2019/20	10%	8%*	X**
Amlwch & Hinterland	2018/19	10%	53%*	✓
	2019/20	10%	23%	✓
The Mountains	2018/19	10%	85%	✓
	2019/20	10%	23%	✓
Eastern Gwynedd & National Park	2018/19	No relevant planning permission.		
	2019/20	No relevant planning permission.		
Blaenau Ffestiniog	2018/19	10%	0%	X
	2019/20	No relevant planning permission.		

*Financial contribution also

** Target not reached in relation to the provision of units but financial contribution means that what has been ensured in this house price area is acceptable.

Notwithstanding three House Price Areas, it is noted that the general percentage of affordable houses provided as part of the relevant residential planning permissions in AMR 2 conform effectively with the indicative target as highlighted in Policy TAI 15 (it is not considered that the Holyhead area is one of the three areas because of the acceptable financial contributions that have been secured).

If considering the trigger level, namely that the general percentage of affordable housing provision falls below the indicative target per house price area for 2 consecutive years, it is noted that this has happened in only one house price area (although it is noted that there is no relevant information available for some of the areas for the two years in question).

Joint House Price Areas: Percentage affordable 30%

Period	Number of permissions	Number of units permitted	Affordable Housing	Percentage affordable units
2018/19	12	120	61	51%
2019/20	13	120	57	48%

Joint House Price Areas: Percentage affordable 20%

Period	Number of permissions	Number of units permitted	Affordable Housing	Percentage affordable units
2018/19	11	56	30	54%
2019/20	10	92	43	47%

Joint House Price Areas: Percentage affordable 10%



Period	Number of permissions	Number of units permitted	Affordable Housing	Percentage affordable units
2018/19	19	260	83	32%
2019/20	15	176	69	39%

When considering house price areas jointly (based on the areas in which the percentage of affordable housing sought is the same), it is noted that the affordable provision corresponds effectively with the policy target (also remembering the fact that financial contributions have been secured in place of on-site affordable provision in some instances).

Action:



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

Indicator: D49

Objective:	SO15 & SO16	<p>SO15: To ensure that a sufficient and appropriate range of housing sites are available in sustainable locations in accordance with the settlement hierarchy to support economic growth.</p> <p>SO16: To provide a mixture of good quality and affordable housing units, of a range of types and tenures to meet the housing requirements of all sections of the population</p>		
Indicator:	Target:	Relevant policy:	PS16, TAI1- TAI7, PS 18, TAI 5, TAI 8, TAI 15-TAI 19	
		Outcome:	Trigger level:	
D49 The number of planning applications permitted on rural exception sites	An increase in the number of affordable housing exception sites compared to	AMR 1		No increase in the number of affordable housing exception sites permitted for 2 consecutive years
		AMR 2		
		AMR 3		
		AMR 4		

	average during 2015/ 16 – 2016/ 17			
Analysis:				
<u>Planning applications granted permission on rural exception sites during this AMR period</u>				
Plan Area: 4 sites (45 units)				
Tir ger Tan y Celyn, Llanwnda: 10 units*				
Ponc y Rhedyn, Benllech: 27 units				
Marquis Inn, Rhosybol: 7 units*				
Bont, Ffordd Amlwch, Benllech: 1 unit				
*Some sites located within and outside the development boundary. Where the part of the site that is outside the boundary has been considered against Policy TAI 16 (Exception Sites) then these sites/units are considered in this figure.				
<u>Information for AMR 1 period all in 2018/19)</u>				
Plan Area: 6 sites (24 units)				
Even though there was a decrease in the number of exception sites that were given planning permission in 2019/20 compared to 2018/19, it is noted that there was an increase in the number of units that were given permission. It is noted that the figure in terms of the number of exception sites and units permitted is higher than previous years: 2015/16 (3 sites: 3 units); 2016/17 (2 sites: 3 units). The target notes that the outcomes should be compared with the base information for these years.				
There is no decrease in the number of affordable housing exception sites for 2 consecutive years and as such there is no need for any action with respect to this indicator.				
Action:				
No action currently required. Continue to monitor as part of the next AMR.				

Indicator: D50			
Objective:	SO15 & SO16	SO15: To ensure that a sufficient and appropriate range of housing sites are available in sustainable locations in accordance with the settlement hierarchy to support economic growth.	
		SO16: To provide a mixture of good quality and affordable housing units, of a range of types and tenures to meet the housing requirements of all sections of the population	
Indicator:	Target:	Relevant Policy:	PS16, TAI1- TAI7, PS 18, TAI 5, TAI 8, TAI 15-TAI 19
		Outcome:	Trigger Level:

D50 Changes in residual Values across the housed price areas identified in Policy TAI 15.	Deliver the maximum level of affordable housing considered viable in accordance with policy TAI 15.	AMR 1		An increase or decrease of 5% of residual value in any house price area in any one year.
		AMR 2		
		AMR 3		
		AMR 4		

Analysis:

Work is still being undertaken in relation to this indicator. National figures indicate an increase in both average house prices and build costs within the plan area. The increase in relation to build costs is higher than that for average house prices.



We are liaising with our external viability specialist to ascertain whether there is sufficient information available to ascertain if the new build house price in the 21 house price areas is significantly higher than the average house price. In addition work is being undertaken to ascertain if there is a regional variant to the build costs that is applicable for the Plan area.

This will allow for a viability overview to ascertain if the policy position should be maintained. Last years AMR concluded that whilst the viability had become more challenging since 2016, mainly because costs have risen faster than values the current policy position should be maintained.

Action:	
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[To be completed once the above work has been finalised]

Indicator: D51				
Objective:	SO15	To ensure that a sufficient and appropriate range of housing sites are available in sustainable locations in accordance with the settlement hierarchy to support economic growth.		
	SO16	<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:	

D51 Prepare and adopt a Supplementary Planning Guidance for Affordable Housing.	Prepare and adopt a Supplementary Planning Guidance for Affordable Housing within 6 months of the date of adopting the Plan	AMR 1		Not adopting a Supplementary Planning Guidance within 6 months of the date of adopting the Plan.
		AMR 2		
		AMR 3		
		AMR 4		

Analysis:

The SPG was formally adopted by the Joint Planning Policy Committee on 15 April, 2019, following a period of public consultation (December 2018 – January 2019).



As the Planning Guidance has been adopted in April 2019, it is not within the 6 month target from when the Plan was adopted. There was delay before publishing the SPG in order to allow input into the process from the Councils' Housing and Property Officers.

Action:

Target has been met. 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:		PS16, TAI1- TAI7, PS 18, TAI 5, TAI 8, TAI 15-TAI 19
		Outcome:		Trigger level:
D52 Number of local market housing units built in settlements identified in Policy TAI 5	Deliver the maximum level of Local market housing in settlements listed in Policy TAI 5.	AMR 1		Less than 10 local market housing units built in settlements identified in Policy TAI 5 in any one year
		AMR 2		
		AMR 3		
		AMR 4		

Analysis:

2019/20: 1 local market unit completed

During the period of this AMR, it is noted that planning permission had been granted for two applications for local market housing. It is noted that there is an extant permission for 1 such unit since the AMR 1 period. It is noted that there is a local market housing condition on a further 7 units (on 2 sites) that were given permission in 2019/20, but it is understood that only affordable units (as permitted under Policy TAI 5) will be provided on these sites.



Whilst this proportion of permissions would not lead to meeting the target level, it is noted that Policy TAI 5 in relation to Local Market Housing has introduced a totally new policy principle that was not apparent in previous development plans. On this basis, it is believed that there is a time delay between the adoption of the JLDP, accepting the policy principle which is completely new in the relevant settlements and then developing such housing. It is noted that the first local market unit that was permitted with respect to Policy TAI 5 has since been built. As the Plan matures, it is hoped that there will be an increase in such units.

Future Annual Monitoring Reports are, therefore, expected to demonstrate that an appropriate supply of local market housing is being provided. Based on the information for the AMR 2 period, it is not considered that any action needs to be taken with respect to this indicator.

Action:

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

Indicator: D53

Objective:	SO15 & SO16	<p>SO15: To ensure that a sufficient and appropriate range of housing sites are available in sustainable locations in accordance with the settlement hierarchy to support economic growth.</p> <p>SO16: To provide a mixture of good quality and affordable housing units, of a range of types and tenures to meet the housing requirements of all sections of the population</p>		
Indicator:	Target:	Relevant policy:	PS16, TAI1- TAI7, PS 18, TAI 5, TAI 8, TAI 15-TAI 19	
D53 Planning applications and appeals to modify or remove a S106 agreements or a condition relating to local market housing	Retain S106 agreements and conditions that facilitate delivery of local market housing in accordance with Policy TAI 5	Outcome:	Trigger level:	
		AMR 1		Planning application or appeal to modify or remove S106 agreements or condition relating to local market housing approved or allowed (as appropriate) in any one year
		AMR 2		
		AMR 3		
		AMR 4		

Analysis:

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).

In accordance with the 1990 Town & Country Planning Act, it is possible to appeal a planning obligation to the Planning Inspectorate after five years on the basis that there is no relevant planning reasons for the obligation. Prior to 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 a policy within the JLDP that was adopted in 2017, it is highly unlikely that a Local Planning Authority would be willing to amend or remove a 106 condition/agreement relating to restricting a house to a local market house.

Action:

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

Indicator: D54

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

Local Housing Market Assessment

At the hearings for the Joint Local Development Plan, the Council presented a 2013 Draft Local Housing Market Assessment (LMHA) for Gwynedd. It was acknowledged that it needed revising and updating. Gwynedd Council committed to review the LMHA by accepting that this is necessary to develop enough details about the type of housing and housing occupancy required to steer the development management decisions.



Due to a shortage of resources, there was delay in the timetable to prepare the LMHA for Gwynedd. A final draft copy was created and after a period of consultation between February and March 2019; it was published by the Council in May 2019.

The main message of the assessment is that an additional supply of affordable housing is needed for Gwynedd communities to what is currently available. Other key findings show that there will be increased demand for affordable housing across Gwynedd in the private ownership, private rental and social rent sectors, which cannot be addressed with the current supply.

The LMHA also found that:

- Houses of median value and in the lower quartile are unaffordable for households with a median income;
- The private rental sector has grown substantially in Gwynedd over the past decade;
- Private rental levels are unaffordable for many low income households;
- The demand for social housing continues to be high across the area;
- The demand for one-bedroom social housing is not being addressed through the current stock;
- It is anticipated that the number of households will increase, and their size will decrease over the next decade;

- Long-term empty properties and restricted development sites could provide additional supply for the market;
- Based on population projections, 303 new households will be established every year in Gwynedd for the next five years;
- 707 additional social housing units are needed every year for five years to meet the current demand and the anticipated demand;
- 104 additional intermediate houses are needed every year for five years to meet the current demand and the anticipated demand.

Indicator: D55				
Objective:	SO15	To ensure that a sufficient and appropriate range of housing sites are available in sustainable locations in accordance with the settlement hierarchy to support economic growth.		
	SO16	To provide a mixture of good quality and affordable housing units, of a range of types and tenures to meet the housing requirements of all sections of the population: Key outputs: <ul style="list-style-type: none">• there will be a consistent minimum 5 year supply of land for housing;• housing growth will be distributed across the Plan area in accordance with the spatial distribution;• the supply of affordable housing units will have increased;• the demand for sites for Gypsies and Travellers will have been addressed.		
Indicator:	Target:	Relevant policy:		PS1
		Outcome:		Trigger level:
D55 Prepare and approve a Local Housing Market Area (LHMA) study for Gwynedd	Prepare and approve a LHMA study for Gwynedd by April 2017	AMR 1		Not preparing and approving a LHMA study for Gwynedd by April 2017.
		AMR 2		
		AMR 3		
		AMR 4		
Analysis:				
The Local Housing Market Assessment was published by Gwynedd Council's Housing Service in May 2019. A copy is available on the Council's web site and is used as one basis for assessing the suitability of the appropriate mix of housing offered with developments to ensure that they are in line with Housing Policy TAI 8 of the Plan.				
Action:				
Target has been met. No need to continue to monitor.				

Gypsy and Traveller Accommodation

The Gwynedd and Anglesey Gypsy and Traveller Accommodation Assessment (2016) was approved by Gwynedd Cabinet on 19 January 2016 and by the Anglesey Working Committee on 8 February 2016.



Both Councils have been working to deliver the Recommendations of the 2016 Assessment, which is an extension of the current Llandygai Bangor site and a new permanent site for permanent needs in Penhesgyn, Penmynydd and the preparation of temporary sites in Caernarfon, Central Anglesey and Holyhead.

For residential sites, Gwynedd Council has granted permission for an extension and improvement for existing plots at Llandygai Gypsy site, which has been implemented with an additional 5 pitches developed on the site. Anglesey County Council have carried out assessments to confirm the suitability of the Penhesgyn site. However, due to a change in demand from the unauthorised site and the need to prioritise the development of the temporary site in Central Anglesey, a planning application has not yet been submitted for this site.



For a temporary stopping place, Gwynedd Council has agreed to use the farthest end of the Shell car park in Caernarfon when there is demand, with appropriate facilities being provided for the gypsies / travellers. Following a consultation process, the site near Star was selected as a suitable site for temporary need for the centre of the Island. During 2019/20 the main focus of activity centred around discharging conditions attached to the planning consent. During Quarter 4 preliminary works commenced on site in connection with site and archaeological investigations.

Further work has been undertaken looking at possible options within the Holyhead area and this has included discussing possible provision with the Port of Holyhead. No site have been identified to date.

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	<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:

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		Failure to provide 4 pitches at Penhesgyn, Anglesey by end of 2017/ 2018
		AMR 2		
		AMR 3		
		AMR 4		
Performance 1st AMR (1st August 2017 to 31st March 2019)		Performance 2nd AMR (1st April 2019 to 31st March 2020)		
Initial work on developing the site undertaken but change in need from unauthorised tolerated site.		Due to change in need from unauthorised tolerated site no further work on developing the site undertaken.		
Analysis:				
<p>The change in circumstances in relation to the number of travellers at the tolerated site with only one of the original 4 identified in the 2016 Assessment remains the same.</p> <p>The Council are still providing support for this individual and are investigating alternative solutions to meeting his accommodation needs as well as agreeing a specific timetable to address this need.</p> <p>The Council cleared the remains of many old caravans and rubbish off the site during the year which means that the lane is now clear of vehicles.</p> <p>There is an intention to undertake GTAA work over the coming year for approval next year.</p> <p>Due to change in need from unauthorised tolerated site no further work on developing the site undertaken.</p>				
Action:				
Anglesey County Council to continue 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	To provide a mixture of good quality and affordable housing units, of a range of types and tenures to meet the housing requirements of all sections of the population: Key outputs: <ul style="list-style-type: none">• there will be a consistent minimum 5 year supply of land for housing;• housing growth will be distributed across the Plan area in accordance with the spatial distribution;• the supply of affordable housing units will have increased;• the demand for sites for Gypsies and Travellers will have been addressed.		
Indicator:	Target:	Relevant policy:		PS1
		Outcome:		Trigger level:
D57 The number of additional Gypsy pitches provided on an extension to the existing residential Gypsy site, adjacent to the Llandygai Industrial Estate, Bangor	Provide 5 additional pitches on an extension to the existing residential Gypsy site adjacent to the Llandygai Industrial Estate, Bangor by the end of 2017/ 2018	AMR 1		Failure to provide additional 5 pitches on an extension to the existing residential Gypsy site adjacent to the Llandygai Industrial Estate, Bangor by end of 2017/ 2018
		AMR 2		
		AMR 3		
		AMR 4		
	Provide a cumulative total of 10 additional pitches on an extension to the existing residential Gypsy site adjacent to the Llandygai Industrial Estate, Bangor by the end of 2026			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
Analysis:				
<p>The second phase of work on site was completed in November 2019. This meant that an additional 5 pitches had been provided with a total of 12 permanent pitches now available to Gypsies.</p> <p>The Council has been in contact with the Government every step of the way, and they have been visiting the site regularly to review progress and discuss issues with residents and the Council.</p> <p>All pitches were filled in February 2020, but due to turnover and death, there is now 1 vacant pitch, and one about to be evacuated. We follow normal processes to fill these plots, but there are obvious delays due to Covid-19.</p>				

The work of a Gypsy and Traveller Needs Assessment over the coming year is to be approved next year.

Action:

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

Indicator: D58

Objective:	SO15	To ensure that a sufficient and appropriate range of housing sites are available in sustainable locations in accordance with the settlement hierarchy to support economic growth.
	SO16	To provide a mixture of good quality and affordable housing units, of a range of types and tenures to meet the housing requirements of all sections of the population: Key outputs: <ul style="list-style-type: none"> • there will be a consistent minimum 5 year supply of land for housing; • housing growth will be distributed across the Plan area in accordance with the spatial distribution; • the supply of affordable housing units will have increased; • the demand for sites for Gypsies and Travellers will have been addressed.

Indicator:	Target:	Relevant policy:	PS1
		Outcome:	Trigger level:
D58 The need for additional pitches identified in a Gypsy Traveller Accommodation Needs Assessment (GTANA)	Provide number and type of pitches to address need identified in the GTANA by the end of 2026	AMR 1	Failure to provide number and type of additional pitches to address need identified in the GTANA by the end of 2026
		AMR 2	
		AMR 3	
		AMR 4	

Analysis:

The Gypsies and Travellers Accommodation Needs Assessment 2016 identified the need for temporary sites, one in the Caernarfon area of Gwynedd and two sites on Anglesey - one in the centre of Anglesey and the other in Holyhead. For the Anglesey sites, the sites in the centre of Anglesey should be able to accommodate 15 caravans, and 12 caravans in Holyhead.

Gwynedd

In order to meet the need for a temporary site in the Caernarfon area, the Council has agreed to use the farthest section of the Shell car park in Caernarfon when there is demand, and that appropriate facilities be provided for the Gypsies / Travellers.

Anglesey - Centre of the Island

During 2019/20 the main focus of activity centred around discharging conditions attached to the planning consent. During Q4 preliminary works commenced on site in connection with site and archaeological investigations.

The above work is due to be completed during Q1 2020/21 which will inform and allow completion of tender documents. We envisage that tenders will be invited during Q2 2020/21.


Anglesey – Holyhead


Further work has been undertaken looking at possible options within the Holyhead area and this has included discussing possible provision with the Port of Holyhead. No site has been identified to date.

Action:

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

Indicator: D59

Objective:	SO15	To ensure that a sufficient and appropriate range of housing sites are available in sustainable locations in accordance with the settlement hierarchy to support economic growth.		
	SO16	To provide a mixture of good quality and affordable housing units, of a range of types and tenures to meet the housing requirements of all sections of the population: Key outputs: <ul style="list-style-type: none">• there will be a consistent minimum 5 year supply of land for housing;• housing growth will be distributed across the Plan area in accordance with the spatial distribution;• the supply of affordable housing units will have increased;• the demand for sites for Gypsies and Travellers will have been addressed.		
Indicator:	Target:	Relevant policy:	PS1	
		Outcome:	Trigger level	
		AMR 1		

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

Analysis:

In Gwynedd, the officer responsible for gathering information in relation to unauthorised encampments has retired without the relevant information being made available.

The table below provides the limited information available for the period from 1 April 2019 until the end of May 2019 which is all that is currently available.

2 different unauthorised sites were reported on. The number of caravans was 12 on one site however the number on the other site is unknown. The length of stay was for 8 nights on one site however the length of stay on the other site is unknown.

Site	Caravans	Arrival Date	Departure Date	Number of Days
Bryn Cegin Industrial Estate, Bangor	12	25.05.19	Unknown	unknown
Former Ferodo Site, Caernarfon	Unknown	13.05.19	21.05.19	9

In terms of location, the former Ferodo site lies in the open countryside between Caernarfon and Y Felinheli whilst the other is a vacant industrial estate on the outskirts of Bangor. Due to the limited information above regarding these 2 sites it is not possible to confirm whether this was the same group of gypsies in the locality since both dates are in mid May.

On Anglesey, five unauthorised sites were reported on. The number of caravans ranged from two to five and the length of stay ranged from one night to a maximum of 6.

Site	Caravans	Arrival Date	Departure Date	Number of Days
Holyhead Leisure Centre	2	01.03.20	02.03.20	2
Hedsor Street, Holyhead	5	02.07.19	03.07.19	2
Stermat Car Park, Valley	5	01.07.19	02.07.19	2
Adjacent coastguard station, Holyhead	5	29.06.19	01.07.19	3
Bryn Cefni Business Park, Llangefni	3	19.05.19	25.05.19	7

In terms of location, the most were in Holyhead (three sites) with one each in Llangefni and Valley.

Those identified in Holyhead had all stayed one night, which suggests they were awaiting the ferry to Ireland.



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

Action:



No action currently required. Continue to monitor as part of the next AMR to see whether similar patterns emerge in future.

6.5 Natural and Built Environment

Conserving and Enhancing the Natural Environment

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 or geodiversity value of locally important sites maintained	AMB 1		One application permitted contrary to Policy AMG 5 or Policy AMG 6
		AMB 2		
		AMB 3		

biodiversity and geodiversity sites	or enhanced in accordance with Policy AMG 5 and Policy AMG 6	AMB 4		
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:				
No action currently required. Continue to monitor as part of the next AMR.				

Indicator: D61				
Objective:	SO17	Protect, enhance and manage the natural and heritage assets of the Plan area, including its natural resources, wildlife habitats, and its landscape character and historic environment		
Indicator:	Target:	Relevant Policy		PS19, AMG1, AMG2, AMG3, AMG4, AMG5, AMG6, PS20, AT1, AT3, AT4
		Outcome:		Trigger Level:
D61 - Number of planning applications permitted on nationally or internationally designated sites or on sites that affect the biodiversity or geodiversity value of the designated sites	No planning applications permitted that are harmful to the biodiversity or geodiversity value of nationally or internationally designated sites	AMB 1		One planning application permitted contrary to Policy PS 19
		AMB 2		
		AMB 3		
		AMB 4		
Analysis:				
The total of approved planning applications that were entirely/partially within nationally or internationally designated sites of biodiversity or geodiversity value (i.e. Special Areas of Conservation, Special Protection Areas, Ramsar, Sites of Special Scientific Interest, National Nature Reserves) was one (i.e. Full application for the demolition of existing outbuilding and field shelter together with the erection of replacement outbuilding and agricultural shed at Goferydd, Holyhead). However, Natural Resource Wales raised no concerns regarding this proposal, since it concluded that it would not adversely affect any protected site.				



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.

Indicator: D62

Objective:	SO17	Protect, enhance and manage the natural and heritage assets of the Plan area, including its natural resources, wildlife habitats, and its landscape character and historic environment
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Indicator:	Target:	Relevant Policy		PS19, AMG1, AMG2, AMG3, AMG4, AMG5, AMG6, PS20, AT1, AT3, AT4
		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
		<u>AMB 2</u>		
		AMB 3		
		AMB 4		

Analysis:

One planning permission (FPL/2018/41) for the change of use of land from touring caravans and camping area to site 31 single unit static caravans and 4 twin unit static caravans at St David's Holiday Park, Traeth Coch, was granted on 'appeal' (APP/L6805/A/19/3226770). The Inspector considered that the proposals would reinforce the character of the AONB.



Notwithstanding the one planning application granted on appeal, It was concluded that Policy PS 19 and Policy AMG 1 of the Joint LDP are continuing to be implemented effectively.



Action:

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

Preserving and Enhancing Heritage Assets

Indicator: D63



Objective:	SO17	Protect, enhance and manage the natural and heritage assets of the Plan area, including its natural resources, wildlife habitats, and its landscape character and historic environment		
Indicator:	Target:	Relevant Policy		PS19, AMG1, AMG2, AMG3, AMG4, AMG5, AMG6, PS20, AT1, AT3, AT4
		Outcome:		Trigger Level:
D63 – Number of Planning applications permitted in Conservation Areas and World Heritage Sites or sites that affect their historic or cultural values	No Planning application permitted that are harmful to the character and appearance of a Conservation Area or the Outstanding Universal Value of World Heritage Sites	AMB 1		One Planning application permitted contrary to Policy PS 20 or Policy AT1
		AMB 2		
		AMB 3		
		AMB 4		
Analysis:				
<p>No planning permission was granted for applications that were contrary to policies PS 20 and AT 1 during the monitoring period. One planning application was approved within the World Heritage Site, and a total of 94 planning applications (full/outline) within the Plan's Conservation Area. These include the construction of a new hotel, new dwellings, annexes, changes of use, conversions, alterations & extensions, replacement of shop fronts and new retail signage,</p> <p>It is considered that these permissions comply with Policies PS 20 and AT 1 and that these policies are continuing to implemented effectively.</p>				
Action:				
No action currently required. Continue to monitor as part of the next AMR.				

Indicator: D64				
Objective:	SO17	Protect, enhance and manage the natural and heritage assets of the Plan area, including its natural resources, wildlife habitats, and its landscape character and historic environment		
Indicator:	Target:	Relevant Policy		PS19, AMG1, AMG2, AMG3, AMG4, AMG5, AMG6, PS20, AT1, AT3, AT4
		Outcome:		Trigger Level:
D64 – Prepare and adopt a Supplementary Planning Guidance	Prepare and adopt a Supplementary Planning Guidance in relation to Heritage Assets	AMB 1		Not adopting a Supplementary Planning Guidance within 18 months of the Plan's adoption
		AMB 2		
		AMB 3		



relating to Heritage Assets	within 18 months of the Plan's adoption	AMB 4		
Analysis:				
Initial work relating to preparing the SPG is underway. However, in light of the need to prioritise other SPG, this SPG has not yet been the subject of a public consultation period.				
No progress from 1st AMR.				
Action:				
No action currently required. Continue to monitor as part of the next AMR.				

Waste Management



Indicator: D65				
Objective:	SO18	Encourage waste management based in the hierarchy of reduce, re-use, recovery and safe disposal.		
Indicator:	Target:	Relevant policy:		GWA 1
		Outcome:		Trigger level:
D65 – The amount of land and facilities to cater for waste in the Plan area	Maintain sufficient land and facilities to cater for the Plan area’s waste (to be confirmed at a regional level in accordance with TAN 21 waste monitoring arrangements)	AMB 1		Triggers to be established at a regional level in accordance with TAN21
		AMB 2		
		AMB 3		
		AMB 4		
Analysis:				
<p>Based on the North Wales Waste Monitoring Report, April 2017, there is no need to provide additional non-hazardous 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.</p> <p>In accordance with the requirements of TAN 21, Waste Monitoring Reports must be undertaken in order to identify whether sufficient regional landfill and waste treatment capacity is maintained; whether the spatial provision is sufficient to meet this need; and whether local planning authorities need to undertake necessary steps to meet any unforeseen issue, and to enable Welsh Government and local planning authorities to provide a strategic overview of trends in the waste sector to inform the LDP and provide guidance when dealing with waste planning applications.</p>				
Action:				
No action currently required. Continue to monitor as part of the next AMR.				

Indicator: D66					
Objective:	SO18	Encourage waste management based in the hierarchy of reduce, re-use, recovery and safe disposal.			
Indicator:	Target:	Relevant policy:		GWA 1	
		Outcome:		Trigger level:	
D66 – Number of planning 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.	AMB 1		No planning applications for waste management facilities on employment sites identified in Policy GWA 1 and Policy CYF 1.	
		AMB 2			
		AMB 3			
		AMB 4			
Analysis:					
Four planning permissions were approved for waste management activities on employment sites during the last AMR period and one permission for a waste management development consisting of a transfer station and recycling plant has been approved 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:					
No action currently required. Continue to monitor as part of the next AMR.					

Minerals

Indicator: D67				
Objective:	SO19	Meet the needs of minerals locally and regionally in a sustainable manner.		
Indicator:	Target	Relevant Policy:	PS 22, MWYN 6	
		Outcome:	Trigger Level:	
D67 – The extent of primary land-won aggregates permitted in accordance with the Regional Technical Statement for Aggregates expressed as a percentage of the	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		

total capacity required as identified in the Regional Technical Statement (MTAN)				
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 Initial 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 Regional Technical Statement.</p>				
Action:				
No action currently required. Continue to monitor as part of the next AMR.				

Indicator: D68				
Objective:	SO19	Meet the needs of minerals locally and regionally in a sustainable manner.		
Indicator:	Target	Relevant Policy:	PS 22, MWYN 6	
		Outcome:	Trigger Level:	
		AMB 1		One Planning application permitted contrary to Policy MWYN 6
		AMB 2		
		AMB 3		
AMB 4				
Analysis:				

North Wales had approximately 15.70 million metric tonnes of residual sand and gravel at the end of 2016 (the Plan area's contribution towards this total was 1.175 million). Using the average sales of over 10 years, as recommended by Welsh Government in their CL-04-14 policy explanation letter, this is equivalent to a land bank of 21.8 years.

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

The second review of the Regional Technical Statement is expected in 2020 and will be reported upon in the next AMR.

Action:

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

Indicator: D69

Objective:	SO19	Meet the needs of minerals locally and regionally in a sustainable manner.
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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
		<u>AMB 2</u>		
		AMB 3		
		AMB 4		

Analysis:

13 planning permissions were granted on sites within a mineral buffer zone. The types of permission varies from being housing developments to developments that are specifically involved with operating the mineral and waste sites.

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:

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

CHAPTER 4: CONCLUSIONS AND RECOMMENDATIONS

- 4.1 As this is only the second AMR it is difficult to identify trends as sufficient time has not yet elapsed since adoption, although it is possible to compare with the information contained in AMR1 this does not give sufficient evidence to enable the identifications of trends. Due to the time lag between planning permissions being granted and the development of the schemes, it is inevitable this AMR includes development that were granted under local planning policies that were in place in the plan area prior to the adoption of the JLDP, but built during this AMR period.

- 4.2 As with the previous AMR, AMR2 will provide evidence on the indicators for comparison in future years to enable the Councils to identify any trends. It will also provide important evidence for the review of the JLDP.
- 4.3 While it has been outlined above that any trends are difficult to determine at this early stage good progress is being made in delivering the targets outlined in the monitoring framework and there is no evidence to suggest and therefore to justify the need for a review at this early stage.
- 4.4 While the implementation of the LDP is still in the early stages there are positive outcomes as outlined below:
- 4.5 The adoption of the Maintaining and Creating Sustainable and Distinctive communities SPG provides further guidance on how to ensure that applications that meet the threshold set out in policy PS1 will help to maintain and create distinctive and sustainable communities. The SPG includes methodologies to prepare both Welsh Language Impact Assessments and Welsh Language Statements. There was 1 Linguistic Impact Assessment and 32 linguistic statements with applications where they triggered the thresholds within Policy PS 1. In addition in line with Appendix 5 of the SPG consideration has been given to the Welsh language for applications below the threshold that require a formal Statement or Assessment. From the analysis of these no proposal would lead to significant harm to the Welsh language. Some applications were mitigated by including conditions for signage and with one application there was a commitment to work with the Menter iaith when the business is ready to open.
- 4.6 419 affordable houses have been given permission since the LDP was adopted in 2017 with a 217 of these granted permission during 2019/20. In addition 372 affordable housing units were completed during the 2017-20 period. This shows a significant increase in the number of affordable housing units completed in 2018/19 (187 units) and 2019/20 (124 units) compared to previous years. These figures do not include housing that is affordable due to its location, and size as the case may be in certain areas within the Plan area and therefore the provision of housing that is affordable is likely to be higher than this figure. Of the units given permission and completed since the Plan's adoption the percentage of affordable housing is over 60%. This means that new permissions under the Plan thus far, 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.
- 4.7 The distribution of new housing is in line with the spatial strategy set out in the LDP which ensures that housing is distributed based on the settlements level of service provision, function and size (population) and subject to its environmental, social and infrastructure capacity to accommodate development.

Tier	Number of units approved (2017-20)	Target in the JLDP	Percentage of all residential permissions
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Sub-regional Centre and Urban Service Centres	555	53%	53%
Local Service Centres	234	22%	22%
Villages, Clusters and the Countryside	261	25%	25%
Total	1050	-	-

- 4.8 In June 2018, Horizon submitted a Development Consent Order application in order to develop a new nuclear power plant, and a public inquiry was held. Hitachi announced its intention to delay the proposal of developing the new Nuclear Power Station; however, Horizon confirmed that it would continue to allocate resources to ensure that the process of examining the application is completed. The decision has been delayed twice, most recently due to the ongoing Covid-19 Pandemic and now a decision is expected at the end of September 2020
- 4.9 On the whole the indicators contained within the monitoring framework are performing in accordance with expectations, where the policy target is not being achieved there are currently no concerns regarding policy implementation. In many cases where the policy target is not being achieved this is because sufficient time has not elapsed since the adoption of the JLDP to allow the policies to deliver the plan objectives.
- 4.10 The Councils are required to review the plan every 4 years unless there are circumstances which arise from the conclusions of the AMR which indicate the need for an earlier review. This second AMR does not indicate this and therefore does not justify the need for an early review. Therefore the review will take place in 2021.
- 4.11 Changes nationally and locally have been outlined in chapter 2 of the AMR, while these changes will be considered during any future review it is not considered that they impact the Plan in such a way that a review is required at this stage. AMR3 will report on the contents of the National Development Framework and consider whether what is outlined in the NDF results in a change on a scale that would require a full or partial review of the plan. In addition to the publication of the NDF the implications, if any on the JLDP of the Covid-19 pandemic will need to be considered by AMR3.
- 4.12 There is no evidence which suggested that the Plan requires a full or partial review at this stage for the following reasons:
- As a significant amount of time has not elapsed since adoption and this is only the second AMR no trends have been identified. .
 - No policies have been identified as failing to deliver the objectives of the plan

- Some developments reported on are decisions which were made before the adoption of the JLDP.
- 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 mainly relating to subjective considerations of design, visual amenity etc.
- Permission granted for 507 new residential units (including applications to reconsider or extend expiry date of existing permissions) during 2019/20. 217 units (43%) were for affordable housing. The affordable housing percentage increases to 51% for applications that addressed the threshold for the contribution of affordable housing i.e. 2 or more units within a development boundary or within a Cluster or for the conversion of a building in the countryside (180 affordable units out of 350 new units). The new housing permitted has been in accordance with the spatial strategy.
- 124 affordable housing units have been completed in 2019-2020 and this together with completions in 2018-19 shows a significant increase on previous years.. Whilst the target for the provision between 2015-20 has not been reached, it is not believed that this raises any concerns. The figure provided is not lower than the 10% allowance in the cumulative requirement set in the Policy Target as noted in the trigger level.
- The housing land bank (sites with extant permission) at 2020 in Gwynedd and Anglesey stood at 2,719 units (2,167 not started and 552 under construction) of which 540 were for affordable units (463 units not started and 77 units under construction).
- It is noted that 3561 units have been completed in the Plan area between the base date (2011) and 2019/20, whilst the trajectory notes a figure of 3828 units. This is therefore 7% (267 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. Discussions will take place with the Housing Stakeholder Group to update the Trajectory for the remaining Plan years.
- 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

4.13 The JLDP will continue to be monitored in line with the monitoring framework as set out in Chapter 7 of the JLDP.

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 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 second 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 first 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. A 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	✓
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 5 objectives, neutral effects for 1 objective and mixed impacts for 5 objectives. No objectives were identified a significant negative effect. The findings reflects the results of the previous AMR with the exception of indicator 7 which has been modified to a 'mixed 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	2018/2019	See explanation below	✓
2) Net loss of biodiversity in LDP area caused by development	Decrease	-	See explanation below	0
3) % of features (various types) in favourable condition, including both land and marine based	Decrease	2018/2019	See explanation below	0
4) Achievement of BAP objectives and targets	Decrease	-	See explanation below	0
5) Trends and status of NERC 2006, Section 42 species/habitats	Improvement	-	See explanation below	0
6) Number and area of SINCs and LNR within the plan	Maintain/Increase	2018/2019	See explanation below	0
Explanation / Analysis				
<p>1) During the monitoring period, a total of 106 planning applications were approved on designated sites in the Plan Area (10.4% of all applications) as follows:</p> <p>Special Protection Areas = 6 Special Areas of Conservation = 9 RAMSAR = 0</p>				

SSSI = 18

NNR = 0

LNR = 3

SINC/Wildlife Sites = 23

No planning applications were approved contrary to the Policies of the JLDP.

- 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				
<p>There is no updated information by the Department for Business, Energy and Industrial Strategy since the previous AMR.</p> <ul style="list-style-type: none"> • There is a general downward trend from 2005 to 2017 in both Anglesey and Gwynedd for all six carbon emission indicators. • There is a general upward 'spike' in emissions from 2017 to 2018. <p>Anglesey</p> <ul style="list-style-type: none"> • From 2005 to 2018 there were percentage decreases in all six indicators, ranging from 5.0% to 69.7%. • In 2018 there were noticeable increases in all six indicators from 2017, ranging from 1.7% to 10.0%. • This upturn in emissions from 2017 to 2018 shows a 'spike' in the usual trend of gradual decreases in carbon emissions on Anglesey. • The historical downward trend in carbon emissions and the recent upward trend mirrors that of Gwynedd and Wales. <p>Gwynedd</p> <ul style="list-style-type: none"> • From 2005 to 2018 there were percentage decreases in all six indicators, ranging from 0.7% to 38.3%. • In 2018 there were noticeable increases in three of the six indicators from 2017, ranging from 1.7% to 13.2%. 				

- This upturn in emissions from 2017 to 2018 shows a 'spike' in the usual trend of gradual decreases in carbon emissions on Gwynedd, although it should be noted that three of the six indicators continued the usual downward trend of reductions in emissions.
- The historical downward trend in carbon emissions and the recent upward trend mirrors that of Anglesey and Wales.

Wales

- From 2005 to 2018 there were percentage decreases in all six indicators, ranging from 3.9% to 75.9%.
- In 2018 there were noticeable increases in five of the six indicators from 2017, ranging from 1.7% to 13.2%.
- This upturn in emissions from 2017 to 2018 shows a 'spike' in the usual trend of gradual decreases in carbon emissions in Wales, although it should be noted that one of the six indicators continued the usual downward trend of reductions in emissions.
- The historical downward trend in carbon emissions and the recent upward trend mirrors that of Anglesey and Gwynedd.

SA Objective 4: Welsh Language

SA Indicator	Target	Baseline /Previous Data	Recent Data	Performance
Number/ % Welsh Language speakers	Increase	Year ending 31 December 2018	Year ending 31 March 2019 Anglesey – 44,880 (66%) Gwynedd – 88,600 (74.7%)	+/-

Explanation / Analysis

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

The Annual Report of the population that state they speak Welsh according to the ONS is published every quarter. The source of this data is from surveys. As the data is derived from surveys and the results of estimates that are based on a sample, it is therefore subject to different grades of sampling variability.

The table below shows the figures of the year which ends on 31 March for 2017 to the year ending 31 December 2019:

Local Authority	Year ending 31 March 2017	Year ending 31 March 2018	Year ending 31 March 2019
------------------------	----------------------------------	----------------------------------	----------------------------------

	Number	%	Number	%	Number	%
Anglesey	42,500	63.6	45,500	67.5	44,880	66
Gwynedd	89,600	75.5	91,000	76.4	88,600	74.7

It is noted that there has been a slight decrease in the number and proportion of Welsh speakers in both Anglesey and Gwynedd between 31 March 2018 and 31 March 2019. However, it should be noted that this period does not cover the entirety of the 2nd AMR period and no definitive conclusions should be made.

It should also be noted that these figures show a much higher level than the results of the 2011 Census, which noted that there were 57% of Welsh speakers in Anglesey and 65% in Gwynedd. However, as these figures are based on samples, they are not as robust as the Census figures, and it is traditionally the case that they are higher than those of the Census.

SA Objective 5: Heritage / Culture				
SA Indicator	Target	Baseline/Previous Data	Recent Data	Performance
Number of historic assets at risk / change in number at risk	Decrease	2018/2019	2019/2020 See explanation below	✓
Explanation / Analysis				
Data relating to the number of historic assets at risk / change in number at risk is currently not available on a Local Authority level. No planning permission was granted for applications that were contrary to policies PS 20 and AT 1 during the monitoring period. One planning application was approved within the World Heritage Site, and a total of 94 planning applications (full/outline) within the Plan's Conservation Area. It is considered that these permissions conform with PS20 and AT1, and it can subsequently be said that the policy is implemented effectively.				

SA Objective 6 Economy and Employment				
SA Indicator	Target	Baseline/Previous Data	Recent Data	Performance
1) Economic activity by sector	Increase	2018, 2019	See explanation below	+/-

2) Employment status of residents 16 years +	Increase	2018, 2019	See explanation below	+/-
3) Number of people commuting into and out of authority areas	Decrease in commuting out of authority	2017, 2018	See explanation below	+/-

Explanation / Analysis

1 & 2) Statistics show that there has been an increase in economic activity in the Ynys Môn Local Authority area but a slight decrease was seen in Gwynedd between March 2019 and December 2020 as can be seen in the table below.

Annual labour market summary (16 to 64) by Welsh local area and economic activity status

	Year ending March 2018	Year ending March 2019	Year ending December 2020
Ynys Môn	78.1	80.7	80.9
Gwynedd	76.7	77.1	75.3
Wales	76.5	76.7	76.4

Source: Stats Wales

- 3) Statistics show that there has been a slight increase in the number of people commuting out of both Anglesey and Gwynedd – a pattern that is repeated for the whole of Wales. Whilst there has also been an increase in the number of people commuting into Anglesey, there has been a slight decrease in commuting into Gwynedd as can be seen in the table below:

Commuting Patterns by Welsh Local Authority

	Number of people commuting out of the area 2017	Number of people commuting out of the area 2018	Number of people commuting out of the area 2019	Number of people commuting into the area 2017	Number of people commuting into the area 2018	Number of people commuting into the area 2019
Anglesey	9,200	10, 200	10,500	3,100	4,200	4,500
Gwynedd	7,100	8,600	8,700	9,200	12,500	12,200
Wales	94,700	95,400	98,500	42,200	47,000	42,700

Source: StatsWales

Whilst Anglesey saw an increase in economic activity between the year ending March 2019 and December 2019, there was a very marginal decrease in employment in Gwynedd. With regards to commuting out of the local authority, both Anglesey and Gwynedd saw a slight increase in numbers. However, it is too early to observe definitive trends.

SA Objective 7: Housing

SA Indicator	Target	Baseline/Previous Data	Recent Data	Performance
Number of new affordable housing units provided / year as percentage of all new units.	Increase	2018/2019	See explanation below	+/-

Explanation / Analysis

The table below compares the percentage of affordable housing completions in 2019-20, 2018-19 and 2017-18.

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%

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

It is evident that the number of new affordable housing units provided per year as percentage of all new units increased significantly in 2018-19 compared to 2017-18. However, the percentage decreased in 2019-20, though still significantly higher than in 2017-18.

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	2019-2020	See analysis below	✓
3) Number / proportion of new developments within areas classed as outstanding by LANDMAP	Decrease	2019-2020	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
- 3) The number of approved planning applications within areas classed as outstanding by LANDMAP are as follows;

LANDMAP Category	AMR 1	AMR 2
Visual and Sensory	81	26
Cultural	1587	619
Geological	724	291
Historical	1270	532
Landscape Habitats	70	26

The number of approved planning applications within AONB's and areas classed as outstanding by LANDMAP has decreased since the previous AMR which meets the targets set out in the indicator. 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	2019/2020	See analysis below	✓
2) % municipal wastes sent to landfill	Decrease	2018-2019	18% Gwynedd 1% Anglesey	✓
3) % municipal wastes reused /recycled	Increase	2018-2019	70% Anglesey 62% Gwynedd	+/-
Explanation / Analysis				
1) % proportion of development on previously developed land is as follows: <ul style="list-style-type: none"> Anglesey: 2017-2018 = 13.8ha (proportion not available); 				

- Anglesey: 2018-2019 = 4.33ha (proportion not available);
- 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)
- Gwynedd: 2017-2018 12.82ha;
- Gwynedd 2018-2019 – information not available due to limited resources/technical issues;
- Gwynedd 2019-2020 - information not available due to limited resources/technical issues;

2) % 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%)

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

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%)

Although Anglesey has seen a minimal increase in the percentage of Municipal waste recycled between 2017/2018 and 2018/2019, the figure is higher than in 2016-2017.

SA Objective 10: Transport and Access				
SA Indicator	Target	Baseline/Previous Data	Recent Data	Performance
1) Method of travel to work - % working population who travel by car	Decrease	2018/2019	See analysis below	+/-
2) Percentage of new residential developments within 30 minutes public transport time of facilities	Increase	2017/2018/2019	See analysis below	0

3) Access to services and facilities by public transport, walking and cycling	Increase	2016/17	See analysis below	0
4) % increase in the cycle network	Increase	Transport Topic Paper (2015)	See analysis below	0
5) Proportion of lpg fuel sources for motor vehicles	Increase	2019 onwards	See analysis below	0

Explanation / Analysis

1) No update in data since previous AMR.

- Driving a car – the proportion who drive a car to work in Gwynedd (38%) is the same as the national average whilst the proportion in Anglesey is slightly lower (34%).
- Working from home – there is a higher proportion in Gwynedd (9.23%) and Anglesey (8.99%) compared with the national average (6.44%).
- Train – there is a lower proportion in Gwynedd (0.37%) and Anglesey (0.27%) compared with the national average (1.08%).
- Bus – there is a higher proportion of people in Gwynedd (2.75%) travelling to work by bus than the national average (2.71%). Anglesey has a significantly lower proportion (1.29%), which is below both Gwynedd and the national average.
- On foot – the proportion in Gwynedd (7.22%) is significantly higher than the national average (5.79%). The proportion in Anglesey (5.02%) is below Gwynedd and the national average.

2)

- 100% of new residential development within 30 minutes.

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	2019-2020	See analysis below	+/-
Explanation / Analysis				
<p>1) This information is not currently collected by the Authorities. The JPPU will work with both Authorities to find a way of collecting this information for future AMR's.</p> <p>2) No updated data from the previous AMR was available. The indicator will continued to be monitored in subsequent future AMR's.</p> <p>3) 18 full planning applications were permitted on sites that were wholly/partly within a C1 flood zone. As part of the process of assessing the planning applications information was collected regarding the compliance of the planning applications with the tests contained in Technical Guidance Note 15 (Flooding). Following assessment of the planning applications it was determined that they complied with the requirement of the tests set out in TAN 15. 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 (Floods) and does not comply with tests contained in Technical Advice Note 15 (Floods) within a C2 flood zone..</p>				

DRAFT

Appendix 2 – Distribution or residential permissions

D25 – DISTRIBUTION OF RESIDENTIAL PERMISSIONS 1 APRIL 2019 – 31 MARCH 2020

Sub-regional Centre

	Settlement	Number of residential permissions 2019 – 2020 (AMR 2 period)	Number of residential permissions since adopting the Plan
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			(AMR 1 and AMR 2 period)
1.	Bangor	68	121

Urban Service Centre

Anglesey

	Settlement	Number of residential permissions 2019 – 2020 (AMR 2 period)	Number of residential permissions since adopting the Plan (AMR 1 and AMR 2 period)
2.	Amlwch	25	34
3	Holyhead	55	72
4	Llangefni	59	200

Gwynedd

	Settlement	Number of residential permissions 2019 – 2020 (AMR 2 period)	Number of residential permissions since adopting the Plan (AMR 1 and AMR 2 period)
5.	Blaenau Ffestiniog	0	9
6.	Caernarfon	0	56
7.	Porthmadog	2	14
8.	Pwllheli	49	52

Local Service Centres

Anglesey

	Settlement	Number of residential permissions 2019 – 2020 (AMR 2 period)	Number of residential permissions since adopting the Plan (AMR 1 and AMR 2 period)
9.	Beaumaris	6	7
10	Benllech	31	31
11	Bodedern	0	4
12.	Cemaes	3	19
13.	Gaerwen	0	0
14.	Llanfair Pwllgwyngyll	1	22
15.	Pentraeth	12	12
16.	Porthaethwy	11	13
17.	Rhosneigr	1	3
18	Valley	0	1

Gwynedd

	Settlement	Number of residential permissions 2019 – 2020 (AMR 2 period)	Number of residential permissions since adopting the Plan
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			(AMR 1 and AMR 2 period)
19.	Abermaw	5	7
20.	Abersoch	1	1
21.	Bethesda	1	19
22.	Criccieth	15	27
32.	Llanberis	2	10
24.	Llanrug	10	10
25.	Nefyn	2	9
26.	Penrhyndeudraeth	2	13
27.	Penygroes	2	2
28.	Tywyn	1	18

Service Villages

Anglesey

	Settlement	Number of residential permissions 2019 – 2020 (AMR 2 period)	Number of residential permissions since adopting the Plan (AMR 1 and AMR 2 period)
29.	Gwalchmai	11	13
30.	Llannerch-y-medd	5	5
31.	Newborough	0	6

Gwynedd

	Settlement	Number of residential permissions 2019 – 2020 (AMR 2 period)	Number of residential permissions since adopting the Plan (AMR 1 and AMR 2 period)
32.	Bethel	1	12
33.	Bontnewydd	29	29
34.	Botwnnog	1	1
35.	Chwilog	1	41
36.	Deiniolen	2	12
37.	Rachub	0	0
38.	Tremadog	0	0
39.	Y Ffôr	0	0

Local, Rural and Coastal Villages

Local Villages

Anglesey

	Settlement	Number of residential permissions 2019 – 2020 (AMR 2 period)	Number of residential permissions since adopting the Plan (AMR 1 and AMR 2 period)
40.	Bethel	1	1
41.	Bodffordd	0	0

42.	Bryngwran	0	0
43.	Brynsiencyn	2	2
44.	Caergeiliog	0	6
45.	Dwyran	0	1
46.	Llanddaniel-fab	0	0
47.	Llandegfan	3	3
48.	Llanfachraeth	9	9
49.	Llanfaethlu	0	0
50.	Llanfechell	0	0
51.	Llanfihangel-yn-Nhywyn	0	0
52.	Llangaffo	0	0
53.	Llangristiolus	1	1
54.	Llanrhuddlad	0	0
55.	Pencarnisiog	0	0
56.	Pen-y-Sarn	0	7
57.	Rhos-y-bol	15	16
58.	Talwrn	6	6
59.	Tregele	0	0

Gwynedd

	Settlement	Number of residential permissions 2019 – 2020 (AMR 2 period)	Number of residential permissions since adopting the Plan (AMR 1 and AMR 2 period)
60.	Abererch	0	0
61.	Brynrefail	0	0
62.	Caeathro	0	0
63.	Carmel	0	1
64.	Cwm y Glo	0	0
65.	Dinas (Llanwnda)	12	12
66.	Dinas Dinlle	0	0
67.	Dolydd a Maen Coch	0	0
68.	Efailnewydd	0	0
69.	Garndolbenmaen	0	1
70.	Garreg-Llanfrothen	0	0
71.	Groeslon	0	0
72.	Llandwrog	0	0
73.	Llandygai	0	0
74.	Llangybi	0	0
75.	Llanllyfni	0	0
76.	Llanystumdwy	0	0
77.	Nantlle	0	1
78.	Penisarwaun	0	0
79.	Pentref Uchaf	0	0
80.	Rhiwlas	0	1
81.	Rhosgadfan	0	3
82.	Rhostryfan	0	0
83.	Sarn Mellteyrn	0	0

84.	Talysarn	0	0
85.	Trefor	0	0
86.	Tregarth	0	2
87.	Tudweiliog	0	0
88.	Waunfawr	2	2
89.	Y Fron	0	0

Coastal/Rural Villages

Anglesey

	Settlement	Number of residential permissions 2019 – 2020 (AMR 2 period)	Number of residential permissions since adopting the Plan (AMR 1 and AMR 2 period)
90.	Aberffraw	0	0
91.	Treaddur Bay	0	0
92.	Carreg-lefn	1	2
93.	Llanbedr-goch	0	0
94.	Llanddona	1	1
95.	Llanfaelog	0	1
96.	Llangoed	0	1
97.	Malltraeth	0	0
98.	Moelfre	0	4
99.	Four Mile Bridge	2	2

Gwynedd

	Settlement	Number of residential permissions 2019 – 2020 (AMR 2 period)	Number of residential permissions since adopting the Plan (AMR 1 and AMR 2 period)
100.	Aberdaron	0	0
101.	Borth-y-Gest	0	1
102.	Clynnog Fawr	0	0
103.	Corris	0	1
104.	Edern	0	1
105.	Fairbourne	0	0
106.	Llanaelhaearn	0	0
107.	Llanbedrog	0	0
108.	Llangian	0	0
109.	Llithfaen	0	0
110.	Morfa Bychan	0	1
111.	Morfa Nefyn	0	0
112.	Mynytho	0	0
113.	Rhoshirwaun	0	0
114.	Sarn Bach	0	0
115.	Y Felinheli	0	0

Clusters

Anglesey

	Settlement	Number of residential permissions 2019 – 2020 (AMR 2 period)	Number of residential permissions since adopting the Plan (AMR 1 and AMR 2 period)
116.	Bodorgan	0	0
117.	Bro Iarddur (Trearddur Bay)	0	0
118.	Bryn Du	0	0
119.	Brynminceg (Old Llandegfan)	0	0
120.	Brynrefail	0	0
121.	Brynteg	0	0
122.	Bryn y Môr (Valley)	0	0
123.	Bwlch Gwyn	0	0
124.	Capel Coch	0	0
125.	Capel Mawr	0	0
126.	Carmel	0	0
127.	Cerrig-mân	0	0
128.	Cichle	0	0
129.	Glan-yr-afon (Llangoed)	0	0
130.	Glyn Garth	0	0
131.	Gorsaf Gaerwen	0	0
132.	Haulfre (Llangoed)	0	0
133.	Hebron	0	0
134.	Hendre Hywel (Pentraeth)	0	0
135.	Hermon	0	0
136.	Llan-faes	0	0
137.	Llangadwaladr	0	0
138.	Llansadwrn	0	0
139.	Llanynghenedl	1	1
140.	Llynfaes	0	0
141.	Marian-glas	0	0
142.	Nebo	0	0
143.	Penlon	0	0
144.	Penmon	0	0
145.	Pentre Berw	0	0
146.	Pentre Canol (Caergybi)	0	0
147.	Pen y Marian	0	0
148.	Porth Llechog	0	0
149.	Rhoscefnhir	1	2
150.	Rhos-meirch	0	0
151.	Rhostrehwfa	0	0
152.	Rhyd-wyn	0	0
153.	Star	0	0

154.	Traeth Coch	0	0
155.	Trefor	1	1
156.	Tyn Lôn (Glan yr Afon)	0	0
157.	Tyn-y-gongl	0	0

Gwynedd

	Settlement	Number of residential permissions 2019 – 2020 (AMR 2 period)	Number of residential permissions since adopting the Plan (AMR 1 and AMR 2 period)
158.	Aberdesach	0	0
159.	Aberllefenni	0	0
160.	Aberpwll	0	0
161.	Bethesda Bach	0	0
162.	Bryncir	0	0
163.	Bryncroes	0	0
164.	Caerhun/Waen Wen	0	0
165.	Capel y Graig	0	0
166.	Corris Uchaf	0	0
167.	Crawia	0	0
168.	Dinorwig	0	0
169.	Gallt y Foel	0	0
170.	Glasinfryn	0	2
171.	Groeslon Waunfawr	0	0
172.	Llanaber	0	0
173.	Llandderfel	0	0
174.	Llanengan	0	0
175.	Llanfor	0	0
176.	Llanllechid	0	0
177.	Llannor	0	0
178.	Llanwnda	0	0
179.	Llwyn Hudol	0	0
180.	Minffordd	0	0
181.	Minffordd (Bangor)	0	0
182.	Mynydd Llandygai	0	0
183.	Nebo	0	0
184.	Pantglas	0	0
185.	Penmorfa	0	0
186.	Penrhos	0	0
187.	Penrhos (Caeathro)	0	0
188.	Pentir	0	0
189.	Pentrefelin	0	0
190.	Pistyll	0	0
191.	Pontllyfni	0	0
192.	Rhoslan	0	0
193.	Saron (Llanwnda)	0	0
194.	Swan	0	0
195.	Tai'n Lôn	0	0

196.	Talwaenydd	0	0
197.	Talybont	0	0
198.	Tan y Coed	0	0
199.	Treborth	4	4
200.	Ty'n-lôn	0	0
201.	Ty'n y Lôn	0	0
202.	Waun (Penisarwaun)	1	1

DRAFT


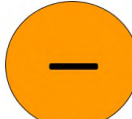
MEETING	Joint Local Development Plan Committee
DATE	8 October 2021
NAME	Joint Local Development Plan Annual Monitoring Report April 2020 – March 2021
PURPOSE	Present the 3rd JLDP Annual Monitoring Report 2021
RECOMMENDATION	The Joint Planning Policy Committee is asked to accept the Annual Monitoring Report (Appendix 1) and approve for submission to the Welsh Government by the end of October 2021
AUTHOR	Joint Planning Policy Service Manager,

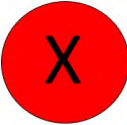
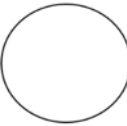
1 Background

- 1.1 As members are aware, the Local Development Plan (LDP) is required to be monitored annually and the report must be submitted to the Welsh Government by 31st October each year. The purpose of this report is to present the third Annual Monitoring Report, which reports on the period 1st April 2020 – 31st March 2021.

2 The Monitoring Framework (Chapter 7 in the Plan)

- 2.1 The AMR provides an important evidence base for the review of the Joint LDP and over time AMR can show trends, identify any policies that are delivering or not, and highlight if there is any policy void or omission. The Gwynedd and Anglesey LDP has a monitoring framework which was agreed with the Inspector during the Examination. The Monitoring Framework can be found in Chapter 7 of the Joint LDP. There are 70 indicators, which report on the 5 themes in the JLDP.
- 2.2 As a visual aid when monitoring the effectiveness of policies and to provide an overview of performance, key indicators and outcomes are shown in the table below:-

Symbol	Description	Number of Indicators
	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations.	32
	The policy target is currently not achieved as anticipated but this is not leading to concerns regarding policy implementation.	23

	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
Indicators that have been met		10

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

Core indicator	Reference in the Monitoring Framework
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

- 2.4 Other indicators seen in the Monitoring Framework of the Joint Local Development Plan are specific to the area of the JLDP e.g. indicators for Wylfa Newydd.
- 2.5 The table below provides the actions available in the Monitoring Framework. Other actions could be relevant, depending on the circumstances, e.g. amending adopted supplementary planning guidance. An action has been identified against each indicator in the AMR as part of the analysis. A few indicators have a grey colour as the indicator has been achieved e.g. adoption of SPG. The table below outlines a summary of the actions following the assessment of the Monitoring Framework indicators:-

Assessment	Action	Number of indicators in the category.
Where indicators suggest that LDP policies are effectively implemented	No further action needed with the exception of continuing to monitor	59
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.	0
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	1

2.6 AMR Key findings

- Permission granted for 275 new residential units (including applications to reconsider or extend expiry date of existing permissions) during 2020/21. See the sitribution of these permissions in Appendix 2. 92 units (34%) were for affordable housing. The affordable housing percentage increases to 39% for applications that addressed the threshold for the contribution of affordable housing i.e. 2 or more units within a development boundary or within a Cluster or for the conversion of a building in the countryside (82 affordable units out of 212 new units).
- 360 homes were completed during the monitoring period. Due to the regulations relating to the Covid-19 pandemic, it was not possible to visit 48

sites to assess whether housing units had been completed or not (6.5% of all the relevant sites).

- 104 affordable housing units completed in 2020-21 which is 29% 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. Due to the regulations relating to the Covid-19 pandemic, it was not possible to visit 1 sites with extant permission for affordable housing.
- It is noted that 3924 units have been completed in the Plan area between the base date (2011) and 2020/21, whilst the trajectory notes a figure of 4475 units. This is therefore 12.3% lower than the figure in the trajectory.
- The need to maintain a 5-year housing land supply was removed with the revocation of Technical Advice Note 1 on the 26 March 2020. New indicators introduced on monitoring the Plan's housing delivery against its Housing Trajectory. An assumption of housing provision for the remainder of the plan life is made in the AMR.
- 25% of the housing units¹ permitted during the AMR period are within the Sub-regional Centre and Urban Service Centres. 25% of units have been permitted within the Local Service Centres with a further 50% permitted in Villages, Clusters and Open Countryside.
- In the AMR period (2020-21), 31.1% of housing units completed in the Joint Local Development Plan area are located on sites allocated for housing.
- Average density of new housing permissions in Plan area during the AMR period is 25.8 units per hectare.
- 3 affordable housing exception sites permitted during the AMR period (10 units permitted on these sites).
- 1 local market units given planning permission during AMR period. No local market unit was completed during the AMR period. The Joint LDP is the only Plan in Wales to include this policy and it is understood that the Government are considering a similar national policy.
- In the last year, over 60% of new housing permissions that meet the relevant threshold have been for affordable housing. Of the 6 sites that are 11+ units in size, 2 of these are on sites allocated for housing in the Plan with another 2 sites, which were not allocated for housing, will provide for 100% affordable housing. The other 2 sites provided an element of affordable housing provision in line with the requirements of Policy TAI 15.
- Out of the units granted permission and completed since the Plan's adoption the percentage of affordable housing is just below 50%.
- Since adoption the Councils have adopted 9 Supplementary Planning Guidance.
- The Councils received 33 Appeals during the Monitoring Period. 67% of these were dismissed. A large proportion of appeals related to householder

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

applications or applications where there were planning issues associated with amenity/design. None of the permitted appeals undermined the policies contained in the Plan.

- In June 2018, Horizon submitted a Development Consent Order application in order to develop a new nuclear power plant, and a public inquiry was held.
- On 22 September, 28 September and 18 December 2020 Horizon sent correspondence to the Secretary of State requesting the postponement of the decision of the Wylfa Newydd Development Consent Order Application. It was noted that the reason for requesting a postponement was due to the ongoing discussions with third parties who had expressed an interest in developing a new nuclear power station.
- On the 27th January 2021 Horizon Nuclear Power withdrew Development Consent Order application. The application was withdrawn due to a lack of investors in the project and a lack of a new funding policy by the Government.
- 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 granted for employment uses which include, for example, the creation of caravan storage businesses and food processing and packaging businesses (Policy CYF 6).
- Planning Permissions have been granted for renewable schemes that have the potential to contribute a total of 3.9GWh within the JLDP area.
- 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 2021 only 52.4 GWh for electricity and no GWh for heat has been prepared. Therefore, the target of 50% the renewable energy potential for heat and electricity being delivered by 2021 has not been achieved.

2.7 The conclusions from this and the previous AMRs provide an important evidence base when reviewing the JLDP. As is outlined above and within the Report in appendix 1 some policy targets are not being met, these are however related to matters which are outside of the control of the JLDP. The JLDP provides a policy framework to support appropriate developments within the plan area. The policy targets which have been not been met relate to the economic activity and development; the Wylfa Newydd DCO, employment land take up, the number of people commuting out of Anglesey for work and renewable energy targets. These are targets cannot be met by the JLDP alone. There have been a number of major contextual changes since the adoption of the JLDP which partly or wholly relate to the policy targets which have not been met, such as the withdrawal of the DCO application, the global pandemic, Brexit and the publication of Future Wales. These are all important issues and will be reviewed alongside the other policy targets as part of the Review Report and will subsequently be addressed in the revision of the JLDP. As can be seen from the key findings in para 2.6 the JLDP is still delivering for the plan area despite some policy targets not being met and it is

considered the JLDP continues to provide a sound planning framework for determining planning applications and meeting the needs of the plan area. There are no other concerns with regards to the monitoring indicators and the performance of the JLDP will continue to be monitored.

3. Reviewing the Plan

- 3.1 As members will be aware July 2021 marked 4 years since the adoption of the JLDP and therefore in line with Welsh Government guidance the Joint Planning Policy Service are currently finalising the Review Report with the aim of presenting to a meeting of the Joint Planning Policy Panel early this month. AMR3 and the previous Annual Monitoring Reports are an important evidence base for the review of the JLDP as they include information about how the Plan has performed since adoption. The Review Report must come to a conclusion about the type of revision that will need to be undertaken, a short form revision or a full revision i.e. that is a new plan.
- 3.2 When a decision is made on what type of review is necessary, **steps set out in the Regulations will need to be followed, which include preparing a draft, a public consultation and a public examination before the new plan or amended plan can be adopted.**

4. Recommendation

- 4.1 The Joint Planning Policy Committee is asked to accept the Annual Monitoring Report (Appendix 1) and agree for it to be submitted to the Welsh Government by the end of October 2021.

Appendix 1: Annual Monitoring Report April 2020 – March 2021.

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

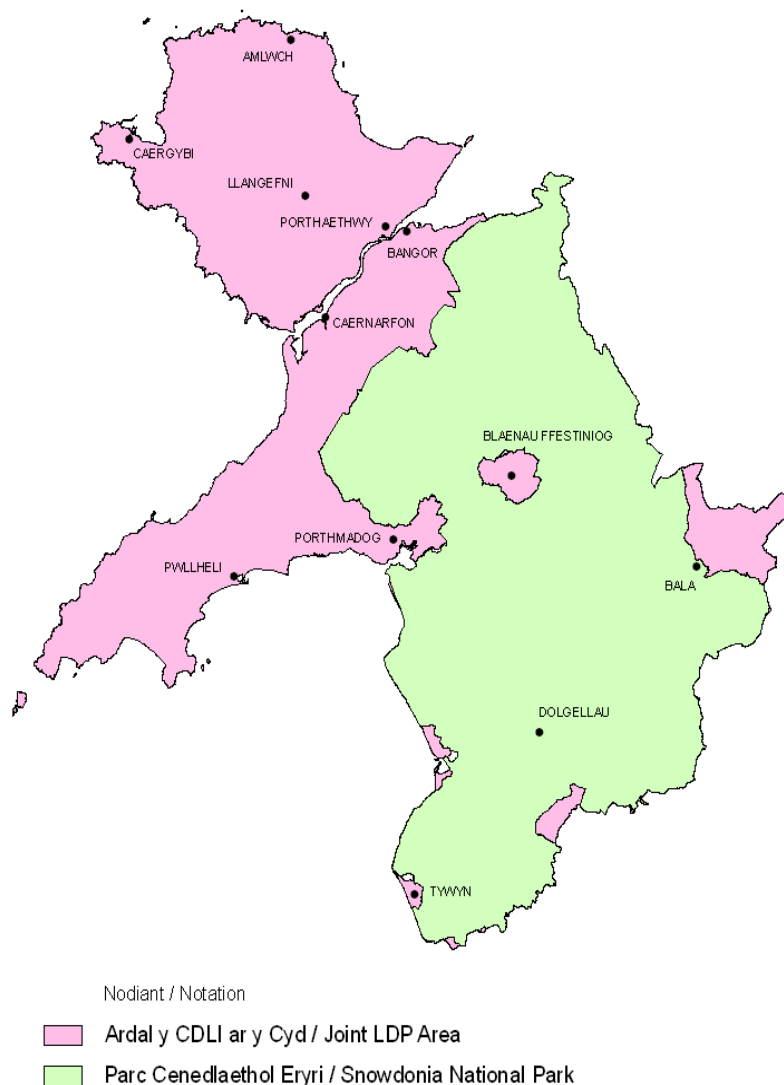
**(DRAFT) ANNUAL MONITORING REPORT
1 April 2020- 31 MARCH 2021
3rd Annual Monitoring Report**

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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 Snowdonia National Park.


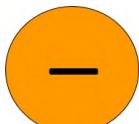
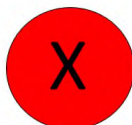


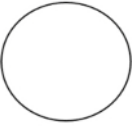
- ii. Monitoring is a continuous part of the process of drawing up a plan. Monitoring is the connection between gathering evidence, the plan's strategy and the work of drawing up policies, implementing policies, evaluating and reviewing the Plan. The Monitoring Framework is in Chapter 7 of the Joint LDP. It includes a total of 70 indicators¹ that are used to monitor the effectiveness of the Plan and its policies. It also includes a series of targets and defines

¹ AMR3 will be reporting on 60 indicators. The target for 5 indicators have been met during AMR1 and for another 5 of the indicators during AMR2. Therefore there isn't a need to continue to monitor these indicators.

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 third AMR to be prepared since the Joint LDP was adopted. This AMR looks at the period from 1st April 2020 to 31 March 2021. It is a requirement to submit the Report to the Welsh Government and publish on the Councils' websites by 31 October 2021. Due to the Covid-19 pandemic, Local Authorities were not required to submit a formal Annual Monitoring Report to the Government by October 2020, therefore, this year both AMR2 that covers the period April 2019 to March 2020 together with the AMR3 (this AMR) will be submitted to the Government in October 2021.
- v. During the period of AMR 4 (1st of April to 31 March 2022), 4 years will have passed since the Plan was adopted (on 31 July 2021). It will therefore be necessary to commence with the process of reviewing the Plan during this period. The information derived from this AMR (AMR3) along with previous Annual Monitor Reports (AMR 1 and AMR2) will be an important evidence base during the process of undertaking the review of the Plan.
- vi. 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.	32
	The policy target is currently not achieved as anticipated but this is not leading to concerns regarding policy implementation.	23
	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
Number of Indicators that have been achieved		10

- vii. 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	59
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.	0
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	1

- viii. 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.

- ix. A small number of indicators relate to the preparation of the Supplementary Planning Guidance (SPG), and it can be seen that the series of SPG was not prepared by the target date. However, in every case, reasons are recorded in order to justify the delay in preparing the SPG, which show that they will be considered for adoption as soon as is practically possible. Where an indicator relates to an SPG that has been adopted the action has been coloured grey as no further action is required in relation to this indicator.
- x. 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.

AMR Key Findings

- Permission granted for 275 new residential units (including applications to reconsider or extend expiry date of existing permissions) during 2020/21. See the distribution of these permissions in Appendix 2. 92 units (34%) were for affordable housing. The affordable housing percentage increases to 39% for applications that addressed the threshold for the contribution of affordable housing i.e. 2 or more units within a development boundary or within a Cluster or for the conversion of a building in the countryside (82 affordable units out of 212 new units).
- 360 homes were completed during the monitoring period. Due to the regulations relating to the Covid-19 pandemic, it was not possible to visit 48 sites to assess whether housing units had been completed or not (6.5% of all the relevant sites).
- 104 affordable housing units completed in 2020-21 which is 29% 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. Due to the regulations relating to the Covid-19 pandemic, it was not possible to visit 1 sites with extant permission for affordable housing.
- It is noted that 3924 units have been completed in the Plan area between the base date (2011) and 2020/21, whilst the trajectory notes a figure of 4475 units. This is therefore 12.3% lower than the figure in the trajectory.
- The need to maintain a 5-year housing land supply was removed with the revocation of Technical Advice Note 1 on the 26 March 2020. New indicators introduced on monitoring the Plan's housing delivery against its Housing Trajectory. Work with external stakeholders ongoing to ascertain position against the Housing Trajectory.
- 25% of the housing units² permitted during the AMR period are within the Sub-regional Centre and Urban Service Centres. 25% of units have been permitted within the Local Service Centres with a further 50% permitted in Villages, Clusters and Open Countryside.

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

- In the AMR period (2020-21), 31.1% of housing units completed in the Joint Local Development Plan area are located on sites allocated for housing.
- Average density of new housing permissions in Plan area during the AMR period is 25.8 units per hectare.
- 3 affordable housing exception sites permitted during the AMR period (10 units permitted on these sites).
- 1 local market units given planning permission during AMR period. No local market unit was 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 Government are considering a similar national policy.
- In the last year, over 60% of new housing permissions that meet the relevant threshold have been for affordable housing. Of the 6 sites that are 11+ units in size, 2 of these are on sites allocated for housing in the Plan with another 2 sites, which were not allocated for housing, will provide for 100% affordable housing. The other 2 sites provided an element of affordable housing provision in line with the requirements of Policy TAI 15.
- Out of the units granted permission and completed since the Plan's adoption the percentage of affordable housing is just below 50%.
- Since adoption the Councils have adopted 9 Supplementary Planning Guidance. The Councils received 33 Appeals during the Monitoring Period. 67% of these were dismissed. A large proportion of appeals related to householder applications or applications where there were planning issues associated with amenity/design. None of the permitted appeals undermined the policies contained in the Plan.
- In June 2018, Horizon submitted a Development Consent Order application in order to develop a new nuclear power plant, and a public inquiry was held.
- On 22 September, 28 September and 18 December 2020 Horizon sent correspondence to the Secretary of State requesting the postponement of the decision of the Wylfa Newydd Development Consent Order Application. It was noted that the reason for requesting a postponement was due to the ongoing discussions with third parties who had expressed an interest in developing a new nuclear power station.
- On the 27th January 2021 Horizon Nuclear Power withdrew Development Consent Order application. The application was withdrawn due to a lack of investors in the project and a lack of a new funding policy by the Government.
- 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 granted for employment uses which include, for example, the creation of caravan storage businesses and food processing and packaging businesses (Policy CYF 6).
- Planning Permissions have been granted for renewable schemes that have the potential to contribute a total of 3.9MW within the JLDP area.
- 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

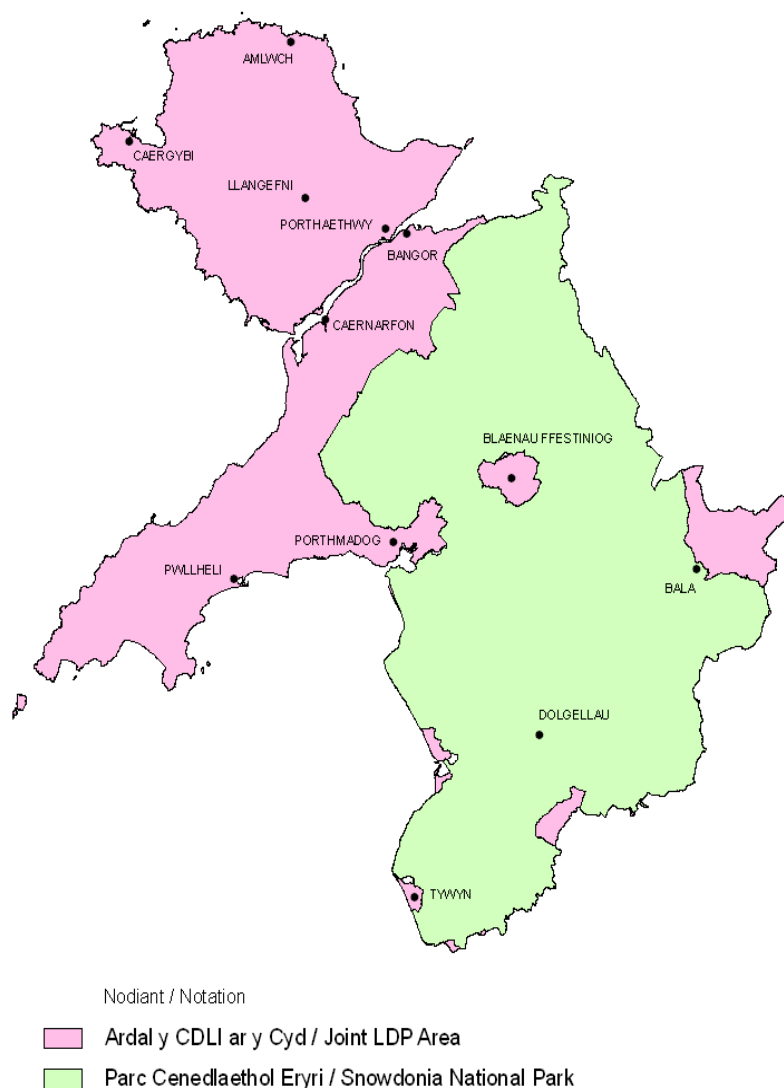
and 23.65 GWh for heat would have been achieved by 2021. However up to 2021 only 52.4 GWh for electricity and no GWh for heat has been prepared. Therefore, the target of 50% the renewable energy potential for heat and electricity being delivered by 2021 has not been achieved.

Monitoring the Sustainability Assessment

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

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 third AMR to be prepared since the Joint LDP was adopted. This AMR looks at the period from 1st April 2020 to 31 March 2021. Normally it is a requirement to submit the Report to Welsh Government and publish the document on the Councils websites by the end of October of the relevant year. Due to the Covid-19 pandemic, Local Authorities were not required to submit the Annual Monitoring Report to Government last year, therefore, this year, the 2nd AMR which covers the period April 2019 to March 2020 along with the 3rd AMR (this AMR) will be presented to Government in October 2021.

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 outcomes of the AMRs will contribute towards the grounds upon which the Joint LDP will be reviewed.
- 1.5 The Monitoring Framework is the main basis of the AMR. The Monitoring Framework is noted in Chapter 7 of the Joint LDP. It includes a total of 69 indicators (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).


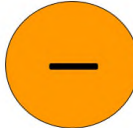
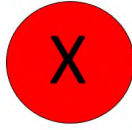
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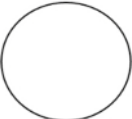
- 1.10 The Monitoring Framework notes a range of achievable actions that could address any shortcomings or unexpected outcomes. However, it does not necessarily follow that a failure to achieve a specific target will be interpreted as a policy failure that would automatically mean that this policy (or 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 The Councils will consider a series of conclusions from AMRs when deciding whether the Plan needs to be reviewed (partially or fully) before the statutory four-year period. Table 4 refers to examples of thresholds that could trigger a review before the statutory review period.

Table 4 - thresholds for undertaking a review before the statutory review

Thresholds for undertaking a review before the statutory review - circumstances affecting the robustness of the plan		
1	Conclusions of the Annual Monitoring Report	Significant concerns over time relating to implementing the strategy of the plan, including the effectiveness of policy, progress and implementation rates in accordance with recorded trends.
2	Changes to national policy or legislation	Significant change to national policy and / or legislation that affects the strategic plan / key policies.
3	Contextual change	Significant change to the context within which the action plan operates.
4	Section 61 Planning and Compulsory Purchase Act 2004	Unexpected and significant results of evidence gathered through updated surveys, which affect the implementation of the plan's strategy.

- 1.13 This is the structure of the rest of this AMR.

Table 5: Structure of the AMR

Chapter		Contents in brief
2	Analysing significant contextual change	A summary and review of wider contextual matters within the implementation of the LDP, e.g. legislation/strategies/external policies.

3	An analysis of indicators	Details of the findings of the work of monitoring the Indicators of the Joint LDP (according to the order of the Joint LDP)
4	Conclusion and recommendations	Identify required changes to the Plan during a statutory review or a review that was triggered earlier on, if appropriate.
5	Appendices	<ol style="list-style-type: none"> 1. The outcomes of the Sustainability Assessment indicators - relating to the SA Report and the integrated assessment. 2. The Joint LDP's compliance with the Well-being Act (2015)

- 1.13 The AMR's structure should remain the same year on year in order to facilitate the comparison of one unit with the other. However, bearing in mind that the monitoring process depends on a wide variety of statistical and factual information accessed by the Councils and external resources, any changes to these sources could make some indicators ineffective or out-of-date. In line with this, the subsequent AMR may have to note any considerations of this kind.

CHAPTER 2: ANALYSING SIGNIFICANT CONTEXTUAL CHANGES

- 2.1 During the monitoring period, a number of new and updated policy documents/guidelines were published, and legislation introduced. It is important to understand the various factors that could impact the performance of the Joint LDP, from global and national levels, down to local policies and the Councils' own guidelines. Some changes are clearly completely beyond the Councils' control. This Chapter provides a brief overview of the relevant contextual content published during this monitoring period. It includes national legislation, and plans, policies and strategies on a national, regional and local level. Any potential general implications for the entire Joint LDP are outlined where appropriate. General economic trends that have appeared 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

AMENDMENTS TO LEGISLATION

Amendments to the Town and Country Planning Order (Permitted General Development) 1995

- 2.2 On 21 December 2020 the amendments to the above Order came into force that relate to:

Part 6A New Community Growing Spaces

- 2.3 The new Part 6A provides permitted development rights (PDRs) for the development work that includes erecting, extending, adapting or replacing storage sheds and greenhouses in a 'community growing place', that is, for the purposes of the legislation, defined as follows:

(a) an allotment including an allotment garden within the meaning in the Allotments Act 1922; or

(b) any parcel of land used or proposed to be used -

i. by one or more communities,

ii. wholly or mainly cultivated in the production of vegetables, fruit, herbs or flowers,

iii. in a way that does not aim to make a profit.

Part 24 Development of Telecommunications by Electronic Communications Code Operators (Wales)

- 2.4 Part 24 was updated last in April 2019 by a Town and Country Planning Order (Permitted General Development) (Amendment) (Wales) 2019. The 2019 amendment order replaced the previous Part 24 in its entirety. However, there were provisions dealing with revising the definition and features of some antennae on buildings, mainly small antenna and small cell

antenna, still remaining. The purpose of this update is in order to introduce 4G and 5G more effectively in the street environment and in other places, together with businesses and newer digital services that this equipment intends to support.

2.5 The main changes are:

- Instead of the terms 'small antenna' and 'small cell antenna', and their definitions, the term 'small cell system' is used,
- A new definition of 'small cell system' is used based on the previous definition of 'small cell antenna'
- Permitted development rights in relation to development work that includes the installation, adaptation or replacing a small cell system (there was no change to the restrictions regarding the installation of equipment on dwellings and other buildings)
- In protected areas (except for a Conservation Area and World Heritage Site), 2 such antenna are permitted on a dwelling, however, on buildings and structures (except for a dwelling) the numbers are not limited.
- In Conservation Areas and World Heritage Sites, 1 such antenna is permitted on a dwelling, and 2 such antennae are permitted on a building or structure (except for a dwelling).

Directive (EU) 2018/1972 of the European Parliament

2.6 Article 57 of the Directive (EU) 2018/1972 deals with Small-Area Wireless Access Points (SAWAPs). SAWAPs are defined in Article 2 (23) of the Directive, and for the purposes of Part 24 SAWAPs have the same function as a small cell system. Article 57 states that competent authorities shall not unduly restrict the deployment of small-area wireless access points.

2.7 The main changes to Part 24 as a result of the Directive (EU) 2018/1972 are:

- There is a definition of small cell systems in Regulation 2020/1070.
- Regulation 2020/1070 small cell system is inserted where appropriate in the text of Part 24.
- In protected areas (except for a Conservation Area and World Heritage Site), Regulation 2020/1070 small cell systems are permitted on a dwelling, however, on buildings and structures (except for a dwelling) the numbers are not limited.
- In Conservation Areas and World Heritage Sites, 1 such antenna is permitted on a dwelling, and 2 such antennae are permitted on a building or structure (except for a dwelling).
- In protected areas and World Heritage Sites, there are restrictions on the location of antenna on dwellings and other buildings that are the same as small cell systems.
- Outside protected areas, the number of such antennae are not restricted on dwellings nor on buildings and other structures.

CHANGES TO NATIONAL PLANNING POLICY

Planning Policy Wales (Edition 11, 2021)

- 2.8 Following the publication of the national development framework (see below) there was a need to update Planning Policy Wales to reflect the main matters of the framework and to ensure that the content of both documents correspond.

The National Development Framework - Future Wales: The National Plan 2040

- 2.9 The Welsh Government published the final version of Future Wales on 24 February 2021. This document replaces the Wales Spatial Plan and notes the 20 year spatial framework for land use in Wales. Future Wales is a key part of the development plan system in Wales and is at the top of the development plan hierarchy. It provides a framework to provide for new infrastructure/growth and it seeks to address the key national priorities through the planning system, including supporting and developing a vibrant economy, ensuring decarbonisation and resilience in the climate, development of strong ecosystems and improve the health and wellbeing of our communities. It is a requirement for Local Development Plans to conform with Future Wales
- 2.10 Future Wales identifies four regions for the whole of Wales (North, Mid, South East and South West Wales). Future Wales endorses a proactive planning system aimed at creating a better Wales, noting that the need to prepare Strategic Development Plans for each of the four regions is a means of achieving this.

Building Better Places: The Planning System Delivering Resilient and Brighter Futures - Placemaking and the Covid-19 recovery

- 2.11 This document sets out the Welsh Government's planning policy priorities to assist in taking action in the recovery period after the Covid-19 pandemic crisis. It places the planning system centre stage in the consideration of built and natural environment issues that have arisen from the pandemic. This guide should be read in conjunction with Planning Policy Wales and it seeks to refer to the policies and the key planning tools in Planning Policy Wales that should be used to assist the recovery process as a result of the pandemic in Wales.
- 2.12 The Guide promotes the principle of Placemaking noted in Planning Policy Wales and notes the key existing planning policies and tools which should be used by all sectors in the environmental, social, cultural and economic recovery of Wales.

OTHER NATIONAL CHANGES

Mobile phone networks development for Wales (2021): code of best practice

- 2.13 The purpose of the Code is to encourage better communication and consultation between telecommunications operators, local planning authorities and local communities, and to help standardise planning procedures and operator practices to improve consistency of decision making and implementation. The Code also helps explain technical features of mobile systems,

and provides good practice guidance on the siting and design of new telecommunications development.

- 2.14 The new code is issued as a result of the fact that the previous Code has dated and there have been significant changes in the technology that need to be addressed.
- 2.15 As a result of issuing the latest code the Government intends to review/cancel TAN 19, and any parts of it which are considered to remain relevant will be integrated into Planning Policy Wales.
- 2.16 The latest version of the Code is more concise than the previous version. It outlines the importance of current and future mobile technology in modern society, and how it relates to Welsh Government priorities expressed in the Programme for Government. The Code also addresses the siting and design of mobile infrastructure, particularly considerations pertinent to the introduction of newer technologies (without prejudice to Planning Policy Wales or General Permitted Development Order requirements), and the technical and operational requirements of mobile phone networks in different circumstances. The Code discusses in some detail the planning consultation and application process associated with telecommunications development.

Guidance for Local Authorities, Town and Community Councils

- 2.17 The second edition of this Guidance was issued following the success of the original guidance that was issued in 2015. The Guidance highlights the contribution that allotments and community gardens can make.
- 2.18 The Well-being of Future Generations (Wales) Act 2015 sets out a clear obligation for public bodies to enable positive change that leads to a more resilient, secure and healthy Wales. By protecting and managing the current provision of allotments and growing spaces and supporting the demand-led development of new allotments and community growing projects, all public bodies in Wales can enable us to create a healthier and happier population and a more sustainable and secure food supply.
- 2.19 The purpose of this guidance is to share and increase good practice and enable more people to grow their own produce.

THE REGIONAL CONTEXT

Growth Deal Application for North Wales

- 2.20 In December 2017, the North Wales Growth Board (a partnership of Local Authorities and wider partners, e.g. Higher Education, Further Education and the North Wales Mersey Dee Business Council) submitted a Growth Deal bid to the Welsh Government and the UK Government for £383m of project funding for North Wales.

- 2.21 The proposals will be a catalyst for a full investment of £1.3 billion in the North Wales economy, a profit of £3.40 for each pound that is spent. It is expected that over 5,000 jobs could be created from the potential investments within the Growth deal across the fields of technology and innovation, business sites, digital connectivity, skills, transport and business support.
- 2.22 The North Wales Economic Ambition Board has secured a £240m commitment from the Welsh Government and the UK Government.
- 2.23 The Growth Deal agreement was signed in December 2020. Work will now commence on the five programmes that form the Growth Deal to the value of £1bn under the leadership of the North Wales Economic Ambition Board.

North West Wales Area Statement - Natural Resources Wales

- 2.24 This is one of a series of seven Area Statements, prepared for the whole of Wales, to assist in finding solutions to a range of complex challenges that society and the natural environment now face.
- 2.25 The Area Statement outlines the key challenges facing the locality, what we can all do to meet those challenges, and how we can better manage our natural resources for the benefit of future generations. The Area Statement will be updated regularly and improved year-on-year as we engage with more people, gather new evidence, put forward ideas, and work across boundaries to create opportunities.
- 2.26 The Area Statement, together with the other six area statements are a collaborative response to what is known as the Natural Resources Policy, published by Welsh Government in 2017, which sets out the key challenges and opportunities for the sustainable management of Wales' natural resources in the future.

THE LOCAL CONTEXT

Corporate Biodiversity Plan 2021-2022 - Isle of Anglesey County Council

- 2.27 This Plan has been developed to ensure that environmental benefits accrue from the way the County Council operates and makes decisions whilst also complying with the requirements of section 6 (s6) of the Environment (Wales) Act 2016, which are to maintain and enhance biodiversity and, in the course of doing so, promote the resilience of ecosystems, as it undertakes its day-to-day work.
- 2.28 The aim of the Plan is to ensure that the County Council maintains and enhances the Island's varied and notable biodiversity, noting clear and concise objectives that will be delivered by the Council between 2021 and 2022.
- 2.29 The Plan follows the guidance received from Welsh Government and considers the objectives of the Nature Recovery Plan for Wales (that identifies the actions that can be delivered in the short-term and setting out a path to deliver long term commitments beyond 2020).

- 2.30 The Area Statement for North West Wales was recently published by Natural Resources Wales and this Area Statement was considered when preparing this Plan.

2021 Interim Housing Strategy - Isle of Anglesey County Council

- 2.31 The 2020-21 Interim Housing Strategy was approved by the Executive Committee on 25 January, 2021. The Strategy replaces the previous 2014-19 Housing Strategy and seeks to respond to the changes in circumstances. This Interim Strategy is a means of bridging the period to develop a Housing Strategy which will encompass the Housing Support Grant and Homeless Strategy requirements by Welsh Government as well as giving information how Housing Services and its partners have and continue to respond to the Covid-19 pandemic.

- 2.32 The Interim Strategy outlines 6 specific themes, namely:

Theme 1 - Development of the right homes for Anglesey's future

Theme 2 - Making best use of existing housing stock and improving homes and communities

Theme 3 - Preventing housing crisis and increasing housing options

Theme 4 - Support to promote housing independence

Theme 5 - Homes for longer lives

Theme 6 - The links between housing and the wider community are fully realised

Gwynedd Council Housing Action Plan for 2020/21 - 2026/27

- 2.33 The Action Plan was approved in December 2020. The purpose of the Action Plan is to outline how the Council will try and address the objectives of the Gwynedd Council Housing Strategy (2019) now and up to 2026/27.

- 2.34 Over 30 schemes are outlined across the county that will enable the Council to:

- facilitate over 500 new affordable houses to be sold or let to the residents of Gwynedd including building 100 new houses;
- offer loans for 250 local first-time buyers;
- secure over 600 new social housing units for Gwynedd including buying 72 former social houses in order to rent them to local people in accordance with the Council's new local allocation policy;
- extend the grants system to bring 250 empty homes back into use across the county;
- invest in eco-friendly homes such as the innovative scheme that is currently on-going in the area of Segontium, Caernarfon;
- develop 150 living units for homeless persons in the county and create 130 new units for vulnerable residents.

- 2.35 In order to realise the schemes, the Council will re-invest £22.9 million of Council tax premium on second homes from now until 2026/27, together with using other financial resources including social housing grants and the money allocated via the Council's Assets Management Plan.

THE LOCAL CONTEXT

Supplementary Planning Guidance

2.36 The purpose of SPGs are to:

- assist applicants and their agents to prepare planning applications and guide them in discussions with officers on how to use the relevant policies in the Joint Local Development Plan before submitting planning applications,
- assist officers to assess planning applications, and officers and councillors to make decisions about planning applications, and
- help Planning Inspectors make decisions on appeals.

2.37 Although the Plan contains policies that enable the Local Planning Authority to make consistent and transparent decisions on development proposals, it cannot provide all the detailed advice required by officers and prospective applicants to steer proposals locally. In order to provide this detailed advice, the Councils are preparing a range of Supplementary Planning Guidance to support the Plan with more detailed guidance on a variety of topics and matters to help interpret and implement the Plan's policies and proposals.

2.38 Appendix 9 of the Joint Local Development Plan contains a table of the Supplementary Planning Guidance that have/will be prepared along with the projected timetable for preparing it. It is noted that the timetable associated with preparing the Supplementary Planning Guidance has slipped, and the reasons for the slippage include:

- The procedure for reporting and approving the SPG has been the subject of scrutiny within the Councils, and this has added to the timetable.
- The preparation process (internal and external engagement) took longer than the projected timetable.
- Lack of resources/capacity in the Unit.
- A lack of demand for the Guidance in light of publishing national planning policy in relation to the subject of the Guidance.
- The Covid-19 pandemic has meant it was necessary to postpone a joint Planning Policy Committee meeting, which meant it was not possible to a decision to release some of the SPG for public.

2.39 Some of the monitoring indicators are directly related to preparing and adopting relevant Supplementary Planning Guidance, see Chapter 3 for more information about the status of specific Supplementary Planning Guidance.

2.40 The following Supplementary Planning Guidance have been adopted during the third AMR period, and are therefore now used as material planning consideration when determining planning applications:-

Supplementary Planning Guidance	Date adopted
Change of use of community facilities and services, employment sites and retail units	January 2021
Tourism Accommodation and Facilities	March 2021

Other Matters

Wylfa Newydd

- 2.41 In June 2018, Horizon applied for a Development Consent Order to develop a new nuclear power station. Hitachi announced its intention to postpone the proposal to develop the new Nuclear Power Station; however, Horizon confirmed that it would continue to invest resources to ensure that the process of examining the application was completed.
- 2.42 On 22 September, 28 September and 18 December 2020 Horizon sent correspondence to the Secretary of State requesting that the decision of the Development Consent Order be deferred. It was noted that the reason for requesting an postponement was due to ongoing discussions with third parties who had expressed an interest in developing a new nuclear power station following Hitachi's withdrawal. On the 27th January 2021 Horizon Nuclear Power withdrew the application for a Development Consent Order. The application was withdrawn due to a lack of investors in the project and a lack of a new funding policy by the Government. The decision has resulted in Hitachi deciding to wind up Horizon as an operational development entity by 31 March 2021.

Holiday accommodation

- 2.43 As a result of the increase in demand and provision of holiday accommodation across the Plan area there has been an adverse impact on the housing market. The Joint Planning Policy Service has led on a piece of work relating to 'Managing the use of a dwelling house as a holiday home'. The aim of the research paper was to consider possible options for managing the use of housing as holiday accommodation. This work was brought to the Government's attention and it was requested that they consider and implement the recommendations arising from the work. Following the publication of the research work, further work on the issue has been prepared on behalf of the Government, with a promise that the Government is going to give further consideration to possible control measures that can be implemented in the future.

Covid and Brexit

- 2.44 During the period of AMR 3 the restrictions and implications of the Covid-19 pandemic have been at its prevelant. Further during this period the United Kingdom has formally left the


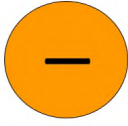
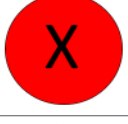
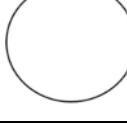
European Union. At present the ability to assess the long-term impacts of these events at a local level is premature, but these are certainly issues that have affected developments coming forward over the past year.

CONCLUSION

- 2.45 As noted above, new legislation and plans, and national, regional and local policies and strategies emerged during this monitoring period. In addition significant contextual changes, such as the publication of Future Wales, the global pandemic, Brexit and the withdrawal of the Wylfa Newydd DCO, have taken place since the Plan was adopted. These will be considered as part of the review.
- 2.46 A subsequent AMR will continue to provide updates on the relevant contextual matters that could impact the implementation of the plan in future.
- 2.47 During the period of AMB4 the Councils will be required to commence the review of the Joint Local Development Plan, as there will have been a period of 4 years since the Plan was adopted. As part of the initial process of conducting the Review it will be necessary to prepare a Review Report which will reach a conclusion as to whether a full review or a short form review of the Plan will be undertaken. It is anticipated that the conclusions of the Review Report and evidence gathered in relation to the process of conducting the review will influence AMB4 and the subsequent Annual Monitoring Reports. Similarly, this AMR together with the previous AMR will be an important source of information in the preparation of the Review Report.

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	AMR 2

	creation of distinctive and sustainable 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

The nature of housing applications on new sites that have received consent since the Plan's adoption indicate a substantial percentage of affordable housing at 49.8%. Indeed, for the 6 housing sites with 11+ housing units which obtained planning permission during 2020 to 2021, 2 of these are sites allocated in the Plan, 2 are for 100% affordable housing schemes with the other 2 sites providing affordable housing provision in line with Policy TAI 15.

This means that new permissions under the Plan thus far given that evidence is required to be submitted 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 this assists to maintain the Welsh language within the Plan's area.

Indicator: D1				
Objective:	SO1	Safeguard and strengthen the Welsh language and culture and promote its use as an essential part of community life.		
Indicator:	Target:	Relevant policy:		PS1
		Outcome:		Trigger level:
D1 % Welsh speakers in 2021 in Anglesey and Gwynedd	New developments contribute to maintaining or strengthening the Welsh language in Anglesey and Gwynedd <i>(Note: Direct impact of new development on the use of the Welsh language in individual communities and Plan area is a difficult area to monitor, given that the Plan can't differentiate on the basis of language ability. The Councils consider a combination of approaches is required in order to monitor the effectiveness of policies, including</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		

	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:				
<ul style="list-style-type: none">• Policy TAI 5 'Local Market Housing' which prevents any open market housing within the coastal settlements listed;• Policy TAI 15 'Affordable Housing Threshold and Distribution' requires an affordable element for the development of 2 or more housing units within Centres and Villages;• Policy TAI 16 'Exception Sites' supports developments 100% affordable housing;• Policy TAI 6 'Clusters' and TAI 7 'Conversion of Traditional Buildings in the Open Countryside to Residential Use' only supports affordable housing provision;• Policy TAI 8 'Appropriate Housing Mix' ensures that all residential development contributes towards improving the balance of housing and meets the identified needs of the whole community;• Policy CYF 1 'Safeguarding, Allocating and Reserving Land and Units for Employment Use' ensures that there are sufficient land for employment opportunities to be provided within the Plan.				
The Annual Report of the population who state that they speak Welsh by the ONS is published quarterly, this is the basis of the survey's data. As the data comes from a survey and the results are estimates based on a sample, it is therefore subject to different degrees of sampling variability.				
The following table notes figures for the year ending 31 March for 2017 (the last year before the Plan was adopted), 2018, 2019 and 2020:				
Survey Date	Anglesey Number	%	Gwynedd Number	%
Year ending 31 March 2017	42,400	63.5	87,600	74.1
Year ending 31 March 2018	42,500	63.6	89,600	75.5
Year ending 31 March 2019	45,500	67.5	91,000	76.4
Year ending 31 March 2020	44,880	66	88,600	74.7
31 December 2020*	46,100	67.1	91,400	76.6
[* 31 Mawrth 2021 figures not available when this Report was prepared]				
As shown, these figures note a much higher level than the 2011 Census results that stated there were 57% of Welsh speakers in Anglesey and 65% in Gwynedd. However, as these figures are				

based on a sample they do not have such a firm basis as the Census figures and they always tend to give a higher % than the Census. However, it should be noted that a recent larger sized sample had approximately a 350% increase in the sample compared to the early years.

In the year from 1 April 2020 to 31 March 2021 210 new housing units (i.e. sites that did not have permission on the day of the Plan's adoption) have been granted planning permission. This is via permission for individual houses on 44 sites with the remainder on 16 sites from sites with 2 units to two separate sites of 30 units. Out of the applications that met the threshold for an affordable housing contribution i.e. 2 or more units or within a Cluster or the conversion of a building in the open countryside namely 167 housing units, 72 affordable units were given permission through either a condition or legal agreement, this means an affordable percentage of 43.1%. However, 2 sites whose planning condition stipulates that 7 affordable units will be provided in fact will build 100% affordable provision one being in Council ownership and the other through a Registered Social Landlord. The addition of these units increases the affordable provision to 106 units which equates to 63.5% of new housing units that trigger an affordable requirement granted permission during the past year.

In the period since the Plan's adoption two Joint Housing land Availability Studies have been produced being the 2018 and 2019 studies together with the 2020 and 2021 survey's which provides input into the new Indicators for assessing the growth against the Plan's Housing Trajectory. These identify that 1,823 housing units have been completed and 1,552 of these had planning permission before the Joint LDP was adopted.

The table below sets out the position for applications that have been granted planning permission and completed since the Plan was adopted:

Period	Number of Units which gained planning permission and were completed during the Plan period	Number which are Affordable Housing	Percentage of Affordable Housing
AMB 1	56	35	62.5%
AMB 2	90	45	50%
AMB 3	125	55	44%
TOTAL	271	135	49.8%

Although there is no detailed figure for the Percentage of Welsh speakers in the Plan's area the figures in the Annual Population Report indicate an increase compared to the 2011 Census figure.

Dureing the past year, over 60% of new housing permissions and which meant the relevant provision threshold have been for affordable housing. In addition, of the units given permission and completed since the Plan's adoption the percentage of affordable housing is just below 50%. This means that new permissions under the Plan thus far, by preparing a high percentage of




affordable housing ensures that local needs are being addressed and this assists to maintain the language within the Plan's area.

Action:

No action currently required. Continue to monitor as part of a follow-up AMR.

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:		PS1
		Outcome:		Trigger level:
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		

Analysis:

As highlighted in the response to Indicator D1, in the year 2020/21 planning permission has been given to 210 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	44	44
2 to 5 units	8	25
6 to 10 units	2	14
11+ units	6	127

Of the 6 sites that are 11+ units in size, 2 of these are on sites allocated for housing in the Plan with another 2 sites, which were not allocated for housing, will provide for 100% affordable housing. The other 2 sites provided an element of affordable housing provision in line with the requirements of Policy TAI 15.




There was 2 Linguistic Impact Assessment and 30 Linguistic Statements with applications where they triggered the thresholds within Policy PS 1 (see Performance Indicator D3 regarding details in relation to the type of applications these were submitted with). Further, in accordance with Appendix 5 of the SPG consideration has been given to the Welsh language for applications below the threshold of those that require a formal Statement or Assessment.

Two applications for 6 open market houses at Morfa Nefyn and 30 units (including 12 affordable units) in Bangor were rejected as the Local Planning Authority was not persuaded that the information presented with these applications proves that there will be no negative impact on the Welsh language.

Action:

No action currently required. Continue to monitor as part of the next AMR. Consideration will be given to this as part of the review of the Plan.

Indicator: D3

Objective:	SO1	Safeguard and strengthen the Welsh language and culture and promote its use as an essential part of community life.		
Indicator:	Target:	Relevant policy:	PS1	
		Outcome:	Trigger level:	
D3 Number of planning applications accompanied by a Welsh Language Statement or a Welsh Language Impact Assessment	All relevant planning applications to be accompanied by a Welsh Language Statement or a Welsh Language Impact Assessment, which address factors relevant to the use of the Welsh language in the community as set out in the Supplementary Planning Guidance.	AMB 1		One Welsh Language Statement or Welsh Language Impact Assessment in any one year that doesn't address factors relevant to the use of the Welsh language in the community.
		AMB 2		
		AMB 3		
		AMB 4		

Analysis:

During the monitoring period, 30 Welsh Language Statements and 2 Welsh Language Impact Assessment in total were submitted in Anglesey and Gwynedd. In addition in line with Appendix 5 of the SPG consideration has been given to the Welsh language for applications below the threshold that require a formal Statement or Assessment. 20 Welsh Language Statements/Assessments were received with residential applications, 8 applications were submitted in relation to new businesses/retail development, 2 in relation to mixed use development, 1 relating to educational development, and 1 in relation to infrastructure development. All but 9 Welsh Language Statements submitted during the monitoring period had followed the main methodology contained within the "Maintaining and Creating Distinctive Communities" SPG adopted in July 2019. With regards to the 9 statements that were submitted which did not provide the relevant documentation, further information was requested to ensure that they conformed with the requirements of the adopted SPG.

An improvement has been seen in the quality of the statements received which follow the new methodology in the adopted SPG, but it will be important to monitor how applicants respond to comments on those statements.

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

Action:




No action currently required. Continue to monitor as part of the next AMR. Consideration will be given to this as part of the review of the Plan.

Indicator: D4

Target has been met during AMB2, 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		One planning application permitted contrary to Policy ISA 1 in any one year
		AMB 2		
		AMB 3		
		AMB 4		

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.

In Anglesey, 11 planning applications were submitted where there was new or enhanced infrastructure through developer contributions. These included 6 financial contribution for improved education facilities, 3 for open space infrastructure provision and 2 for highway improvements. In Gwynedd, , 1 planning application was submitted where developer contributions were required for education infrastructure




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:

No action currently required. Continue to monitor as part of the next AMR. Consideration will be given to this as part of the review of the Plan.

Indicator: D6

Objective:	SO2	Ensure that appropriate physical or community infrastructure is in place e.g. water supply, health facilities, schools, community facilities, or that it can be provided (e.g. by means of developer contributions) to cope with every kind of development.
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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		

Analysis:

Policy ISA 2 aims to protect existing community facilities and encourage the development of new facilities where appropriate. A total of 9 planning applications were submitted where a former community facility would be lost as part of the development (5 former chapels/churches, 1 former dentist, 1 former surgery, 1 former pub, and 1 former post office. 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 for each application.

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

Action:




No action currently required. Continue to monitor as part of the next AMR. Consideration will be given to this as part of the review of the Plan.

Infrastructure and Developer Contributions




Open Spaces

Open spaces have an important function within the communities of the Plan's area and this is reflected in the Joint LDP that seeks to safeguard existing open spaces and make it a requirement to provide open spaces to satisfy the needs of the occupiers of new housing.

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

Indicator: D7				
Objective:	SO2	Ensure that appropriate physical or community infrastructure is in place e.g. water supply, health facilities, schools, community facilities, or that it can be provided (e.g. by means of developer contributions) to cope with every kind of development.		
Indicator:	Target:	Relevant policy		ISA 4
		Outcome:		Trigger level:
D7 – Number of Planning applications for alternative uses on areas of open space	Amount of open space (ha) in individual settlements retained in accordance with Policy ISA 4.	AMB 1		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.
		AMB 2		
		AMB 3		
		AMB 4		
Analysis:				
<p>8 applications approved on open spaces identified in the plan (on the proposals map) as protected open spaces. All applications comply with the policy criteria:</p> <ul style="list-style-type: none">• 6 applications on school playing areas including engineering works to improve the play area, fencing and erecting a new shed.• 1 application to change a disused bowling green to a community allotment.• 1 application to change an existing tennis court to a 3G multipurpose court. <p>It is considered that Policy ISA 4 is implemented efficiently. The Councils will continue to monitor the indicator.</p>				
Action:				
No action currently required. Continue to monitor as part of the next AMR. Consideration will be given to this as part of the review of the Plan.				

Indicator: D8				
Objective:	SO2	Ensure that appropriate physical or community infrastructure is in place e.g. water supply, health facilities, schools, community facilities, or that it can be provided (e.g. by means of developer contributions) to cope with every kind of development.		
Indicator:	Target:	Relevant policy:		ISA 5
		Outcome:		Trigger level:

D8 – Open space (ha) secured in association with residential development of 10 or more units	Provision of new open space if application of the Fields in Trust (FiT) benchmark standards identifies a deficiency of open space in accordance with Policy ISA 5	AMB 1		One planning application permitted in any one year not contributing to meeting the open space needs of occupiers of new housing as defined by the FiT benchmark standard contrary to Policy ISA 5
		AMB 2		
		AMB 3		
		AMB 4		
Analysis:				
7 applications for 10 or more dwellings have been approved in this AMR period.				
<ul style="list-style-type: none">No new open space provision/financial contribution required for 3 of the applications as there is sufficient open space in the relevant community.The remaining 4 applications all provided new open space provision on site with a total of 2155.25m² of new open space provision created.				
It is considered that Policy ISA 5 is implemented efficiently. The Councils will continue to monitor the indicator.				
Action:				
No action currently required. Continue to monitor as part of the next AMR. Consideration will be given to this as part of the review of the Plan.				

Indicator: D9

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




Indicator: D10

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




Sustainable Transport, Development and Accessibility

Indicator: D11




Objective:	SO3	Improve and maintain safe, efficient, high quality, modern and integrated transport networks to employment, services and education/ training facilities particularly by foot, bicycle and public transport, thus reducing where possible the number of journeys in private cars.
	SO4	Maximise the opportunities of Holyhead as a major international gateway and the A55, E22 Trans European network route and the A5025, A487, A470 as key transportation corridors:
Key outputs:		

		<ul style="list-style-type: none">• The Plan’s strategy and policies will have contributed to creating more communities with over 70% of Welsh speakers;• No community infrastructure will have been lost unless evidence has shown it was not critical to the community;• Development will be located in order to provide opportunities for people to undertake the full journey to work or part of it on foot, by bicycle or on buses and trains• New roads or essential improvements to roads on the present road network will have been provided.		
Indicator:	Target:	Relevant policy:	TRA 1, TRA 2, TRA 3, TRA 4	
		Outcome:	Trigger level:	
D11 – Preparation of Supplementary Planning Guidance relating to parking standards	Prepare and adopt the Supplementary Planning Guidance relating to parking standards within 12 months of the Plan’s adoption	AMB 1		Not adopting a Supplementary Planning Guidance within 12 months of the Plan’s adoption
		AMB 2		
		AMB 3		
		AMB 4		
Analysis:				
<p>The policy target is currently not achieved as anticipated but this does not lead to concerns regarding policy implementation.</p> <p>The timescale for adopting a revised Supplementary Planning Guidance (SPG) on Parking Standards 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> <p>As the new LDP policy on Parking Standards is in line with national guidance it is not felt that the slippage in the delivery of a new SPG has been detrimental to the decision-making process, although it is acknowledged that a new SPG that more fully reflects and expands upon the new LDP policy and will provide guidance that links in with the policy requirements.</p>				
Action:				
No action currently required. Continue to monitor as part of the next AMR. Consideration will be given to this as part of the review of the Plan.				

Indicator: D12		
Objective:	SO3	Improve and maintain safe, efficient, high quality, modern and integrated transport networks to employment, services and education/ training facilities particularly by foot, bicycle and public transport, thus reducing where possible the number of journeys in private cars.
	SO4	

		Maximise the opportunities of Holyhead as a major international gateway and the A55, E22 Trans European network route and the A5025, A487, A470 as key transportation corridors: Key outputs: <ul style="list-style-type: none">• The Plan’s strategy and policies will have contributed to creating more communities with over 70% of Welsh speakers;• No community infrastructure will have been lost unless evidence has shown it was not critical to the community;• Development will be located in order to provide opportunities for people to undertake the full journey to work or part of it on foot, by bicycle or on buses and trains• New roads or essential improvements to roads on the present road network will have been provided.		
Indicator:	Target:	Relevant policy:	TRA 1, TRA 2, TRA 3, TRA 4	
		Outcome:	Trigger level:	
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	AMB 1		One planning application submitted in any one year not accompanied by a Travel Assessment as required by Policy TRA 1
		AMB 2		
		AMB 3		
		AMB 4		
Analysis:				
3 applications in Gwynedd and 6 applications in Anglesey have been accompanied with a Travel Assessment during the monitoring period. No applications were received without a Travel Assessment when required. The policy is clear and requests an assessment based upon the thresholds set out in ‘Table 6: Scale of development requiring transport assessment’. Officers request an assessment at the point of pre-application enquiry or planning application stage if it is not included as part of the submission.				
Action:				
No action currently required. Continue to monitor as part of the next AMR. Consideration will be given to this as part of the review of the Plan.				

Indicator: D13		
Objective:	SO3	Improve and maintain safe, efficient, high quality, modern and integrated transport networks to employment, services and education/ training facilities particularly by foot, bicycle and public transport, thus reducing where possible the number of journeys in private cars.
	SO4	

		Maximise the opportunities of Holyhead as a major international gateway and the A55, E22 Trans European network route and the A5025, A487, A470 as key transportation corridors: Key outputs: <ul style="list-style-type: none">• The Plan’s strategy and policies will have contributed to creating more communities with over 70% of Welsh speakers;• No community infrastructure will have been lost unless evidence has shown it was not critical to the community;• Development will be located in order to provide opportunities for people to undertake the full journey to work or part of it on foot, by bicycle or on buses and trains• New roads or essential improvements to roads on the present road network will have been provided.		
Indicator:	Target:	Relevant policy:		TRA 1, TRA 2, TRA 3, TRA 4
		Outcome:		Trigger level:
D13 – The number of applications permitted within sites/areas safeguarded for transportation improvements	No planning applications permitted that are harmful to achieving transportation improvements identified in Policy TRA 1	AMB 1		One planning application permitted in any one year contrary to Policy TRA 1
		AMB 2		
		AMB 3		
		AMB 4		
Analysis:				
No applications were permitted contrary to Policy TRA 1. On 25th May 2018 the Welsh Ministers decided to proceed with the A487 Caernarfon to Bontnewydd Transport Scheme, following a public inquiry held over the summer of 2017. Site clearance began in February 2019. Earthworks Operations near the Goat and Plas Menai roundabouts have also started. The by-pass is scheduled for completion in autumn 2021. It will link the Goat roundabouts on the A499/A487 to the Plas Menai roundabouts with a 9.8km carriageway, which includes two viaducts, two multi-span bridges and three new roundabouts. There have been no applications affecting the route of the by-pass. Construction work on the highway is currently ongoing. The Llangefni Link Road has now been fully completed and is open to the public. 1 application for extending the implementation period for improvements to the existing highway at the A5025 Valley to Wylfa was approved during this period.				
Action:				

No action currently required. Continue to monitor as part of the next AMR. Consideration will be given to this as part of the review of the Plan.

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:	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
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		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	AMB 1		One planning application permitted in any one year within C1 floodplain not meeting all TAN15 tests
		AMB 2		
		<u>AMB 3</u>		
		AMB 4		

	TAN15			
Analysis:				
<p>17 full planning applications were permitted on sites that were wholly/partly within a C1 flood zone; 7 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 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 being implemented effectively.</p>				
Action:				
No action currently required. Continue to monitor as part of the next AMR. Consideration will be given to this as part of the review of the Plan.				

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	<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:
D18 - Number of planning applications for highly vulnerable development permitted in C2 floodplain areas	No planning applications for highly vulnerable development permitted in C2 floodplain areas	AMB 1		One planning application permitted for highly vulnerable development in C2 floodplain areas in any one year
		AMB 2		
		AMB 3		
		AMB 4		

Analysis:

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:

No action currently required. Continue to monitor as part of the next AMR. Consideration will be given to this as part of the review of the Plan.




Indicator: D19

Objective:	S05	Ensuring that development in the Plan area supports the principles of sustainable development and creates sustainable communities whilst respecting the varied role and character of the centres, villages and Countryside
	S06	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:
D19 - Number of planning applications for new development on previously developed land	Maintain or increase proportion of new development permitted on previously developed land (brownfield)	AMB 1		Decrease in proportion of development permitted on previously developed land (brownfield redevelopment and conversions of existing
		AMB 2		
		AMB 3		
		AMB 4		

(brownfield redevelopment and conversions of existing buildings) expressed as a % of all development per annum	redevelopment and conversions of existing buildings) compared to average % recorded during 2015/2016 – 2016/2017			buildings) for consecutive years.	2
Analysis:					
<p>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:</p> <p>% of previously developed land:</p> <ul style="list-style-type: none"> 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%) 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 staff resources/technical issues. <p>The number and proportion of planning applications for new development on previously developed land has increased in the Anglesey Local Planning Authority Area over the last year. However, 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. It will be important to establish a method of collecting the data for Gwynedd for the next AMR.</p>					
Action:					
No action currently required. Continue to monitor as part of the next AMR. Consideration will be given to this as part of the review of the Plan.					

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
		Outcome:		Trigger Level:
D20 - Number of planning applications Permitted outside development boundaries	No Planning applications permitted outside development boundaries that do not meet the requirements of Policy PCYFF 1 and other relevant policies	AMB 1		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.
		AMB 2		
		AMB 3		
		AMB 4		
Analysis:				
A total of 444 planning applications were approved outside development boundaries during the 3 rd AMR period which represents 44.2% of all development. The proportion of approved planning application outside development boundaries is lower than the 87.3% approved during the previous AMR.				
A breakdown of the types of planning applications approved outside development boundaries are as follows: <ul style="list-style-type: none">Agriculture and Forestry – 13%Employment – 3%Community – 1%Householder – 53%Leisure – 2%Infrastructure – 11%				

- Retail – 1%
- Housing – 9%
- Tourism – 16%
- Minerals and Waste – 1%




As can be seen, 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. There are also a number of applications for rural development including for example tourism, employment, highways 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:

No action currently required. Continue to monitor as part of the next AMR. Consideration will be given to this as part of the review of the Plan.

Renewable Energy Technology

Indicator: D21			
Objective:	SO5	Ensuring that development in the Plan area supports the principles of sustainable development and creates sustainable communities whilst respecting the varied role and character of the centres, villages and Countryside	
	SO6	Minimize, adapt and mitigate the impacts of climate change. This will be achieved by: <ul style="list-style-type: none"> • ensuring that highly vulnerable development is directed away from areas of flood risk wherever possible; • reduce the need for energy and other resources in developments; • promote renewable and low carbon energy production within the area; • make use of suitable previously developed land and unoccupied buildings or ones that are not used to their full capacity, where available; • manage, protect and enhance the quality and quantity of the water environment and reduce water consumption. 	
Indicator:	Target:	Relevant policy:	PS 7
		Outcome:	Trigger level:

D21 Number of planning applications for standalone renewable energy development granted, per technology, area (Anglesey and Gwynedd Local Planning Authority area) and recorded energy output (GWh)	50% of the renewable energy potential (1,113.35 GWh) delivered by 2021 to address electricity demand	AMB 1		The amount of energy output from renewable energy sources is 10% or more below the requirements set in the Policy Target
		AMB 2		
		AMB 3		
		AMB 4		
	100% of the renewable energy potential (2,226.7 GWh) delivered by 2026 to address electricity demand			
	50% of the renewable energy potential (23.65 GWh) delivered by 2021 to address heat demand			
	100% of the renewable energy potential (47.3 GWh) delivered by 2026 to address heat demand			

Analysis:

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

As of this monitoring period the MW granted planning permission for commercial development by different technology type are outlined below:

Type	Number of Applications	GWh
Solar Farm	1	3.9 (revised scheme)
Total	1	3.9

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' (2019 figures) published by the Welsh Government the total installed heat and electricity capacity for Anglesey and Gwynedd was 214MW which gave an estimated generation of 396GWh. This is an increase of 9MW from the 2017 figures and 42MW 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.

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 2021 only 52.4 GWh for electricity and no GWh for heat has been prepared. Therefore, the target of 50% the renewable energy potential for heat and electricity being delivered by 2021 has not been achieved. An updated study of Potential Opportunities of Renewable Energy within the Plan Area study could identify barriers e.g. grid connection capacity and provide alternative potential targets in any amended Plan.

No proposals have come forward on the potential opportunity areas for solar farms, however, a number of pre-application submissions for solar farms have been subject to internal consultation. Some of these have been submitted to the Planning Inspectorate as a scheme that is potentially a Development of National Significance, this being Alaw Môn Solar Farm (160MW), Môn Solar Farm (349MW) and Parc Solar Traffwll (30MW). If these applications were granted permission in their current form then they would prepare 472GWh.

Permission was previously granted for a 299MW biomass plant at Holyhead a certificate of lawful use was granted confirming that the development has been commenced. The Inspectors Report into the Morlais Demonstration Zone for the installation and commercial demonstration of multiple arrays of tidal energy devices, to a maximum installed capacity of 240 (MW), has been formally submitted to Welsh Government for consideration.




Action:

A review of the Renewable Energy policies and the potential from such technology should be undertaken a part of the JLDP Review




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
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		Outcome:		Trigger level:
D22 Prepare and adopt a Supplementary Planning Guidance relating to standalone renewable energy technology	Prepare and adopt a Supplementary Planning Guidance within 18 months of the Plan's adoption	AMB 1		Not adopting a Supplementary Planning Guidance within 18 months of the Plan's adoption
		AMB 2		
		<u>AMB 3</u>		
		AMB 4		
Analysis:				
<p>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.</p> <p>There has been a substantial fall in the number of applications for independent renewable energy plans within the Plan area, which potentially reflects the move toward preparing developments in the sea and a reduction in the available grants for such developments on land.</p> <p>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, this will enable an evaluation over the need and content for a future standalone renewable energy technology SPG.</p>				
Action:				
Review the need for a Stand Alone Renewable Energy SPG following review of current Renewable Policies within the JLDP.				

Indicator: D23

Objective:	SO5 & SO6	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: Minimise, adapt and mitigate the impacts of climate change This will be achieved by: <ul style="list-style-type: none">ensuring that highly vulnerable development is directed away from areas of flood risk wherever possible;reduce the need for energy and other resources in developments;promote renewable and low carbon energy production within the area;make use of suitable previously developed land and unoccupied buildings or ones that are not used to their full capacity, where available;manage, protect and enhance the quality and quantity of the water environment and reduce water consumption.			
Indicator:	Target:	Relevant policy:		PS 5, PS6, PCYFF 1 & PCYFF 2, ADN 1, ADN 2, ADN3	
		Outcome:		Trigger level:	
D23 - Average density of permitted housing developments in the Plan area	Minimum average net density of 30 housing units per hectare achieved overall in the Plan area	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			
Analysis:					
<u>New permissions only - All permissions</u>					
The Plan Area = 275 units/10.65ha = 25.8 unit per hectare					
<u>New applications only - 5 or more new units</u>					
The Plan Area = 192 units/6.11ha = 31.4 unit per hectare					
The information is relevant for new permissions and applications to reconsider or extend the expiry date of 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 permissions for reserved matters where the principle of the permission had already been given, nor does it consider certificates of lawfulness for residential use. Neither does it consider any permissions for demolishing and rebuilding houses, i.e. where there is no increase in the number of units.

Based on all approved eligible developments, the average density is lower than the target of 30 units per hectare. However, it is not believed that this would mean the need to review the Plan. The trigger level refers to failure to deliver an overall density of 30 units per hectare for two consecutive years. The information for the AMR 2 period for this indicator conforms effectively with the target level.

When considering the permissions for major residential sites only, those for five or more units, it can be seen that the average density is higher than the figure of 30 units per hectare. Therefore, it is noted that the expected density is delivered on new developments of a substantial size, and that the density on smaller sites brings the average figure down.


The average density of all relevant single units that have been approved in the Plan's area during this AMR period (namely 56 units on 3.48 hectares) is only 16.1 units per hectare. The ability to demand a higher density on individual plots is more challenging based on aspects such as the density of adjacent developments and the character of a settlement along with the shape of the site in some cases.



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


Action:



No action currently required. Continue to monitor as part of the next AMR. Consideration will be given to this as part of the review of the Plan.

Indicator: D24

Objective:	SO7	Ensure that all new development meets high standards in terms of quality of design, energy efficiency, safety, security (persons and property) and accessibility, relates well to existing development, enhances public realm and develops locally distinctive quality places.		
Indicator:	Target:	Relevant policy:	PCYFF 2, PCYFF 3, PCYFF 4	
		Outcome:	Trigger level:	
D24 – Prepare and adopt a	Prepare and adopt a	AMB 1		Not adopting a Supplementary Planning

Supplementary Planning Guidance on design matters	Supplementary Planning Guidance on design matters within 12 months of adoption	AMB 2		Guidance within 12 months of adoption
		AMB 3		
		AMB 4		
Analysis:				
<p>The policy target is currently not achieved as anticipated but this does not lead to concerns regarding policy implementation.</p> <p>The timescale for adopting a revised Supplementary Planning Guidance (SPG) on Design has been set for Quarter 4 in 2017/18. This target has not been achieved due to changes in the LDP schedule of works and resource priorities.</p> <p>However, both local planning authorities have 'saved' SPGs from their Unitary Development Plans and can also refer to national guidance when determining new applications.</p> <p>As the new JLDP policy on Design is in line with National Guidance it is not felt that the slippage in the delivery of a new SPG has been detrimental to the decision-making process, although it is acknowledged that a new SPG that more fully reflects and expands upon the new JLDP policy must be produced in the near future.</p> <p>Work on a revised version of the Design SPG is currently being undertaken by the Anglesey & Gwynedd Joint Planning Policy Service. A fixed date for the publication of a draft version of the SPG for public consultation has not yet been finalised.</p> <p>Due to an identified need initial work has been undertaken on a new Design Guide for Areas of Outstanding Natural Beauty (Anglesey and the Llŷn). Consultations with other Welsh local authorities who have adopted design supplementary planning guidance for their AONB designations have recently taken place. Work on producing a draft version for public consultation is currently underway.</p>				
Action:				
Research on contemporary design standards and guidance is currently underway. This work will lead onto the preparation of a new Design SPG.				

Indicator: D25				
Objective:	SO8	SO8: Ensure that settlements are sustainable, accessible and meet all the needs of their communities in accordance with their role in the settlement hierarchy:		
Indicator:	Target:	Relevant policy:	PCYFF 2, PCYFF 3, PCYFF 4 & PS17	
		Outcome:	Trigger level:	
		AMR 1		

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 development, is 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 2		From the date of adoption the number of housing units permitted over 2 consecutive years, expressed as a % of all residential development, in the: <ul style="list-style-type: none"> Sub Regional Centre and Urban Service Centre and the Local Service Centres falls below the % requirement; Villages, Clusters and countryside is higher than the % requirement
		AMR 3		
		AMR 4		

Analysis:

The information is relevant for new permissions and applications to reconsider or extend the expiry date of 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 given, nor does it consider certificates of lawfulness for residential use. Neither does it consider any permissions for demolishing and rebuilding houses, i.e. where there is no increase in the number of units.

Information for 2020/21

Tier	Number of units approved	Percentage of all residential permissions	Distribution target
Sub-regional Centre and Urban Service Centres	69	25%	53%
Local Service Centres	68	25%	22%
Villages, Clusters and the Countryside	138	50%	25%

Total	275	-	-
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*It is noted that exception sites are considered on the basis of the settlements they adjoin, 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 AMR2 and AMR3 (1 April 2019-31 March 2021), the following information is noted:

Tier	Number of units approved	Percentage of all residential permissions	Distribution target
Sub-regional Centre and Urban Service Centres	326	42%	53%
Local Service Centres	175	22%	22%
Villages, Clusters and the Countryside	281	36%	25%
Total	782	-	-

The above information does not correspond with the target level. In terms of the AMR 3 period, whilst the percentage of units that have been granted permission within Local Service Centres is slightly higher than the target, there is a significant difference in the percentage of units that have been permitted in the Sub-regional Centre and Urban Service Centres along with the Villages, Clusters and countryside tier compared to the target level.

When considering the trigger level and the situation for two consecutive years (the AMR 2 and AMR 3 period), it is noted that the percentage of permissions in Local Service Centres is completely consistent with what is noted in the target level. The percentage of units that have been granted permission in the Sub-regional Centre and Urban Service Centres tier remains lower than the target level, whilst the figure for the Villages, Clusters and countryside tier is higher. These figures are not as extreme in comparison with the information for AMR 3 individually.

Whilst the information for AMR 3 individually does not correspond effectively with the target and the trigger level, particularly in terms of the 'Sub-regional Centre and Urban Service Centres' tier and also 'Villages, Clusters and countryside', it is not believed that this causes concern. The information for AMR 3 period is believed to be an exception to the usual pattern shown in the AMR 1 and AMR 2 period. Specific challenges have been evident in the AMR 3 period in relation to the Covid-19 pandemic and this may have impacted on the figures for 2020/21 in relation to this indicator. It is important not to consider information for a single year in isolation and the information in relation to this indicator can be re-visited next year.

Another potential factor for the percentage of residential permissions in the Sub-regional Centre and Urban Service Centres falling below the target level is the delay that is evident in terms of sites that have been allocated in these locations being granted planning permission. From the 30 sites allocated in settlements within this tier, there was no extant planning permission (or any completed development) on 17 of these sites in April 2021. This will clearly have an impact on the number and percentage of units that are approved in these Centres.

On this basis and the specific situation that was seen in the AMR 3 year, it is believed that the information in terms of this indicator should be reconsidered, along with the impact on the Plan's strategy in the next AMR.

See appendix 2 for maps showing the distribution of planning permissions for residential units in 2020/21 and also the cumulative number of permissions since adopting the Plan.

Action:	
No action currently required. Continue to monitor as part of the next AMR. Consideration will be given to this as part of the review of the Plan.	

6.3 Economy and Regeneration

National Significant Infrastructure projects and Related Developments

Wylfa Newydd

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

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

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

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

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

D26 – Stage in the application for Development Consent Order (DCO) in relation to Wylfa Newydd)	Application for Wylfa Newydd DCO submitted for approval by December 2017.	AMB 1		Horizon Nuclear Power fails to submit an application for DCO by December 2017.
		AMB 2		
	Application for Wylfa Newydd DCO approved by May 2018.	AMB 3		Horizon Nuclear Power fails to obtain approval of DCO application by December 2018.
		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. Full consideration will be given to matters relating to Wylfa Newydd during the review of the 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.
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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		

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. Full consideration will be given to matters relating to Wylfa Newydd during the review of the 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:		Trigger Level:
D28 – Number of Planning applications submitted and approved for Wylfa Newydd related development.	Planning applications for Wylfa newydd related development submitted by Horizon nuclear Power to the Isle of Anglesey County council by December 2017.	AMB 1		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		

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:

No action currently required. Continue to monitor as part of the next AMR. Full consideration will be given to matters relating to Wylfa Newydd during the review of the 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 Newydd Project	Individual Wylfa Newydd Project related development	AMB 1		Wylfa Newydd Project related development not started within the timeframe set out in the
		AMB 2		

related development commenced.	commenced in accordance with the individual Planning consents.	AMB 3		individual Planning consents and the Development Consent Order (as applicable).
		AMB 4		
Analysis:				
Following the decision by Horizon Nuclear Power to withdraw the Development Consent Order, no associated development has commenced. Planning permission has been granted for improvements to the A5025 (27C106E/FR/ECON) in 2018 followed by a further application extend the commencement period for the works (VAR/2020/24) up until July, 2023.				
Action:				
No action currently required. Continue to monitor as part of the next AMR. Full consideration will be given to matters relating to Wylfa Newydd during the review of the 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.

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.

Indicator: D31					
Objective:	SO10	Ensure that a network of employment sites and premises of a size and quality is safeguarded and allocated in sustainable locations that best meet the needs of existing businesses and are able to support the growing sectors of the local economy, attracting investment, and retaining and increasing the number of indigenous jobs.			
Indicator:	Target:	Relevant Policy		CYF 1, CYF 3 A CYF 5	
		Outcome:		Trigger Level:	
D31 - Amount of employment land or floor space (use class B1, B2 and B8) included on sites set out in Policy CYF 1 lost to other uses	No net loss of employment land/floor space to alternative uses (uses other than use class B1, B2 and B8) contrary to Policy CYF 3 or Policy CYF 5	AMB 1		One planning application permitted that does not accord with Policy CYF 3 or Policy CYF 5	
		AMB 2			
		AMB 3			
		AMB 4			
Analysis:					
A total of 10 planning applications were permitted on safeguarded employment sites in accordance with Policy CYF1. 8 of these applications were associated with uses in use classes B1, B2, and B8. The two applications that were not associated with these uses were:					
1. C20/0804/25/LL - Change of use of vacant unit from an office B1 Use Class into a dental practice D1 Use Class (re-submission of application that was refused under ref. C20/0351/25/LL) at 8, Chestnut Court Ffordd Y Parc, Parc Menai, Bangor, Gwynedd. Resulted in a loss of 173 sq.m of B1 unit space safeguarded for employment use. Whilst approved by the Planning Committee contrary to officer recommendation because of conflict with policy ISA2, the officer report did conclude that the proposal complied with the requirements of Policy CYF 1 and CYF 5 of the LDP.					

2. C20/0926/25/LL - Application for the change of use of an office unit to veterinary practice (D1) at Uned 8 Llys Onnen, Bangor. Resulted in a loss of 228 sq.m of B1 office space safeguarded for employment use. It was considered that the proposal conformed with the requirements of CYF 5 of the LDP.

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:

No action currently required. Continue to monitor as part of the next AMR. Consideration will be given to this as part of the review of the Plan.

Indicator: D32

Objective:	SO10	Ensure that a network of employment sites and premises of a size and quality is safeguarded and allocated in sustainable locations that best meet the needs of existing businesses and are able to support the growing sectors of the local economy, attracting investment, and retaining and increasing the number of indigenous jobs.
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Indicator:	Target:	Relevant Policy	CYF 1, CYF 3 a CYF 5
		Outcome:	Trigger Level:
D32 - Amount of employment land on safeguarded sites included in Policy CYF 1 taken up by use class B1, B2 or B8 development	6.9 ha employment land on safeguarded sites taken up per annum in Gwynedd	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	
	14.3ha employment land on safeguarded sites taken up per annum in Anglesey	AMB 3	
		AMB 4	

Analysis:

The monitoring trigger relates to the size of the safeguarded employment land that has received permission by the end of 2021.

In Gwynedd, 0.1ha of land has received permission for employment use, and 12.9ha of safeguarded employment sites in Anglesey have received permission during the third Annual Monitoring Report period. (AMR3).

Including planning permissions granted during AMR1 and AMR2 the cumulative total of land that received permission for employment use is as follows:

- Gwynedd 6.4ha (includes relocating a 0.47ha unit on the Cibyn Estate associated with the Caernarfon bypass development)
- Anglesey 26.3ha.

It is noted that the permission rate on safeguarded employment sites during this short period is lower than expected. It is considered that the Plan is a facilitator in terms of providing employment sites and that fewer applications for developments on the employment sites are likely to be based on economic matters that are beyond the Plan's control.




*NOTE: Part of the Caernarfon bypass runs through the south-western corner of the Cibyn Industrial Estate. A small part of the current estate will be lost to the bypass. It is not possible to estimate the surface area of the employment site that will be lost, but it will be a small part in comparison with the entire surface area of the existing estate.

Action:




No action currently required. Continue to monitor as part of the next AMR. Consideration will be given to this as part of the review of the Plan.

Indicator: D33

Objective:	SO10	Ensure that a network of employment sites and premises of a size and quality is safeguarded and allocated in sustainable locations that best meet the needs of existing businesses and are able to support the growing sectors of the local economy, attracting investment, and retaining and increasing the number of indigenous jobs.
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Indicator:	Target:	Relevant Policy		CYF 1, CYF 3 a CYF 5
		Outcome:		Trigger Level:
D33 - Amount of employment development (hectares) permitted on allocated sites as a % of all employment allocations	Secure planning permission on the allocated employment site in Gwynedd by 2019	AMB 1		Total amount of employment land permitted falls below the cumulative requirement identified in the Policy Target
	Secure planning permission for 64 ha employment land on allocated site in Anglesey by 2021	AMB 2		
	Secure planning permission for 112 ha employment land on allocated sites in Anglesey by 2024	AMB 3		
	Secure planning permission for 144	AMB 4		

	ha employment land on allocated sites in Anglesey by 2026			
Analysis:				
<p>No planning application was submitted on an allocated site within Anglesey or Gwynedd during AMB 3.</p> <p>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 (i.e. Brexit, Covid pandemic) is significantly differently to when the Plan was adopted and it is considered that this has had a considerable impact on the take up of employment land.</p>				
Action:				
No action currently required. Continue to monitor as part of the next AMR. Full consideration will be given to this during the review of the Plan.				




Indicator: D34				
Objective:	S10	Ensure that a network of employment sites and premises of a size and quality is safeguarded and allocated in sustainable locations that best meet the needs of existing businesses and are able to support the growth sectors of the local economy, attracting Investment, and retaining and increasing the number of indigenous jobs.		
Indicator:	Target	Relevant Policy:		CYF 1, CYF 3, CYF 5
		Outcome:		Trigger Level:
D34 – Prepare and adopt the Supplementary Planning Guidance relating to alternative uses on safeguarded and allocated employment sites within 18 months of the Plan’s adoption	Prepare and adopt the Supplementary Planning Guidance relating to alternative uses on employment sites.	AMB 1		Not adopting a Supplementary Planning Guidance within 18 months of the Plan’s adoption.
		AMB 2		
		AMB 3		
		AMB 4		
Analysis:				
The SPG was formally adopted by the Joint Planning Policy Committee in January 2021 following a public consultation period.				
Despite the adoption of the Guidance, the target date for adoption set at 18 months post adoption of the Plan was not met.				

The SPG is now used as a material planning consideration in the determination of planning applications.

Action:

Target has been met. No need to continue monitoring.

Indicator: D35

Objective:	SO11	Secure opportunities to improve the workforce's skills and education		
Indicator:	Target:	Relevant policy:	PS 9, ISA 3	
		Outcome:	Trigger level:	
D35 – Employment status of 16 years +	To achieve an increase in the rate of economic activity by 2026 compared to level in 2017	AMB 1		The rate of economic activity declines for 2 consecutive years
		AMB 2		
		AMB 3		
		AMB 4		

Analysis:

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

	Year ending March 2018	Year ending March 2019	Year ending March 2020	Year ending Dec 2020
Ynys Môn	78.1	80.7	79.0	78.9%
Gwynedd	76.7	77.1	77.7	79.6%
Wales	76.5	76.7	76.6	75.1%

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




The rate of economic activity in Gwynedd has increased for the past two years. However the rate of economic activity on Anglesey has seen a small decline during the last year. This may be due to a number of employers relocating or closing, the effects of the covid 19 pandemic and the uncertainty over Brexit during the last financial year. The latter two are unforeseen effects. This figure for the whole of Wales has also seen a decrease in economic activity during the last year.

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:
		AMB 1		Failure to reduce number of people commuting out of Anglesey to Gwynedd by 2021
		AMB 2		
		AMB 3		
		AMB 4		
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			

Analysis:

The Council aspires to reduce the commute rate from Anglesey to Gwynedd and wider areas. A reduction in the proportion of commuters from Anglesey to Gwynedd would 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 2020, 68.2% 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%

(Source: StatsWales, Welsh Government)

As can be seen, the working population rate who commuted from Anglesey to Gwynedd has fluctuated between 2016 and 2020. Even though there has been an increase in the number of commuters from Anglesey to Gwynedd between 2019 and 2020, the proportion remains higher than the comparative figure in 2017. This may suggest that employment opportunities have decreased on the Island. However, there are many other factors that may account for this decline. Since the proportion of commuters from Anglesey has increased, between 2019 and 2020, the target for this indicator is not being met. However, with the Covid pandemic affecting the way we work, it has been an unusual year for commuters with many working from home and




not 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.

Action:

Continue to monitor as part of the next AMR. Full consideration will be given to this during the review of the Plan.

Indicator: D37

Objective:	SO12	Diversify the Plan area's rural economy, building on opportunities, offering local employment opportunities with good quality jobs that are suitable for the local community and respects environmental interests.
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Indicator:	Target:	Relevant Policy		CYF 6
		Outcome:		Trigger Level:
D37 - Number of planning applications permitted for new businesses in Service/ Local/ Rural/ Coastal Villages or in the countryside	New small scale businesses permitted on suitable sites or in suitable buildings within or near villages or in the countryside in accordance with Policy CYF 6	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		

Analysis:

Five planning applications were approved, which were 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 installation of porta cabin for business use, change of use to create caravan/self storage facility, change of use of garden shed into a business use (production, storage and packaging of mead, dog salon, storage shed).

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:

No action currently required. Continue to monitor as part of the next AMR. Consideration will be given to this as part of the review of the Plan.




Town Centres and Retail Developments

Retail centres in both authorities remain the focus for retail uses. No major applications have been received for retail use during the 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:
		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				
D38 - Amount of major retail, office and leisure development permitted (sq. m) within and outside established town centre boundaries				
Annual amount of major retail floor space (sq. m.) permitted within established town centre boundaries compared to annual amount permitted outside established town centre boundaries on edge of centre sites and out of centre sites				
Analysis:				
No major retail planning application was permitted during the monitoring period outside a defined town centre.				
Action:				
No action currently required. Continue to monitor as part of the next AMR. Consideration will be given to this as part of the review of the Plan.				

Indicator: D39				
Objective:	SO13	Promote vital and vibrant town centres in Amlwch, Bangor, Blaenau Ffestiniog, Holyhead, Caernarfon, Llangefni, Porthmadog and Pwllheli, that have either maintained or rediscovered their purpose as centres for work and Services, and that are vibrant and attractive places for residents and visitors.		
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		
	Allocate retail sites in Bangor, Llangefni and Pwllheli to address results of the Study in the Plan's review.			Failure to provide retail sites to address results of the Study.

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. Bexit 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:

No action currently required. Continue to monitor as part of the next AMR. Consideration will be given to this as part of the review of the 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 fr residents.		
Indicator:	Target:	Relevant policy:		PS 15, MAN 1, MAN 2, MAN 3
		Outcome:		Trigger level:
D40 – Number of planning applications for non-A1 uses permitted in individual primary retail areas	A1 uses remain the predominant use within individual primary retail areas compared to the 2017 retail floor space study	AMB 1		Non-A1 uses permitted in individual primary retail areas contrary to Policy MAN 2
		AMB 2		
		AMB 3		
		AMB 4		
Analysis:				
Five applications permitted in the Primary Shopping Area. All applications conform to the policy’s criteria: <ul style="list-style-type: none">• 1 permission for change of use from A1 use to A3,• 1 permission to extend D1 unit (dentist and health centre)• 1 permission to change the use of a former chapel to D2• 1 permission for residential development on first floor• 1 permission for external improvements to A1 unit It is considered that the plan's retail Policy is implemented efficiently as no permission has been granted to any 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:				
No action currently required. Continue to monitor as part of the next AMR. Consideration will be given to this as part of the review of the Plan.				

The Visitor Economy

Tourism is a dynamic sector which changes continuously. It plays a substantial part in the economy of the plan's area. The visitor economy provides jobs, services and facilities that are essential to the well-being and enjoyment of local communities and residents of the plan's area. See the importance of tourism in Table1³ below:

2019	Gwynedd*	Anglesey
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Total economic impact of tourism	£1.35 billion (+9.6%)	£362.25 million (+8.0%)
Total number of visitors (millions)	7.81 (+3.9%)	1.79 (+2.1%)
Number of staying visitors (millions)	3.97 (+6.9%)	1.08 (+2.1%)
Number of day visitors (millions)	3.84 (+0.9%)	0.71 (+0.9%)
Number of FTE ²⁴ jobs supported by tourism expenditure	18,244 (+6.0%)	4,328 (+4.7%)

*including Snowdonia National Park

Supplementary Planning Guidance – Tourist Facilities and Accommodation

The SPG was adopted on the 12th March 2021.

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 (2013-2020) was published in May 2013 whilst the Isle of Anglesey Destination Management Plan was published in 2016. Both authorities are currently working on an update.

The effects of Covid 19 on the Tourism Industry



STEAM figures for Wales for the first 10 months of 2020 show tourism and hospitality contributed £6bn less to the economy across Wales than in 2019. There were 100m fewer visitor days compared with 2019, with the total down to 59m.




North Wales took the biggest hit, with a £2.17bn reduction in the economic impact of the sector, with £0.79bn lost in Mid Wales, £1.1bn in the South West, and £1.87 in the South East.

Another impact which the pandemic has had is the increase in demand for holiday accommodation within the Plan area, with the rise in staycations rather than people holidaying abroad due to the restrictions. This has resulted in increasing pressures on local communities.

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	New or improved visitor attractions	AMB 1		No planning applications for new or improved

4 FTE = Full-time Equivalent

and facilities or improvements to existing attractions and facilities permitted	and facilities permitted on suitable sites in accordance with policy TWR 1	AMB 2		visitor attractions or facilities permitted for 2 consecutive years
		AMB 3		
		AMB 4		
Analysis:				
1 planning permission for a tourist facility (information boards) which is lower than in previous years (6 in AMR1 and 8 in AMR2). This may be due to the covid 19 pandemic as the tourist attractions in the plan area have been closed for much of the year which has resulted in less investment in the sector.				
However the trigger level has not been reached so it is considered that plan's tourism policies are implemented efficiently. The Councils will continue to monitor the indicator.				
Action:				
No action currently required. Continue to monitor as part of the next AMR. Consideration will be given to this as part of the review of the Plan.				

Indicator: D42				
Objective:	SO14	Manage the area as an alternative sustainable destination for tourists by providing facilities of a high standard that meet modern day needs and offer benefits throughout the year.		
Indicator:	Target:	Relevant policy:		PS 14, TWR 3, TWR 5
		Outcome:		Trigger level:
D42 – Number of applications for new permanent and temporary alternative camping units permitted	New permanent or temporary alternative camping units permitted in accordance with Policy TWR 3 or Policy TWR 5	AMB 1		No planning applications for new permanent or temporary alternative camping units permitted for 2 consecutive years
		AMB 2		
		AMB 3		
		AMB 4		
Analysis:				
8 planning permissions for new alternative camping units: 5 for temporary alternative camping developments (TWR 5) and 3 for permanent alternative camping developments (TWR 3) were given during the first AMR period. During the second AMR period a total of 5 applications have been approved: 3 for temporary alternative camping developments (TWR 5) and 2 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:				
No action currently required. Continue to monitor as part of the next AMR. Consideration will be given to this as part of the review of the Plan.				

6.4 Supply and Quality of Housing

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 terms of 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 Development Plan Manual (Edition 3, section 8.16), the Gwynedd and Anglesey Joint Planning Policy Service has assessed the housing provision against the housing trajectory noted in the Plan, amending the trajectory in order to compare it with the trajectory that is part of the Plan.

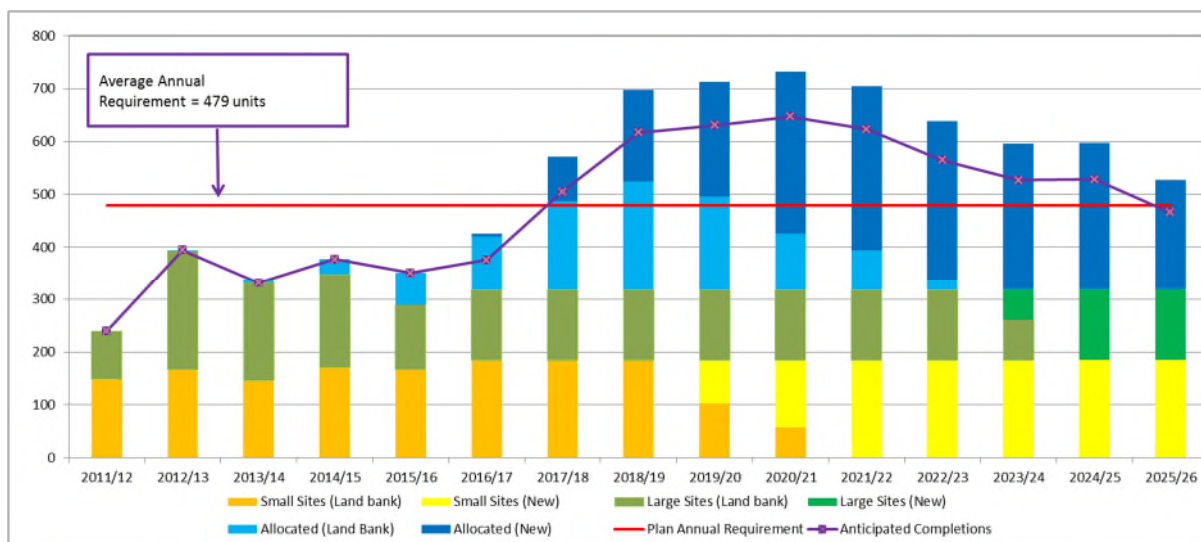
The Annual Monitoring Report must include a section that includes the original trajectory graph and a Calculating the Anticipated Annual Build Rate table (or the Average Annual Requirement in the case of the Joint LDP) and the AMR must include an update on both elements. This will make it possible for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

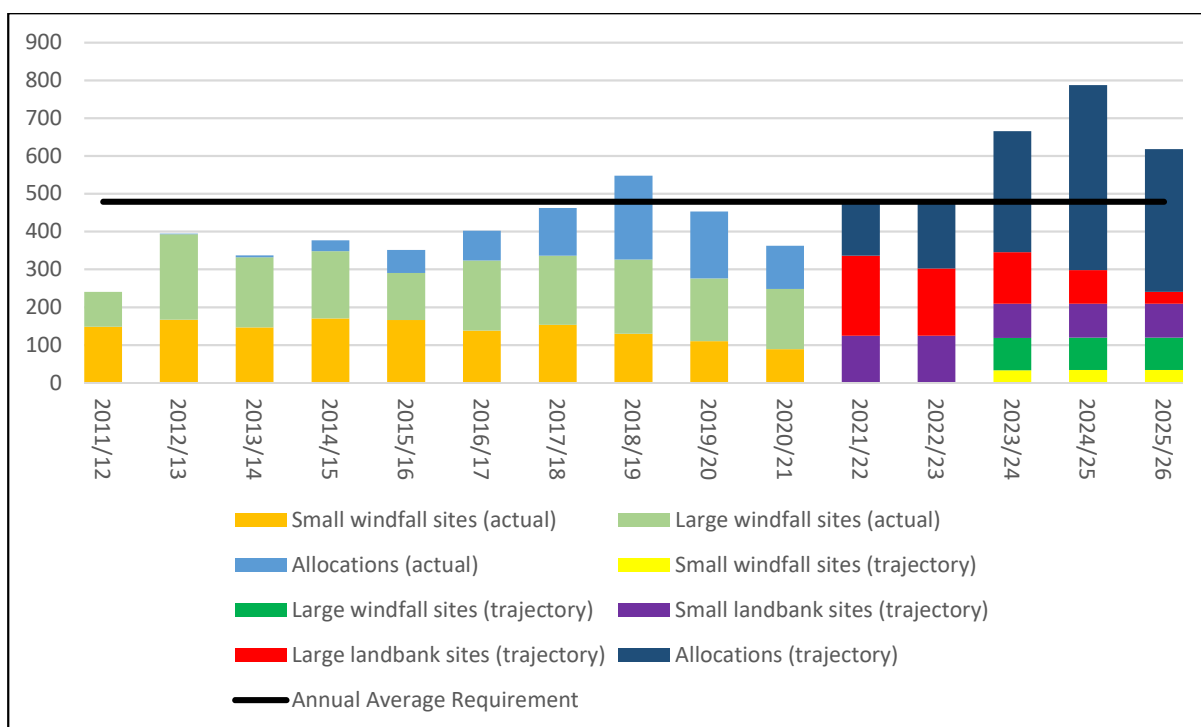
As part of this process, the owners of the Plan's housing allocations and large land bank sites (5 or more units) were contacted in order to establish their intention in terms of developing these sites. Subsequently, the Housing Stakeholders Group was consulted in order to consider the proposed trajectory for these sites. An agreement was reached with the Stakeholders Group in relation to the trajectory of each site 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 in terms of 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 Stakeholder Group and assumptions made on that basis. The basis of the figures from 2021-22 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
	201 1- 12	201 2- 13	201 3- 14	201 4- 15	201 5- 16	201 6- 17	201 7- 18	201 8- 19	201 9- 20	202 0- 21	202 1- 22	202 2- 23	202 3- 24	202 4- 25	202 5- 26
Completed housing units on large sites	92	227	191	207	186	264	309	419	343	269					
Completed housing units on small sites	148	167	146	170	165	138	153	129	110	91					
Number of houses which are expected to be completed on allocated sites during the year											146	171	320	489	378
Number of houses which are expected to be completed on land bank sites during the year											337	302	227	179	121
Number of houses which are expected to be completed on large windfall sites during the year													85	85	85
Number of houses which are expected to be completed on small windfall sites during the year													33	34	34
Number of Houses completed during the year	240	394	337	377	351	402	462	548	453	360					
Anticipated number of houses that will be completed during the year											483	473	665	787	618
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://llyw.cymru/sites/default/files/publications/2020-03/newidiadau-i-bolisiau-a-chanllawiau-ym-maes-cynllunio-yngghylch-cyflenwi-tai_0.pdf
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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	AMR 1		Respond to a deviation that is either significantly higher or significantly lower than the average annual requirement rate
		AMR 2	—	
		AMR 3	—	
		AMR 4		
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 should also be monitored separately.</p> <p>These levels must be clearly noted in the Annual Monitoring Report in numerical form and in percentages (plus/minus x %).</p> <p>The following information is noted in terms of the units that have been completed annually compared against the Average Annual Requirement and the annual completion information 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 Plan period.</p>				

2020/21**Comparison with the housing trajectory**

	Actual units completed	Information from the Plan's housing trajectory i.e. the number of units expected to be completed	Comparison between actual completions and information in the trajectory
Small sites (less than 5 units)	89	163	-74 (-45.4%)
Large sites (5 units or more – not on allocated sites)	159	118	+41 (+34.7%)
Allocated housing sites	112	366	-254 (-68.4%)
Total completions	360	647	-287 (-44.4%)

Comparison with Average Annual Requirement

Actual units completed	Plan's Average Annual Requirement	Comparison between actual completions and average annual requirement
360	479	-119 (-24.8%)

- In this AMR period, it is noted that 360 units have been completed in the Plan area. The Average Annual Requirement is 479 units (therefore 119 units less or -24.8%) and the trajectory envisaged developing 647 housing units, excluding the slippage allowance, during 2020/21 (therefore 287 units less or -44.4%).
- Compared to the information from the trajectory (excluding the slippage allowance), it is noted that for 2020/21 there were 74 less units (-45.4%) completed on small windfall sites; 41 units more (+34.7%) on large windfall sites (5 units or more); with 254 less units completed on sites that were allocated in the Plan (-68.4%).
- 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.

- When undertaking the field survey for this indicator, it is noted, based on the situation in relation to the Covid-19 pandemic, that it was not possible to visit every relevant site that had planning permission for housing units. [It was not possible to visit 48 sites: 14 in Gwynedd and 34 in Anglesey – this correlates to 6.5% of all the relevant sites]. It is possible therefore that more units have been completed than what is reported here.
- Further discussion relating to the number of units completed annually and on the housing allocations is seen in the analysis to indicators D44, D45 and D46.
- It is noted that there is a clear reduction in the number of completed housing units in the AMR 3 period compared to the previous year. It is also noted that the completion level is substantially lower than the Average Annual Requirement along with the figure noted in the trajectory in the LDP for the relevant year. This is the lowest number of units that have been completed in a year since the adoption of the Plan.
- Whilst the potential impact of Covid-19 on developments during the year can be stated, it is noted, in accordance with the trigger level, that what has been developed is significantly lower than the average annual requirement rate. However, given the specific situation in terms of the pandemic during the year and the fact that a review of the Plan commences this year, it is not believed that action is currently required in relation to this indicator. It is also noted that the amended trajectory suggests an increase in housing supply over the coming years to a level that is very close or higher than the Average Annual Requirement figure.
- 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. Whilst the updated trajectory suggests an increase in the number of units to be provided on housing allocations, it is believed that the situation needs to be monitored in its entirety when commencing the review of the Plan in 2021. It will be important to consider this information along with other contextual matters, such as the economic situation, the pandemic and Future Wales jointly with the information in relation to the D43(B) indicator in terms of considering the impact of annual developments on the housing figure in its entirety.

Action:

No action currently required. Continue to monitor as part of the next AMR. Consideration will be given to this as part of the review of the Plan.

Indicator: D43(B)

Objective:	SO15 & SO16	SO15: To ensure that a sufficient and appropriate range of housing sites are available in sustainable locations in accordance with the settlement hierarchy to support economic growth. SO16: To provide a mixture of good quality and affordable housing units, of a range of types and tenures to meet the housing requirements of all sections of the population		
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		
Analysis:				
It is noted that for plans published prior to the publication of the Development Plan Manual, cumulative completions will be measured against the cumulative average annual housing requirement set out in the Plan.				
The following information is noted in terms of the actual units completed against the cumulative completion rate as specified in the housing trajectory of the Plan.				
<u>Information in terms of the cumulative completion rate up to 2020/21 - information per housing provision component</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 sites (less than 5 units)	1416	1612		-196 (-12.2%)
Large sites (5 units or more – not on allocated sites)	1696	1396		+300 (+21.5%)
Allocated housing sites	812	1467		-655 (-44.6%)

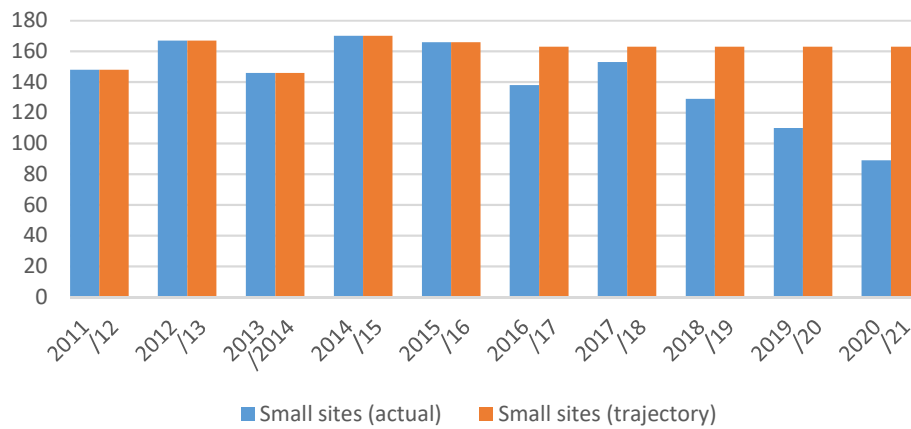
Total cumulative completed units	3924	4475	-551 (-12.3%)
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Annual housing provision rate compared to information in the housing trajectory

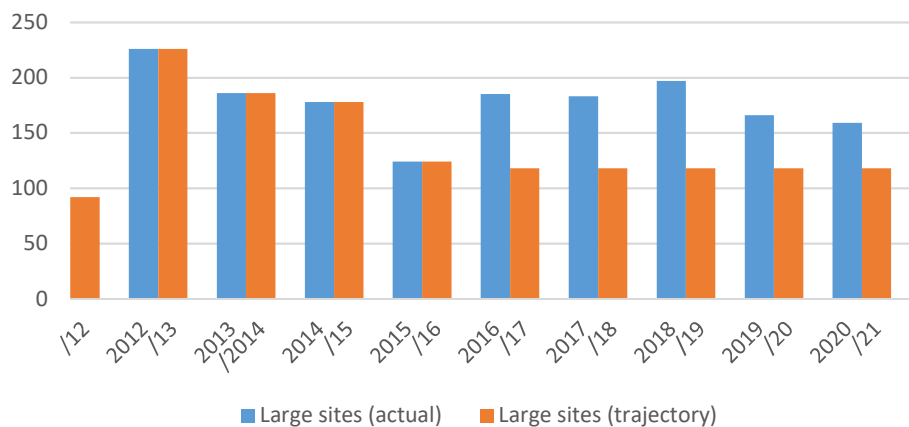
Year	Completion figure noted in the trajectory	Actual completion figure (annual)	Comparison with the annual completion figure in the trajectory	Total cumulative completions	Comparison with the cumulative completions figure in the trajectory	% completion against the cumulative completions figure
2011-12	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)					
2022-23	5663 (+565)					
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.

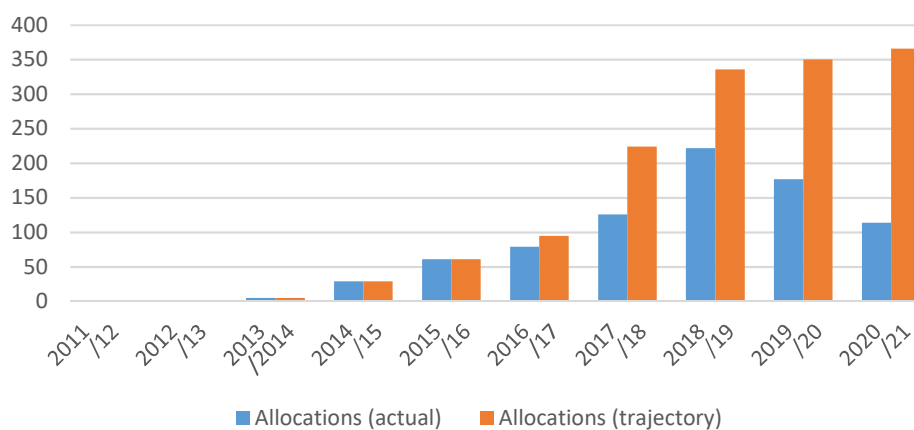
Units completed (actual number and trajectory figures) - Small windfall sites



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



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



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

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

Year	Average annual requirement (479 units per year)	Actual completions figure (annual)	Comparison against the average annual requirement	Total cumulative completions	Comparison against the cumulative average annual housing requirement	% completion 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					
2022-23	5748					
2023-24	6227					
2024-25	6706					
2025-26	7184					

- Including information from this AMR period, it is noted that 551 less units have been completed in the Plan area compared to the figure noted in the trajectory and when comparing with the average annual requirement, it is noted that the actual figure is 866 units lower than the expected figure by 2020/21. 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 3924 units have been completed in the Plan area between the base date in 2011 up to 2020/21. This is 12.3% lower than the figure in the trajectory and 18.1% lower than the figure in terms of the cumulative average annual requirement.

- The gap in terms of the shortfall between the percentage of completed units compared to the cumulative completion figure in the trajectory has increased since the AMR 2 period (from -6.9% to -12.3%). This is also true in terms of the completion percentage compared against the cumulative annual housing requirement (from -17.3% to -18.1%).
- It is noted that the cumulative completion rate has been relatively consistent with the information noted in the trajectory until the AMR 2 period and it is noted that the gap has extended since then (in terms of the shortfall). The information for this year does not correspond with the general pattern noted in the trajectory either where it would be expected to see an increase in the number of completed housing units compared to the previous year.
- Despite the significant shortfall in the number of units completed annually compared to the cumulative average annual housing requirement, it is noted that the number of units completed annually is much more consistent with the cumulative average annual requirement in the Plan's post-adoption period compared to the early years of the Plan period. The information compared to the cumulative average annual requirement notes a shortfall that has been fairly consistent over the past three years.
- When analysing this information in more detail, compared to the cumulative information from the trajectory (excluding slippage allowance) it is noted that 196 less units (-12.2%) have been completed on small windfall sites (less than 5 units); 300 units more (+21.5%) on large windfall sites (5 or more units); with 655 less units on sites allocated for housing in the Plan (-44.6%).
- The graphs above highlight that completed units on small windfall sites in recent years have been lower than what the trajectory had anticipated while, on the other hand, completed units on large windfall sites (5 units or more) have been significantly higher than the information in the trajectory. It is clear that completed units on sites allocated specifically for housing in the Plan have been significantly lower than what was anticipated in the trajectory.

The following points associated with this information are noted below:

- If there is a shortfall in terms of cumulative housing completion levels against the Average Annual Requirement for two consecutive years, Development Plan Manual 3 notes that the LPA must consider the extent of any shortfall and note its conclusion/monitoring actions in terms of the implications for the supply of the required housing level or for delivering the strategy. The trigger level in terms of this indicator notes that a response must be provided to a deviation that is either significantly higher or significantly lower than the cumulative average annual housing requirement.
- The potential impact of the Covid-19 pandemic during the period of this AMR on the housing development rate is noted in terms of the impact upon the working environment (lockdowns etc.).
- When undertaking the field survey for this indicator, it is noted, based on the situation in relation to the Covid-19 pandemic, that it was not possible to visit every relevant site that had planning permission for housing units. [It was not possible to visit 48 sites: 14 in Gwynedd and 34 in Anglesey – this correlates to 6.5% of all the relevant sites]. It is possible therefore that more units have been completed than what is reported here.
- 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 Stakeholders Group, it is anticipated that the number of housing units completed

annually will increase for the remaining Plan period to annual figures that are more consistent with the Average Annual Requirement. Whilst this provision will not mean meeting the housing figure of the Plan by the end of the Plan's lifespan, it is anticipated that the shortfall will reduce when nearing the end of the Plan period.

- Whilst it is anticipated in the updated trajectory that there will be an increase in the number of completed units on sites allocated in the Plan, it is clear from the information up until the period of this AMR that there has been a shortfall in housing provision on such sites compared to what had been expected. As highlighted in relation to indicators D45 and D46, when reviewing the Plan it is likely that the suitability of some housing allocations will need to be considered in order to contribute effectively to the housing figure. This will need to be considered in light of the fact that the housing figure has over-dependended on large windfall sites during the lifespan of the Plan.
- It is noted that the role of the Joint LDP is to provide the conditions to deliver appropriate development and to supply housing in the most suitable manner. Given the specific situation during the year in terms of Covid-19 and the fact that a review of the Plan commences this year, it is not believed that action is currently required in relation to this indicator. The amended trajectory that has been prepared with the Housing Stakeholders Group suggests an increase in completed units to a level that is very close or higher than the Average Annual Requirement figure. Whilst the Plan aims to ensure that the sites identified can deliver the relevant developments, the Plan cannot enforce these developments to happen in accordance with the information in the trajectory. Therefore, a review of the Plan will be essentially important in terms of considering the housing growth level in its entirety and in terms of identifying the best and most suitable sites to meet this growth in an effective manner that meets the Plan's strategy.



Action:

No action currently required. Continue to monitor as part of the next AMR. Consideration will be given to this as part of the review of the Plan.

Indicator: D44

Objective:	SO15 & SO16	SO15: To ensure that a sufficient and appropriate range of housing sites are available in sustainable locations in accordance with the settlement hierarchy to support economic growth. SO16: To provide a mixture of good quality and affordable housing units, of a range of types and tenures to meet the housing requirements of all sections of the population
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Indicator:	Target:	Relevant policy:	PS16, TAI1- TAI7, PS 18, TAI 5, TAI 8, TAI 15-TAI 19
		Outcome:	Trigger level:
		AMR 1	—

D44 The number of new housing units built in the Plan area	Provide 7,184 new housing units over the Plan period, according to the breakdown set out Topic Paper 20B Housing Trajectory Annual targets for remainder of Plan period: 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 2		The number of new housing units provided in the Plan area falls below the requirement for 2 consecutive years
		AMR 3		
		AMR 4		

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

When undertaking the field survey for this indicator, it is noted, based on the situation in relation to the Covid-19 pandemic, that it was not possible to visit every relevant site that had planning permission for housing units. [It was not possible to visit 48 sites: 14 in Gwynedd and 34 in Anglesey – this correlates to 6.5% of all the relevant sites].

In terms of 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 2 consecutive years.

When adding the number of completed units during the first four years within the table (i.e. 2016-20) in this indicator to the target figure, it is noted that 2225 units have been completed compared

with a target of 2776 units. This is equivalent to 80% of the target level (shortcoming of 551 units over a period of 5 years, namely 110 units per year). This is a clear reduction since the information noted in AMR 2 and the gap between the target and the actual number provided has widened.

The number of completed units has decreased significantly since last year (-93 units, without considering sites that were not visited due to Covid-19) although the target information notes that some increase should occur since the AMR 2 period. There is a reduction of 188 units compared to 2018/19. This is the lowest completion level in the Plan area since the adoption of the Joint LDP. It is likely, it could be noted, that the Covid-19 pandemic has had an impact on construction work and, therefore, the level of completed units. Time will tell if this trend will continue in the AMR 4 period or if the impact of Covid-19 has had a specific impact in terms of this year's figures.

Whilst the 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 other allocations, such as those in Bodedern and Rachub, it is noted that the completion figure is significantly lower than the target level and that this is a consideration in terms of the trigger level.

It is not believed that the information is currently a significant cause for concern, particularly given the specific circumstances in the AMR 3 period, although it is certainly something that should be monitored and considered when starting the work of reviewing the Plan this year.




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.

The Councils, mainly through the work of reviewing the Housing Trajectory, contact developers and landowners of the allocated housing sites within the Plan and other large scale sites (5+) where there is extant planning permission. One of the outcomes hoped for through this is to encourage activity on stalled sites, where there has been no obvious sign of activity. It is hoped that this will trigger developments in order to increase the rate of development in future. The update to the housing trajectory [See indicators D43(A) and D43(B)] suggests an increase in the annual development rate until the end of the Plan period.

Action:

No action currently required. Continue to monitor as part of the next AMR. Consideration will be given to this as part of the review of the Plan.

Indicator: D45

Objective:	SO15 & SO16	SO15: To ensure that a sufficient and appropriate range of housing sites are available in sustainable locations in accordance with the settlement hierarchy to support economic growth. SO16: To provide a mixture of good quality and affordable housing units, of a range of types and tenures to meet the housing requirements of all sections of the population		
Indicator:	Target:	Relevant policy:		PS16, TAI1- TAI7, PS 18, TAI 5, TAI 8, TAI 15-TAI 19
		Outcome:		Trigger level:
D45 Total housing units built on allocated sites in Gwynedd as a % of overall housing provision	Sites have been allocated within Policies TAI 1 - 5 for 1,467 new housing units in Gwynedd (including 10% slippage allowance) over the Plan period, which equates to	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		
		<u>AMR 3</u>		

	<p>19% of overall housing provision.</p> <p>Annual completion targets for remainder of Plan period:</p> <table><tr><td></td><td>Allocated sites</td></tr><tr><td>2016/17</td><td>99</td></tr><tr><td>2017/18</td><td>144</td></tr><tr><td>2018/19</td><td>187</td></tr><tr><td>2019/20</td><td>180</td></tr><tr><td>2020/21</td><td>166</td></tr><tr><td>2021/22</td><td>166</td></tr><tr><td>2022/23</td><td>135</td></tr><tr><td>2023/24</td><td>117</td></tr><tr><td>2024/25</td><td>102</td></tr><tr><td>2025/26</td><td>74</td></tr></table>		Allocated sites	2016/17	99	2017/18	144	2018/19	187	2019/20	180	2020/21	166	2021/22	166	2022/23	135	2023/24	117	2024/25	102	2025/26	74	AMR 4		
	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																									

Analysis:

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

	Target	Actual number
2016/ 17	99	70
2017/ 18	144	77
2018/ 19	187	123
2019/ 20	180	106
2020/ 21	166	49

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 most of the completed units as noted in the table above.

In Gwynedd, it is noted that some of the largest housing allocations that were subject to such a planning permission were completed in the previous AMR period (T1 Goetre Uchaf in Bangor and T27 Lôn Cae Phillips in Caernarfon).

Whilst new permissions have been granted on allocations in the Joint LDP, what is completed on them is not sufficient to meet the target level noted in the indicator. Whilst the process of preparing a planning application to the point of completing units on a site can be fairly long, it is noted that the number of units completed on allocated sites in Gwynedd has significantly decreased compared to last year. Whilst the Covid-19 situation may have had a role to play in this, it would now be expected for a number of the housing allocations to provide a significant proportion of the housing units annually.

Of the 34 allocations in Gwynedd that were not completed before the base date of this AMR, there were planning permissions on 14 of these sites (i.e. extant permission during the period of this AMR). There is a link here with the housing trajectory in terms of when it is considered that allocations without planning permission are to be developed.




36% of all completed units in Gwynedd in 2020/21 are located on housing allocations. It is noted that this is lower than the rate in AMR 2, namely 43%. The housing trajectory in the Plan notes, for example, that 56.6% of units completed in 2020/21 are expected to be on housing allocations.

Whilst the number of units provided on allocated sites has not meet the target for two consecutive years as noted in terms of the trigger level, based on the background information, it is not believed that this currently raises a concern. The fieldwork with regards to this indicator has shown that work has started or that development is continuing to take place on a number of allocations, with new planning permissions given on other sites. However, Annual Monitoring Reports will, in future, be a means of assessing whether the rate of housing development is acceptable in line with this indicator, considering therefore the suitability of some of the housing allocations in the Plan to contribute effectively to the target. This will be something to consider when reviewing the Plan. This is important as on 31 March, 2021, no planning permission existed on 20 of the housing allocations in Gwynedd.

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 outcomes hoped for through this is to encourage activity on stalled sites. It is hoped that this will trigger developments in order to increase the rate of development in future. The update to the Housing Trajectory [Indicators D43(A) and D43(B)], which has been the subject of a consultation with the Housing Stakeholders Group, suggests an increase in the provision on housing allocations until the end of the Plan period.

Action:	
No action currently required. Continue to monitor as part of the next AMR. Consideration will be given to this as part of the review of the Plan.	

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:											
D46 Total housing units built on allocated sites in Anglesey as a % of overall housing provision	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. Annual completion targets for remainder of Plan period: <table><tr><td></td><td>Allocated sites</td></tr><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></table>		Allocated sites	2016/17	8	2017/18	109	2018/19	193	2019/20	215	AMR 1		The overall number of new housing units constructed on allocated sites within Anglesey falls below the requirement for 2 consecutive years	
			Allocated sites												
		2016/17	8												
		2017/18	109												
2018/19	193														
2019/20	215														
AMR 2															
AMR 3															
AMR 4															

	2020/ 21	248			
	2021/ 22	221			
	2022/ 23	185			
	2023/ 24	160			
	2024/ 25	176			
	2025/ 26	134			

Analysis:

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

	Target	Actual number
2016/ 17	8	4
2017/ 18	109	49
2018/ 19	193	99
2019/ 20	215	60
2020/ 21	248	63

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 previously allocated sites (and sites that were being developed) being allocated in the JLDP. Therefore, whilst a delay between adopting the Plan and providing housing units on newly allocated sites is, therefore, unavoidable, it is noted that units completed in the AMR 3 period are a combination of units that were permitted before the Plan period and units on new allocations. Therefore, it is clear that developments are beginning to be seen on allocated sites introduced within the Joint LDP.

Despite this, it is noted that the number of units developed on the allocations are far from meeting the target level noted in this indicator. However, it should be noted that there has been a slight increase in terms of the number of completed units on allocated sites in Anglesey since last year and also there is more variety in terms of the sites where completed units were seen (in the AMR 2 period, it is noted that 37 units out of a total of 60 had been completed on the same site). The situation in relation to the Covid-19 pandemic could also have affected the completion level.

The fieldwork with regards to this indicator has shown that work has started or that development is continuing to take place on a number of allocations, with new planning permissions given on some other sites. Of the 28 allocations in Anglesey that were not completed before the base date of this AMR, there were planning permissions on 14 of these sites. There is a link here with the housing trajectory in terms of when it is considered that allocations without planning permission are to be developed.

28.4% of all completed units in Anglesey in 2020/21 are located on housing allocations. The housing trajectory in the Plan notes, for example, that 56.6% of units completed in 2020/21 are expected to be on housing allocations.

Whilst the number of units provided on allocated sites has not meet the target for two consecutive years as noted in terms of the trigger level, based on the background information, it is not believed that this currently raises a concern. The fieldwork with regards to this indicator has shown that work has started or that development is continuing to take place on a number of allocations, with new planning permissions given on other sites. However, Annual Monitoring Reports will, in future, be a means of assessing whether the rate of housing development is acceptable in line with this indicator, considering therefore the suitability of some of the housing allocations in the Plan to contribute effectively to the target. This will be something to consider when reviewing the Plan. This is important as on 31 March, 2021, no planning permission existed on 14 of the housing allocations in Anglesey.

The Councils, mainly through the work of reviewing the Housing Trajectory, contact developers and landowners of allocated sites for housing and other large-scale sites (5 units or more) where there is extant planning permission. One of the outcomes hoped for through this is to encourage activity on stalled sites. It is hoped that this will trigger developments in order to increase the rate of development in future. The update to the Housing Trajectory [Indicators D43(A) and D43(B)], which has been the subject of a consultation with the Housing Stakeholders Group, suggests an increase in the provision on housing allocations until the end of the Plan period.




Action:

No action currently required. Continue to monitor as part of the next AMR. Consideration will be given to this as part of the review of the Plan.

Affordable Housing

Indicator: D47

Objective:	SO15 & SO16	SO15: To ensure that a sufficient and appropriate range of housing sites are available in sustainable locations in accordance with the settlement hierarchy to support economic growth.
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		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:
D47 Total number of additional affordable housing built in the Plan area	Build 1,572 affordable housing in the Plan area by 2026	AMR 1		The overall number of additional affordable housing built within the Plan area is 10% or more below the cumulative requirement set in the Policy Target
		AMR 2		
	Construction targets for remainder of Plan period (2015 – 2026):	AMR 3		
		AMR 4		
	Build 345 additional affordable housing in the Plan area by 2018			
	Build 575 additional affordable housing in the Plan area by 2020			
	Build 805 additional affordable housing in the Plan area by 2022			
	Build 1035 additional affordable housing in the Plan area by 2024			
	Build 1266 additional affordable housing in the Plan area by 2026			

Analysis:

In the 2015-21 period, it is noted that 626 affordable units were built in the Plan area. It is noted that no target has been noted for 2021, but rather a target is noted to construct 805 additional affordable housing in the Plan area by 2022. 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 requirement 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 2020, namely 575 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

When undertaking the field survey for this indicator, it is noted, based on the situation in relation to the Covid-19 pandemic, that it was not possible to visit one relevant site that had planning permission that included affordable housing units.

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

In order to meet the target noted for 2022, 179 affordable units will need to be constructed in the AMR 4 period. In order to ensure provision that is higher than the trigger level (10% or more below the cumulative target in the Policy Target), 97 units will need to be constructed in the next period.

It is noted that the requisite number of affordable units needed to meet the 2022 target was achieved in 2019-19. It is also noted that the number of affordable units provided in each of the last 3 years has been higher than what is required to not consider the trigger level. It is also possible that the impact of the Covid-19 pandemic has affected the provision in 2020-21 compared to previous years.

Whilst some developments that included a significant level of affordable housing (e.g. Goetre Uchaf, Bangor and Lôn Cae Phillips, Caernarfon) were completed in the previous AMR period, the fieldwork in terms of this indicator notes that there is extant permission for 528 affordable units in Gwynedd and Anglesey (410 units have not started and 118 units are under construction). In line with the information noted in the Joint LDP, it is noted that 513 of these units are capable of being developed during the Plan period. There is therefore a numerous supply of affordable units 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 is likely to be higher for the area than what is noted as it does not include housing units that are affordable due to their size and location. In addition, a financial contribution relating to affordable use has been received in relation to some developments rather than affordable provision on the site




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 relating to the requirement for affordable provision. It can take time for this policy to lead to a significant increase in the number of affordable units developed in the Plan area. Despite the reduction in the 2020-21 figure (potentially based on circumstances relating to Covid-19), it is noted that the number of affordable units constructed annually since 2018-19 are much higher on average than the information for previous years.

Action:

No action currently required. Continue to monitor as part of the next AMR. Consideration will be given to this as part of the review of the Plan.

Indicator: D48

Objective:	SO15 & SO16	SO15: To ensure that a sufficient and appropriate range of housing sites are available in sustainable locations in accordance with the settlement hierarchy to support economic growth. SO16: To provide a mixture of good quality and affordable housing units, of a range of types and tenures to meet the housing requirements of all sections of the population
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Indicator:	Target:	Relevant policy:		PS16, TAI1- TAI7, PS 18, TAI 5, TAI 8, TAI 15- TAI 19
		Outcome:		Trigger level:
D48 % affordable housing units permitted per house price area	% affordable housing provision in line with indicative target per house price area	AMR 1		Average % 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		

Analysis:

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

proposal must be for 100% affordable housing.

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

It is noted that the trigger level refers to two consecutive years. The information for 2020/21 needs to be considered jointly with the information for AMR 2.

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	2019/20	No relevant planning permission.		
	2020/21	No relevant planning permission.		
Rhosneigr	2019/20	No relevant planning permission.		
	2020/21	No relevant planning permission.		
Beaumaris	2019/20	30%	100%	✓
	2020/21	No relevant planning permission.		
Rural North West	2019/20	30%	0%	X
	2020/21	30%	71%	✓
Bridgehead	2019/20	30%	9%	X
	2020/21	No relevant planning permission.		
Trearddur & Rhoscolyn	2019/20	30%	0%	X
	2020/21	No relevant planning permission.		
South West	2019/20	No relevant planning permission.		
	2020/21	No relevant planning permission.		
North east rural	2019/20	30%	33%	✓
	2020/21	No relevant planning permission.		
Larger Coastal Settlements	2019/20	30%	53%	✓

	2020/21	30%	0%	X
Rural Centres	2019/20	No relevant planning permission.		
	2020/21	No relevant planning permission.		
Mid Rural	2019/20	20%	25%	✓
	2020/21	20%	27%	✓
Northern Coast & South Arfon	2019/20	20%	42%	✓
	2020/21	20%	75%	✓
Rural West	2019/20	20%	56%	✓
	2020/21	20%	21%	✓
Llangefni,	2019/20	10%	83%*	✓
	2020/21	10%	13%*	✓
Llŷn	2019/20	No relevant planning permission.		
	2020/21	10%	13%	✓
Western Coastal & Rural Arfon	2019/20	10%	13%	✓
	2020/21	No relevant planning permission.		
Holyhead	2019/20	10%	8%*	✓**
	2020/21	10%	11%*	✓
Amlwch & Hinterland	2019/20	10%	23%	✓
	2020/21	10%	12%*	✓
The Mountains	2019/20	10%	23%	✓
	2020/21	10%	91%	✓
Eastern Gwynedd & National Park	2019/20	No relevant planning permission.		
	2020/21	No relevant planning permission.		
Blaenau Ffestiniog	2019/20	No relevant planning permission.		
	2020/21	No relevant planning permission.		

*Financial contribution (affordable) in addition

**** Target not reached in relation to the provision of units but financial contribution means that what has been ensured in this house price area is acceptable.**

Notwithstanding one House Price Area (Larger Coastal Settlements), it is noted that the general percentage of affordable houses provided as part of the relevant residential planning permissions in the AMR 3 period correspond effectively with the indicative target as highlighted in Policy TAI 15.

If considering the trigger level, namely that the general percentage of affordable housing provision falls below the indicative target per house price area for 2 consecutive years, it is noted that there is no house price area where this is apparent. However, it is noted that there is no relevant information 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
2019/20	13	120	57	48%
2020/21	2	26	17	65%

Joint House Price Areas: Percentage affordable 20%

Period	Number of permissions	Number of units approved	Affordable housing	Percentage of affordable units
2019/20	9	88	39	42%
2020/21	7	74	25	34%

Joint House Price Areas: Percentage affordable 10%

Period	Number of permissions	Number of units approved	Affordable housing	Percentage of affordable units
2019/20	15	176	69	39%
2020/21	10	110	40	36%

When considering house price areas (based on the areas in which the percentage of affordable housing sought is the same) jointly, it is noted that the affordable provision corresponds effectively with the policy target. It should also be remembered that financial contributions have been secured

in place of on-site affordable provision in some instances.




What is clear is that the number of permissions that are relevant for consideration in terms of this indicator is significantly lower for the AMR 3 period (19 applications) compared to the AMR 2 period (38 applications). This means that there are numerous house price areas where there was no relevant permission in 2020/21 in terms of considering the requirements of Policy TAI 15.

Action:

No action currently required. Continue to monitor as part of the next AMR. Consideration will be given to this as part of the review of the Plan.

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	AMR 1		No increase in the number of affordable housing exception sites permitted for 2 consecutive years
		AMR 2		
		AMR 3		
		AMR 4		

Analysis:

Planning applications granted permission on rural exception sites during this AMR period:

Plan Area: 3 sites (10 units)

Bryn Difyr, Bethel (Gwynedd): 1 unit
Land near Llain Y Pebyll, Bethesda: 7 units
Plot 7 & 8, Sŵn Y Faint, Lôn Fain, Dwyran: 2 units

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

Plan Area: 6 sites (24 units)

Information for AMR 2 period:

Plan Area: 4 sites (45 units)*

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

It is noted that there has been a reduction in the number of exception sites receiving planning permission along with the number of units that have been permitted on them compared to the AMR 2 period and, indeed, the AMR 1 period. Therefore, information for the AMR 3 period does not correspond effectively with what is noted in terms of the trigger level.

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

Despite the reduction in the number of exception sites that received planning permission in 2020/21 compared to the previous two years, it is noted that the target in terms of this indicator notes "An 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). The number of exception sites permitted in 2020/21 is consistent with the 2015/16 figure and is higher than the 2016/17 figure, with the number of units permitted on these sites also higher. As a result, the information for the AMR 3 period corresponds effectively with what is noted in 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 should be given to facilitating a sufficient provision of affordable units in the Plan area when reviewing the Plan.

Action:

No action currently required. Continue to monitor as part of the next AMR. Consideration will be given to this as part of the review of the Plan.

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		An increase or decrease of 5% of residual value in any house price area in any one year.
		AMR 2		
		AMR 3		
		AMR 4		
Analysis:				
<p>Policy TAI 15 of the Joint Local Development Plan identifies 21 House Price Areas. Since the adoption of the plan 1,823 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.</p> <p>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.</p> <p>In light of this the Council commissioned work to understand the changes in building costs against general house prices between March 2019 and March 2021 to build upon the 2019 work undertaken for the 1st AMR.</p> <p>Between 2019 and 2020 there was a slight increase of 1.7% in overall house prices in Gwynedd with a higher increase of 6.6% on Anglesey. For the period 2020 to 2021 Gwynedd saw a significant increase of 15.5% with Anglesey also seeing a significant increase of 15%. On average for the Plan area house prices have increased by 19.4% between 2019 and 2021 with an overall increase of 24.7% since 2016.</p> <p>The growth in prices seen in the plan area between 2016 and 2020 was approximately 10% which is a modest 2% per year. The dramatic increase seen this year would appear therefore to be a diversion from the longer term and on this basis may have to be considered carefully going forward into 2022.</p> <p>In relation to build costs (based on changes in tender prices) these show an increase of 1.1% between 2019 and 2020, however a decrease of 1% between 2020 and 2021. Overall there has been an increase of 12.6% in build costs since 2016.</p>				

There is anecdotal feedback that is being given on construction costs – that they are rising fast, does not seem to be feeding through to the data.

Overall this suggests a widening of the viability ‘gap’ between values and costs and hence higher residual values.

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 £300,000. This means that in the top 4 sub market areas and settlements, 40% Affordable Housing is probably not unrealistic; further 30% to 40% in the Llangefni and Llŷn Peninsular sub market. In the lowest two value areas, around 20% Affordable Housing is probably about right taking into account that land owners in these locations will not expect as high returns as those in higher value areas.

This has been a period of economic and political upheaval which traditionally might have created viability problems and challenges. However, after seeing modest rises in prices and costs for the period 2016 to 2019, the last 12 months have seen strong price growth giving impetus to viability across all areas.

At the same time costs have maintained only modest growth, meaning that the viability ‘gap’ has widened improving the capacity of land to deliver Section 106 contributions.

The position therefore on paper is that the Council can uphold its current policies in site specific negotiations. However, the longer term picture is less certain. It is possible that prices are running ahead of the long term trend due to a unique set of factors including the Covid induced trend for moving and the bolstering of the job market via furlough.

So, the situation will need close monitoring to see whether these suspected impacts actually feed through to the data. If they do, then the underlying viability picture may not be so optimistic as it currently appears.

Action:

Undertake a detailed viability study as part of the evidence base for a review of the JLDP.

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		
Indicator:	Target:	Relevant policy:		
		Outcome:		Trigger level:
D52 Number of local market housing units built in settlements noted in Policy TAI 5	Deliver the highest possible level of local market housing in settlements listed in Policy TAI 5.	AMR 1		Fewer than 10 local market housing units built in settlements noted in Policy TAI 5 in any one year.
		AMR 2		
		AMR 3		
		AMR 4		
Analysis:				
2020/21: 0 local market unit completed				
<p>During the period of this AMR, permission was granted for one local market unit. It is noted that there is an extant permission for 3 such units since the AMR 1 and AMR 2 periods and that one local market unit was completed during 2019/20.</p> <p>It is noted that there is a local market housing condition on a further 7 units (on 2 sites) that were given permission in 2019/20, but it is understood that affordable units (as permitted under Policy TAI 5) will be provided on these sites.</p> <p>Whilst this proportion of permissions would not lead to meeting the target level, it is noted that Policy TAI 5 in relation to Local Market Housing has introduced a brand new policy principle that was not apparent in previous development plans. On this basis, it is believed that there is a time delay between the adoption of the Joint LDP, accepting a completely new policy principle in the relevant settlements and then developing such housing. It is believed that the fundamental change in policy for the specific locations that are relevant to Policy TAI 5 means that it will take time for it to be accepted widely by the public and housing developers. As the Plan matures, it is hoped that there will be an increase in the construction of such units. Whilst it is important that new housing provision is ensured in order to meet the needs of local communities, the policy clearly restricts 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 review of the Plan in order to ensure that the policy is effective in terms of meeting local housing needs.</p> <p>The situation in terms of the provision of local market units can be assessed in future Annual</p>				




Monitoring Reports and it is not believed that any action needs to be taken with respect to this indicator at present.

Action:

No action currently required. Continue to monitor as part of the next AMR. Consideration will be given to this as part of the review of the Plan.

Indicator: D53

Objective:	SO15 & SO16	<p>SO15: To ensure that a sufficient and appropriate range of housing sites are available in sustainable locations in accordance with the settlement hierarchy to support economic growth.</p> <p>SO16: To provide a mixture of good quality and affordable housing units, of a range of types and tenures to meet the housing requirements of all sections of the population</p>
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Indicator:	Target:	Relevant policy:		
		Outcome:		Trigger level:
D53 Planning applications and appeals to modify or remove section 106 agreements or a condition relating to local market housing	Retain S106 agreements and conditions that facilitate delivery of local market housing in accordance with Policy TAI 5.	AMR 1		Planning application or appeal to modify or remove S106 agreements or condition relating to local market housing approved or allowed (as appropriate) in any one year
		AMR 2		
		<u>AMR 3</u>		
		AMR 4		

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 1990 Town & Country Planning Act, it is possible to appeal a planning obligation to the Planning Inspectorate after five years on the basis that there is no relevant planning reasons for the obligation. Prior to 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 a policy within the JLDP that was adopted in 2017, it is highly unlikely that a Local Planning Authority would be willing to amend or remove a 106 condition/agreement relating to restricting a house to a local market house.

Action:

No action currently required. Continue to monitor as part of the next AMR. Consideration will be given to this as part of the review of the Plan.

Indicator: D54

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

Local Housing Market Assessment

Indicator: D55

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

Gypsy and Traveller Accommodation

The Gwynedd and Anglesey Gypsy and Traveller Accommodation Assessment (2016) was approved by Gwynedd Cabinet on 19 January 2016 and by the Anglesey Working Committee on 8 February 2016.




Both Councils have been working to deliver the Recommendations of the 2016 Assessment, which is an extension of the current Llandygai Bangor site and a new permanent site for permanent needs in Penhesgyn, Penmynydd and the preparation of temporary sites in Caernarfon, Central Anglesey and Holyhead.

For residential sites, Gwynedd Council has granted permission for an extension and improvement for existing plots at Llandygai Gypsy site, which has been implemented with an additional 5 pitches developed on the site. Anglesey County Council have carried out assessments to confirm the suitability of the Penhesgyn site. However, due to a change in demand from the unauthorised site and the need to prioritise the development of the temporary site in Central Anglesey, a planning application has not yet been submitted for this site.

For a temporary stopping place, Gwynedd Council has agreed to use the farthest end of the Shell car park in Caernarfon when there is demand, with appropriate facilities being provided for the gypsies / travellers. Following a consultation process, the site near Star was selected as a suitable site for temporary need for the centre of the Island and it obtained planning permission in 2018. Current scheme costs are above approved budget and discussions around future development are on-going.

For a site within the Holyhead area no site has been identified to date.

Both Councils are committed to undertaking a Gypsy and Travellers Accommodation needs Assessment in 2021 and presenting a report to the Welsh Government in 2022. The results of this assessment will determine the need within the Plan area for future accommodation needs for Gypsies and Travellers.

Indicator: D56				
Objective:	SO15	To ensure that a sufficient and appropriate range of housing sites are available in sustainable locations in accordance with the settlement hierarchy to support economic growth.		
	SO16	<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:	
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		Failure to provide 4 pitches at Penhesgyn, Anglesey by end of 2017/ 2018
		AMR 2		
		AMR 3		
		AMR 4		
Performance 1st AMR (1st August 2017 to 31st March 2019)		Performance 2nd AMR (1st April 2019 to 31st March 2020)		
Initial work on developing the site undertaken but change in need from unauthorised tolerated site.		Due to change in need from unauthorised tolerated site no further work on developing the site undertaken.		
Analysis:				
The change in circumstances in relation to the number of travellers at the tolerated site with only one of the original 4 identified in the 2016 Assessment remains the same.				

The Council are still providing support for this individual and are investigating alternative solutions to meeting his accommodation needs as well as agreeing a specific timetable to address this need.

There is an intention to undertake GTAA work over the coming year for approval next year.




Due to change in need from unauthorised tolerated site no further work on developing the site undertaken.

Action:

Anglesey County Council to continue 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	To provide a mixture of good quality and affordable housing units, of a range of types and tenures to meet the housing requirements of all sections of the population: Key outputs: <ul style="list-style-type: none"> • there will be a consistent minimum 5 year supply of land for housing; • housing growth will be distributed across the Plan area in accordance with the spatial distribution; • the supply of affordable housing units will have increased; • the demand for sites for Gypsies and Travellers will have been addressed.




Indicator:	Target:	Relevant policy:		PS1
		Outcome:		Trigger level:
D57 The number of additional Gypsy pitches provided on an extension to the existing residential Gypsy site, adjacent to the Llandygai Industrial Estate, Bangor	Provide 5 additional pitches on an extension to the existing residential Gypsy site adjacent to the Llandygai Industrial Estate, Bangor by the end of 2017/ 2018	AMR 1		Failure to provide additional 5 pitches on an extension to the existing residential Gypsy site adjacent to the Llandygai Industrial Estate, Bangor by end of 2017/ 2018
		AMR 2		
		AMR 3		
		AMR 4		Failure to provide a cumulative total of 10 additional pitches on an extension to the existing residential Gypsy site
	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			adjacent to the Llandygai Industrial Estate, Bangor by the end of 2026
Analysis:				
<p>An additional 5 pitches have been provided with a total of 12 permanent pitches now available to Gypsies all of which were occupied at March 2021.</p> <p>The work of a Gypsy and Traveller Needs Assessment over the coming year is to be approved next year.</p> <p>There is an agreement from Anglesey and Gwynedd Council's to undertake a joint GTAA work over the coming year for approval next year. The findings of this revised GTAA will inform the JLDP over the need for additional pitches within the Plan area.</p>				
Action:				
No action currently required. Continue to monitor as part of the next AMR. Consideration will be given to this as part of the review of the Plan.				

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	Provide number and type of pitches to address need identified in the	AMR 1	—	Failure to provide number and type of additional pitches to address need
		AMR 2	—	

Accommodation Needs Assessment (GTANA)	GTANA by the end of 2026	AMR 3		identified in the GTANA by the end of 2026
		AMR 4		
Analysis:				
<p>The Gypsies and Travellers Accommodation Needs Assessment 2016 identified the need for temporary sites, one in the Caernarfon area of Gwynedd and two sites on Anglesey - one in the centre of Anglesey and the other in Holyhead. For the Anglesey sites, the sites in the centre of Anglesey should be able to accommodate 15 caravans, and 12 caravans in Holyhead.</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>Tender documents were completed and tenders were invited for the development of a Temporary Stopping Place at Star during Quarter 2 2020/21. Four tender submissions were received and subsequently evaluated during Quarter 3.</p> <p>Current scheme costs are above approved budget and discussions around future development are on-going.</p> <p><u>Anglesey – Holyhead</u></p> <p>No site has been identified to date. The results of the 2021 GTAA will determine the latest position on the Island in relation to need for additional temporary sites.</p>				
Action:				
No action currently required. Continue to monitor as part of the next AMR. Consideration will be given to this as part of the review of the Plan.				




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: D59 The number of unauthorised Gypsy & Traveller encampments reported annually and length of stay	Target: Monitor changes in need for pitches and compare with supply of pitches in the inter GTANA period.	Relevant policy:		PS1											
		Outcome:		Trigger level											
		AMR 1		The number of encampments and length of stay suggests a need for additional supply of pitches.											
		AMR 2													
		AMR 3													
AMR 4															
Analysis: Gwynedd Council has not received any information regarding unauthorised encampments over the past year. There is a tolerated site of 2 caravans in Bethesda, which have in the past been offered a place of the Council's waiting list but have declined this offer. On Anglesey, one unauthorised site was reported on. The number of caravans were two with 4 occupants and the length of stay was for 4 nights. <table><tr><th>Site</th><th>Caravans</th><th>Arrival Date</th><th>Departure Date</th><th>Number of Days</th></tr><tr><td>Bryn Cefni Business Park, Llangefni</td><td>2</td><td>19.08.20</td><td>23.8.20</td><td>5 days</td></tr></table> From reviewing the situation, nothing is causing concern at present.						Site	Caravans	Arrival Date	Departure Date	Number of Days	Bryn Cefni Business Park, Llangefni	2	19.08.20	23.8.20	5 days
Site	Caravans	Arrival Date	Departure Date	Number of Days											
Bryn Cefni Business Park, Llangefni	2	19.08.20	23.8.20	5 days											
Action:															
No action currently required. Continue to monitor as part of the next AMR to see whether similar patterns emerge in future.															

6.5 Natural and Built Environment

Conserving and Enhancing the Natural Environment

During AMR 3 the processes for UNESCO's inscription of the North Wales Slate Landscape World Heritage Site status has progressed. As part of the work relating to the nomination a draft of an associated Supplementary Planning Guidance has been prepared. Following a successful inscription of the nomination the draft Guidance will be subject to a public consultation period after which measures will be taken to adopt the Guidance by the Council ensuring that it then becomes a material planning consideration when making decisions on planning applications.

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		

Analysis:




After an examination of the planning applications determined it does not appear that a planning permission has been approved, contrary to policy AMG 5 and AMG 6 during the monitoring period.

It appears that the policies are implemented effectively.

Action:

No action currently required. Continue to monitor as part of the next AMR. Consideration will be given to this as part of the review of the Plan.

Indicator: D61

Objective:	SO17	Protect, enhance and manage the natural and heritage assets of the Plan area, including its natural resources, wildlife habitats, and its landscape character and historic environment		
Indicator:	Target:	Relevant Policy	PS19, AMG1, AMG2, AMG3, AMG4, AMG5, AMG6, PS20, AT1, AT3, AT4	
		Outcome:	Trigger Level:	
D61 - Number of planning applications permitted on nationally or internationally designated sites or on sites that affect the biodiversity or geodiversity value of the designated sites	No planning applications permitted that are harmful to the biodiversity or geodiversity value of nationally or internationally designated sites	AMB 1		One planning application permitted contrary to Policy PS 19
		AMB 2		
		AMB 3		
		AMB 4		

Analysis:

The total of approved planning applications that were entirely/partially within nationally or internationally designated sites of biodiversity or geodiversity value (i.e. Special Areas of Conservation, Special Protection Areas, Ramsar, Sites of Special Scientific Interest, National Nature Reserves) was 3; these were as follows:

1. FPL/2020/37 - Full application for the installation of a floating pontoon and boat cradle at Ynys y Big, Menai Bridge. Natural Resource Wales (NRW) was satisfied that the mitigation measures identified are sufficient to reduce any impacts on the marine environment and that there will be no likely significant effect on Menai Strait and Conwy Bay SAC, Lavan Sands SPA and Glannau Porthaethwy SSSI.
2. FPL/2020/68 - Retrospective application for the coastal defence works at Trewyn Isaf, Rhosneigr. NRW stated that the proposed development was not likely to damage the special interest features of Rhosneigr SSSI.

3. C20/0244/08/LL – Full planning permission for the construction of Western tunnel head house (including the associated construction compound) at Garth and the permanent access track. In respect of nationally or internationally designated sites of biodiversity or geodiversity value NRW stated the following:
- a) SAC - satisfied that providing the measures detailed within the report are implemented, the proposals are unlikely to affect the integrity of the Meirionydd Oakwoods and Bat Sites SAC.
 - b) SSSI - satisfied that the development being applied for here is unlikely to have a significant impact on the Glaslyn SSSI, the Ysbyty Bron y Garth SSSI or bats utilising the area.

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. Consideration will be given to this as part of the review of the Plan.

Indicator: D62

Objective:	SO17	Protect, enhance and manage the natural and heritage assets of the Plan area, including its natural resources, wildlife habitats, and its landscape character and historic environment
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Indicator:	Target:	Relevant Policy	PS19, AMG1, AMG2, AMG3, AMG4, AMG5, AMG6, PS20, AT1, AT3, AT4
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		Outcome:	Trigger Level:
D62 Number of planning applications permitted for major development in an Area of Outstanding Natural Beauty (AONB).	No planning applications permitted for major development, which are harmful to an AONB's natural beauty.	AMB 1	
		AMB 2	
		AMB 3	
		AMB 4	




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. Consideration will be given to this as part of the review of the Plan.




Preserving and Enhancing Heritage Assets

Indicator: D63					
Objective:	SO17	Protect, enhance and manage the natural and heritage assets of the Plan area, including its natural resources, wildlife habitats, and its landscape character and historic environment			
Indicator:	Target:	Relevant Policy		PS19, AMG1, AMG2, AMG3, AMG4, AMG5, AMG6, PS20, AT1, AT3, AT4	
		Outcome:		Trigger Level:	
D63 – Number of Planning applications permitted in Conservation Areas and World Heritage Sites or sites that affect their historic or cultural values	No Planning application permitted that are harmful to the character and appearance of a Conservation Area or the Outstanding Universal Value of World Heritage Sites	AMB 1		One Planning application permitted contrary to Policy PS 20 or Policy AT1	
		AMB 2			
		AMB 3			
		AMB 4			
Analysis:					
No planning permission was granted for applications that were contrary to policies PS 20 and AT 1 during the monitoring period. One planning application was approved within the World Heritage Site, and a total of 65 planning applications (full/outline) within the Plan's Conservation Area. These include the change of use of former Church into space for rehearsal, workshop and performance; 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.					
Action:					
No action currently required. Continue to monitor as part of the next AMR. Consideration will be given to this as part of the review of the Plan.					

Indicator: D64				
Objective:	SO17	Protect, enhance and manage the natural and heritage assets of the Plan area, including its natural resources, wildlife habitats, and its landscape character and historic environment		
Indicator:	Target:	Relevant Policy	PS19, AMG1, AMG2, AMG3, AMG4, AMG5, AMG6, PS20, AT1, AT3, AT4	
		Outcome:	Trigger Level:	
D64 – Prepare and adopt a	Prepare and adopt a Supplementary	AMB 1		Not adopting a Supplementary Planning

Supplementary Planning Guidance relating to Heritage Assets	Planning Guidance in relation to Heritage Assets within 18 months of the Plan's adoption	AMB 2		Guidance within 18 months of the Plan's adoption
		<u>AMB 3</u>		
		AMB 4		
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. Furthermore, design issues relating to historic assets will be covered by the SPG on 'Design' which is currently being prepared.				
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Action:				
No action currently required. Continue to monitor as part of the next AMR. Consideration will be given to this as part of the review of the Plan.				

Waste Management

Indicator: D65				
Objective:	SO18	Encourage waste management based in the hierarchy of reduce, re-use, recovery and safe disposal.		
Indicator:	Target:	Relevant policy:		GWA 1
		Outcome:		Trigger level:
D65 – The amount of land and facilities to cater for waste in the Plan area	Maintain sufficient land and facilities to cater for the Plan area’s waste (to be confirmed at a regional level in accordance with TAN 21 waste monitoring arrangements)	AMB 1		Triggers to be established at a regional level in accordance with TAN21
		AMB 2		
		<u>AMB 3</u>		
		AMB 4		
Analysis:				

Based on the North Wales Waste Monitoring Report, 2018/19, 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:

No action currently required. Continue to monitor as part of the next AMR. Consideration will be given to this as part of the review of the Plan.

Indicator: D66

Objective:	SO18	Encourage waste management based in the hierarchy of reduce, re-use, recovery and safe disposal.
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Indicator:	Target:	Relevant policy:		GWA 1
		Outcome:		Trigger level:
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.	AMB 1		No planning applications for waste management facilities on employment sites identified in Policy GWA 1 and Policy CYF 1.
		AMB 2		
		AMB 3		
		AMB 4		

Analysis:




Two planning permissions for extending a site office and a variation of condition to manage operating times. This compares to four planning permissions approved for waste management activities on employment sites during AMR2 period and one permission during AMR1.



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


Action:

No action currently required. Continue to monitor as part of the next AMR. Consideration will be given to this as part of the review of the Plan.

Minerals

Indicator: D67					
Objective:	SO19	Meet the needs of minerals locally and regionally in a sustainable manner.			
Indicator:	Target	Relevant Policy:		PS 22, MWYN 6	
		Outcome:		Trigger Level:	
D67 – The extent of primary land-won aggregates permitted in accordance with the Regional Technical Statement for Aggregates expressed as a percentage of the total capacity required as identified in the Regional Technical Statement (MTAN)	Maintain a minimum 10 year land supply of crushed rock aggregate reserves throughout the Plan period in the Plan area in line with Policy PS22	AMB 1		Less than a 12 year land supply of crushed rock aggregate reserves in the Plan area in any one year	
		AMB 2			
		AMB 3			
		AMB 4			
Analysis:					
<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:					
No action currently required. Continue to monitor as part of the next AMR. Consideration will be given to this as part of the review of the 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		

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:

No action currently required. Continue to monitor as part of the next AMR. Consideration will be given to this as part of the review of the 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		

Analysis:

11 planning permissions were granted on sites within a mineral buffer zone. The types of permission varies from being householder development, agricultural developments and signage.

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:

No action currently required. Continue to monitor as part of the next AMR. Consideration will be given to this as part of the review of the Plan.

CHAPTER 4: CONCLUSIONS AND RECOMMENDATIONS

- 4.1 The period of this AMR includes the initial stages of the global pandemic including the very restrictive lockdowns, where all but essential journeys were prohibited and people were told to stay in their homes. The lockdowns and the subsequent restrictions impacted everyday life for a large part of the period of AMR3. As a result of the lockdowns and restrictions many everyday activities were halted for many months. The findings of the AMR3 should not be considered in isolation and due to the exceptional circumstances. The full implications arising from the global pandemic are not yet understood and as this information emerges it will be considered as part of the review of the Joint Local Development Plan.
- 4.2 As with the previous AMRs, AMR3 will provide evidence on the indicators for comparison in future years to enable the Councils to identify any trends. However, as outlined above when considering the findings the exceptional circumstances which exist in terms of the global pandemic will need to be borne in mind. AMR3 along with the previous AMRs will also provide important evidence for the review of the JLDP.
- 4.3 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 review and addressed by any subsequent revision of the plan.
- 4.4 Despite the difficulties relating to the global pandemic during the past year there have been a number of positive outcomes related to the local development plan which are outlined below.

- 4.5 The adoption two additional supplementary planning guidance which provides further guidance on policy implementation. These were Change of use of community facilities and services, employment sites and retail units and Tourism Accommodation and Facilities. The Tourism Accommodation and facilities provides further guidance on the overarching planning considerations relating to tourism, Static caravans and chalets, touring caravans and alternative camping accommodation, further the SPG provides guidance on permanent serviced and self-serviced accommodation including defining what is considered over provision taking into consideration both existing short term holiday let provision and the number of second homes within a community council area, where the combined totals over 15% no further short term Holiday lets will be permitted.
- 4.6 The Community facilities, employment sites and retail units SPG provides further guidance on the policies within the plan which safeguard community facilities, employment sites and retail units. The SPG outlines the marketing period expected and the types of evidence which will be expected to support applications for changes of use.
- 4.7 511 affordable houses have been given permission since the LDP was adopted in 2017 with a 217 of these granted permission during 2019/20. In addition 476 affordable housing units were completed during the 2017-20 period. While there has been a fall in the number of affordable housing units completed during 2020-2021 (104 units) when compared to the previous two years (185 units ; 2019/20 (124 o units) this is still a significant increase one compared to the years previous to this.. These figures do not include housing that is affordable due to its location, and size as the case may be in certain areas within the Plan area and therefore the provision of housing that is affordable is likely to be higher than this figure. Of the units given permission and completed since the Plan's adoption the percentage of affordable housing is approximatley 49.8%. 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.
- 4.8 In June 2018, Horizon submitted a Development Consent Order application in order to develop a new nuclear power plant, and a public inquiry was held. Hitachi announced its intention to delay the proposal of developing the new Nuclear Power Station; however, Horizon confirmed that it would continue to allocate resources to ensure that the process of examining the application is completed
- 4.9 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.

4.10 On the whole the indicators contained within the monitoring framework are performing in accordance with expectations. 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 by the review of the plan. Where other policy targets are not being achieved there are currently no concerns regarding policy implementation. The Councils are required to review the plan every 4 years unless there are circumstances which arise from the conclusions of the AMR which indicate the need for an earlier review. In July 2021 the plan will have been adopted four years therefore it will be necessary to undertake a review of the Joint Local Development Plan and conclude on the type of revision which will be undertaken, short form or full revision. . The findings of AMR1-3 will form an important part of the evidence base for the review and subsequent revision of the JLDP information regarding contextual changes alongside evidence from the monitoring framework will be considered.

4.11 The process of reviewing the Plan will start during 2021. The findings of AM R3 outline that the policies are performing on the whole, however there are major contextual changes, such as the publication of Future Wales, the global pandemic, Brexit and the withdrawal of the Wylfa Newydd DCO which have occurred since the adoption of the plan which will be considered as part of the review. Despite these contextual changes it 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. to making decisions on planning applications and delivers for the area.

- No policies have been identified as failing to deliver the objectives of the plan
- Some developments reported on are decisions which were made before the adoption of the JLDP.
- 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 granted for 275 new residential units (including applications to reconsider or extend expiry date of existing permissions) during 2020/21. 92 units (34%) were for affordable housing.
- 104 affordable housing units have been completed in 2020-2021. While this is a decrease when compared to 2018-19 and 2019-20 it is a significant increase when compared to previous years. Whilst the target for the provision between 2015-21 has not been reached, it is not believed that this raises any concerns. The figure provided is not lower than the 10% allowance in the cumulative requirement set in the Policy Target as noted in the trigger level.
- The housing land bank (sites with extant permission) at 2021 in Gwynedd and Anglesey excluding units the JLDP has noted are unlikely to be developed during the Plan period stood at 1,994 units (1,451 not started and 543 under construction) of which 512 were for affordable units (397 units not started and 115 units under construction).
- It is noted that 3924 units have been completed in the Plan area between the base date (2011) and 2020/21, whilst the trajectory notes a figure of 4475 units. This is therefore 12.3% (551 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. Discussions will take

place with the Housing Stakeholder Group to update the Trajectory for the remaining Plan years.

- 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

4.12 The JLDP will continue to be monitored in line with the monitoring framework as set out in Chapter 7 of the JLDP as we move through the review and subsequent revision.

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 third 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 second 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

Summary of SA Monitoring

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

Table 1: 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	✓
5	Conserve, promote and enhance cultural resources and historic heritage assets	✓
6	Support economic growth and facilitate a vibrant, diversified economy providing local employment opportunities	+/-
7	Provide good quality housing, including affordable housing that meets local needs	+/-
8	Value, conserve and enhance the plan area's rural landscapes and urban townscapes	✓
9	Use land and mineral assets efficiently and promote mechanisms for waste minimisation, re-use and recycling	✓
10	Promote and enhance good transport links to support the community and the economy	+/-
11	Safeguard water quality, manage water resources sustainability and minimise flood risk	✓

Summary of Results

1.7 The results of the Sustainability Appraisal monitoring indicate that out of the 11 Sustainability Objectives, overall positive effects were identified for 6 objectives, neutral effects for 1 objective and mixed impacts for 4 objectives. No objectives were identified as having a significant negative effect. The findings are an improvement to the results of the previous AMR. 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	2019/2020	See explanation below	✓

2) Net loss of biodiversity in LDP area caused by development	Decrease	-	See explanation below	0
3) % of features (various types) in favourable condition, including both land and marine based	Decrease	2019/2020	See explanation below	0
4) Achievement of BAP objectives and targets	Decrease	-	See explanation below	0
5) Trends and status of NERC 2006, Section 42 species/habitats	Improvement	-	See explanation below	0
6) Number and area of SINCs and LNR within the plan	Maintain/Increase	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 3; these were as follows:
- FPL/2020/37 - Full application for the installation of a floating pontoon and boat cradle at Ynys y Big, Menai Bridge. Natural Resource Wales (NRW) was satisfied that the mitigation measures identified are sufficient to reduce any impacts on the marine environment and that there will be no likely significant effect on Menai Strait and Conwy Bay SAC, Lavan Sands SPA and Glannau Porthaethwy SSSI.
 - FPL/2020/68 - Retrospective application for the coastal defence works at Trewyn Isaf, Rhosneigr. NRW stated that the proposed development was not likely to damage the special interest features of Rhosneigr SSSI.
 - C20/0244/08/LL – Full planning permission for the construction of Western tunnel head house (including the associated construction compound) at Garth and the permanent access track. In respect of nationally or internationally designated sites of biodiversity or geodiversity value NRW stated the following:

SAC - satisfied that providing the measures detailed within the report are implemented, the proposals are unlikely to affect the integrity of the Meirionydd Oakwoods and Bat Sites SAC.

SSSI - satisfied that the development being applied for here is unlikely to have a significant impact on the Glaslyn SSSI, the Ysbyty Bron y Garth SSSI or bats utilising the area.

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.

- 2) While this is not currently monitored by the Authority due to limited resources, polices 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) area 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				
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)				
<ul style="list-style-type: none">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 2019	Year ending 31 March 2020 Anglesey – 44,700 (66%) Gwynedd – 88,500 (74.6%)	+/-

Explanation / Analysis

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

The Annual Report of the population that state they speak Welsh according to the ONS is published every quarter. The source of this data is from surveys. As the data is derived from surveys and the results of estimates that are based on a sample, it is therefore subject to different grades of sampling variability.

The table below shows the figures of the year which ends on 31 March for 2018 to the year ending 31 December 2020:

Local Authority	Year ending 31 March 2018		Year ending 31 March 2019		Year ending 31 March 2020		Year ending 31 December 2020*	
	No.	%	No.	%	No.	%	No.	%
Anglesey	42,500	63.6	45,500	67.5	44,700	66	46,100	67.1
Gwynedd	89,600	75.5	91,000	76.4	88,500	74.6	91,400	76.6

[* 31 Mawrth 2021 figures not available when this Report was prepared]

It is noted that there has been a slight decrease in the number and proportion of Welsh speakers in both Anglesey and Gwynedd between 31 March 2019 and 31 December 2020 .

It should be noted that these figures show a much higher level than the results of the 2011 Census, which noted that that there were 57% of Welsh speakers in Anglesey and 65% in Gwynedd. However, as these figures are based on samples, they are not as robust as the Census figures, and it is traditionally the case that they are higher than those of the Census.

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	2019/2020	2020/2021 See explanation below	✓

Explanation / Analysis

Data relating to the number of historic assets at risk / change in number at risk is currently not available on a Local Authority level. No planning permission was granted for applications that were contrary to policies PS 20 and AT 1 during the monitoring period. One planning application was approved within the World Heritage Site, and a total of 65 planning applications (full/outline) within the Plan's Conservation Area. These include the change of use of former Church into space for rehearsal, workshop and performance; 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.

SA Objective 6 Economy and Employment

SA Indicator	Target	Baseline/Previous Data	Recent Data	Performance
1) Economic activity by sector	Increase	2018, 2019	See explanation below	+/-
2) Employment status of residents 16 years +	Increase	2018, 2019	See explanation below	+/-
3) Number of people commuting into and out of authority areas	Decrease in commuting out of authority	2017, 2018, 2019	See explanation below	✓

Explanation / Analysis

1 & 2) There has been no update on this dataset since the previous AMR due to difficulties in gathering information because of the Covid Pandemic. Statistics show that there has been an increase in economic activity in the Ynys Môn Local Authority area but a slight decrease was seen in Gwynedd between March 2019 and December 2020 as can be seen in the table below.

Annual labour market summary (16 to 64) by Welsh local area and economic activity status

	Year ending March 2018	Year ending March 2019	Year ending December 2020
Ynys Môn	78.1	80.7	80.9
Gwynedd	76.7	77.1	75.3
Wales	76.5	76.7	76.4

Source: Stats Wales

3) Statistics show that there has been a slight decrease in the number of people commuting out of both Anglesey and Gwynedd. Whilst there has also been an increase in the number of people commuting into Gwynedd, there has been a slight decrease in commuting into Anglesey as can be seen in the table below:

Commuting Patterns by Welsh Local Authority

	Number of people commuting out of the area	Number of people commuting out of the area	Number of people commuting out of the area	Number of people commuting into the area	Number of people commuting into the area	Number of people commuting into the area
	2018	2019	2020	2018	2019	2020

Anglesey	10, 200	10,500	9,800	4,200	4,500	4,300
Gwynedd	8,600	8,700	8,000	12,500	12,200	13,300
Wales	95,400	98,500	100,300	47,000	42,700	48,400

Source: StatsWales

Whilst Anglesey saw an increase in economic activity between the year ending March 2019 and December 2019, there was a very marginal decrease in employment in Gwynedd. With regards to commuting out of the local authority, both Anglesey and Gwynedd saw a slight decrease in numbers.

SA Objective 7: Housing

SA Indicator	Target	Baseline/Previous Data	Recent Data	Performance
Number of new affordable housing units provided / year as percentage of all new units.	Increase	2018/2019	See explanation below	+/-

Explanation / Analysis

The table below compares the percentage of affordable housing completions in, 2018-19, 2019-20 and 2020-2021:

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%

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

It is evident that the number of new affordable housing units provided per year as percentage of all new units decreased on 2020-21 compared to 2019-20. However, the percentage in 2020-21 is still significantly higher than in 2017-18.

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	2019-2020	See analysis below	✓
3) Number / proportion of new developments within areas classed as outstanding by LANDMAP	Decrease	2019-2020	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

Even though there has been a minimal increase since the last AMR, the number is significantly lower than in 2018/2019.

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
Visual and Sensory	81	26	20
Cultural	1587	619	613
Geological	724	291	287
Historical	1270	532	528
Landscape Habitats	70	26	24

The number of approved planning applications within areas classed as outstanding by LANDMAP has decreased since the previous AMR which meets the targets set out in the indicator. 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	2019/2020	See analysis below	✓
2) % municipal wastes sent to landfill	Decrease	2018-2019	7.6% Gwynedd 2% Anglesey	✓

3) % municipal wastes reused /recycled	Increase	2019-2020	68% Anglesey 65% Gwynedd	+/-
Explanation / Analysis				
<p>1) % proportion of development on previously developed land is as follows:</p> <ul style="list-style-type: none"> Anglesey: 2017-2018 = 13.8ha (proportion not available); Anglesey: 2018-2019 = 4.33ha (proportion not available); 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 (proportion not available) Gwynedd: 2017-2018 12.82ha; Gwynedd 2018-2019 – information not available due to limited resources/technical issues; Gwynedd 2019-2020 - information not available due to limited resources/technical issues; Gwynedd 2020-2021 - information not available due to limited resources/technical issues. <p>2) % Municipal waste to landfill is as follows (<i>Source: StatsWales</i>):</p> <ul style="list-style-type: none"> 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%) <p>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.</p> <p>3) % Municipal waste recycled is as follows (<i>Source: Welsh Government</i>):</p> <ul style="list-style-type: none"> 2016-2017 = Anglesey (66%) Gwynedd (61%) 2017-2018 = Anglesey (72%) Gwynedd (60%) 2018-2019 = Anglesey (70%) Gwynedd (62%) 2019-2020 = Anglesey (68%) Gwynedd (65%) <p>Although Anglesey has seen a minimal decrease in the percentage of municipal waste recycled between 2018/2019 and 2019/2020, the figure remains higher than in 2016-2017. The percentage of waste recycled in Gwynedd has increased on an early basis since 2016.</p>				

SA Objective 10: Transport and Access				
SA Indicator	Target	Baseline/Previous Data	Recent Data	Performance
1) Method of travel to work - % working population who travel by car	Decrease	2018/2019	See analysis below	+/-
2) Percentage of new residential developments within 30 minutes public transport time of facilities	Increase	2017/2018/2019	See analysis below	0
3) Access to services and facilities by public transport, walking and cycling	Increase	2016/17	See analysis below	0
4) % increase in the cycle network	Increase	Transport Topic Paper (2015)	See analysis below	0
5) Proportion of lpg fuel sources for motor vehicles	Increase	2019 onwards	See analysis below	0
Explanation / Analysis				
<p>1) No update in data since previous AMR.</p> <ul style="list-style-type: none"> Driving a car – the proportion who drive a car to work in Gwynedd (38%) is the same as the national average whilst the proportion in Anglesey is slightly lower (34%). Working from home – there is a higher proportion in Gwynedd (9.23%) and Anglesey (8.99%) compared with the national average (6.44%). Train – there is a lower proportion in Gwynedd (0.37%) and Anglesey (0.27%) compared with the national average (1.08%). Bus – there is a higher proportion of people in Gwynedd (2.75%) travelling to work by bus than the national average (2.71%). Anglesey has a significantly lower proportion (1.29%), which is below both Gwynedd and the national average. On foot – the proportion in Gwynedd (7.22%) is significantly higher than the national average (5.79%). The proportion in Anglesey (5.02%) is below Gwynedd and the national average. <p>2)</p> <ul style="list-style-type: none"> 100% of new residential development within 30 minutes. <p>3) No update in data since previous AMR.</p> <ul style="list-style-type: none"> 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	2019-2020	See analysis below	✓
Explanation / Analysis				
1) This information is not currently collected by the Authorities. The JPPU will work with both Authorities to find a way of collecting this information for future AMR's.				
2) No updated data from the previous AMR was available. The indicator will continued to be monitored in subsequent future AMR's.				
3) 17 full planning applications were permitted on sites that were wholly/partly within a C1 flood zone; 7 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. 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 being implemented effectively.

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.

Appendix 2 – Distribution of residential permissions

D25 – DISTRIBUTION OF RESIDENTIAL PERMISSIONS (1 APRIL 2020 - 31 MARCH 2021)

Sub-regional Centre:

1. Bangor (Planning permission for 20 residential units in this period / Planning permission for 141 units since the Plan was adopted)

Urban Service Centre:

Anglesey

2. Amlwch (4 units / 38 units),
3. Holyhead (29 units / 101 units),
4. Llangefni (8 units / 208 units)

Gwynedd

5. Blaenau Ffestiniog (0 units / 9 units),
6. Caernarfon (4 units / 60 units),
7. Porthmadog (2 units / 16 units),
8. Pwllheli (2 units / 54 units)

Local Service Centres:

Anglesey

9. Beaumaris (0 units / 7 units),
10. Benllech (1 unit / 32 units)
11. Bodedern (30 units / 34 units),
12. Cemaes (1 unit / 20 units),
13. Gaerwen (15 units / 15 units),
14. Llanfairpwllgwyngyll (1 unit / 23 units),
15. Pentraeth (0 units / 12 units),
16. Menai Bridge (2 units / 15 units),
17. Rhosneigr (0 units / 3 units),
18. Valley (0 units / 1 unit)

Gwynedd

19. Abermaw (2 units / 9 units),
20. Abersoch (0 units / 1 unit),
21. Bethesda (12 units / 31 units),
22. Criccieth (2 units / 29 units),
23. Llanberis (1 unit / 11 units),
24. Llanrug (0 units / 10 units),
25. Nefyn (0 units / 9 units),
26. Penrhyndeudraeth (0 units / 13 units),
27. Penygroes (1 unit / 3 units),
28. Tywyn (0 units / 18 units)

Service Villages:

Anglesey

29. Gwalchmai (9 units / 22 units),
30. Llannerch-y-medd (0 units / 5 units),
31. Newborough (1 unit / 1 unit)

Gwynedd

32. Bethel (2 units / 14 units),
33. Bontnewydd (0 units / 29 units),
34. Botwnnog (0 units / 1 unit),
35. Chwilog (15 units / 56 units),
36. Deiniolen (0 units / 12 units),
37. Rachub (30 units / 30 units),
38. Tremadog,
39. Y Ffôr

Local, Rural and Coastal Villages:

A) Local Villages

Anglesey

- 40. Bethel (0 units / 1 unit),
- 41. Bodffordd (4 units / 4 units),
- 42. Bryngwran,
- 43. Brynsiencyn (0 units / 2 units),
- 44. Caergeiliog (2 units / 8 units),
- 45. Dwyran (2 units / 3 units),
- 46. Llanddaniel-fab,
- 47. Llandegfan (1 unit / 4 units),
- 48. Llanfachraeth (1 unit / 10 units)
- 49. Llanfaethlu,
- 50. Llanfechell (24 units / 24 units),
- 51. Llanfihangel-yn-Nhywyn,
- 52. Llangaffo,
- 53. Llangristiolus (0 units / 1 unit),
- 54. Llanrhuddlad,
- 55. Pencarnisiog (4 units / 4 units),
- 56. Pen-y-Sarn (17 units / 24 units),
- 57. Rhos-y-bol (15 units / 16 units),
- 58. Talwrn (7 units / 13 units),
- 59. Tregele

Gwynedd

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

B) Coastal/Rural Villages:

Anglesey

- 90. Aberffraw (1 unit / 1 unit),
- 91. Trearddur Bay
- 92. Carreg-lefn (0 units / 2 units),
- 93. Llanbedr-goch,
- 94. Llanddona (1 unit / 2 units),
- 95. Llanfaelog (0 units / 1 unit),
- 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,
- 107. Llanbedrog (1 unit / 1 unit),
- 108. Llangian,
- 109. Llithfaen,
- 110. Morfa Bychan (0 units / 1 unit),
- 111. Morfa Nefyn,
- 112. Mynytho,
- 113. Rhoshirwaun,
- 114. Sarn Bach,
- 115. Y Felinheli

Clusters:

Anglesey

- 116. Bodorgan,
- 117. Bro Iarddur (Trearddur Bay),
- 118. Bryn Du,
- 119. Brynminceg (Old Llandegfan),
- 120. Brynrefail,
- 121. Brynteg,
- 122. Bryn y Môr (Valley)
- 123. Bwlch Gwyn,
- 124. Capel Coch,
- 125. Capel Mawr,
- 126. Carmel,
- 127. Cerrig-mân,
- 128. Cichle,
- 129. Glan-yr-afon (Llangoed),
- 130. Glyn Garth,
- 131. 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 (1 unit / 3 units),

- 150. Rhos-meirch,
- 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,

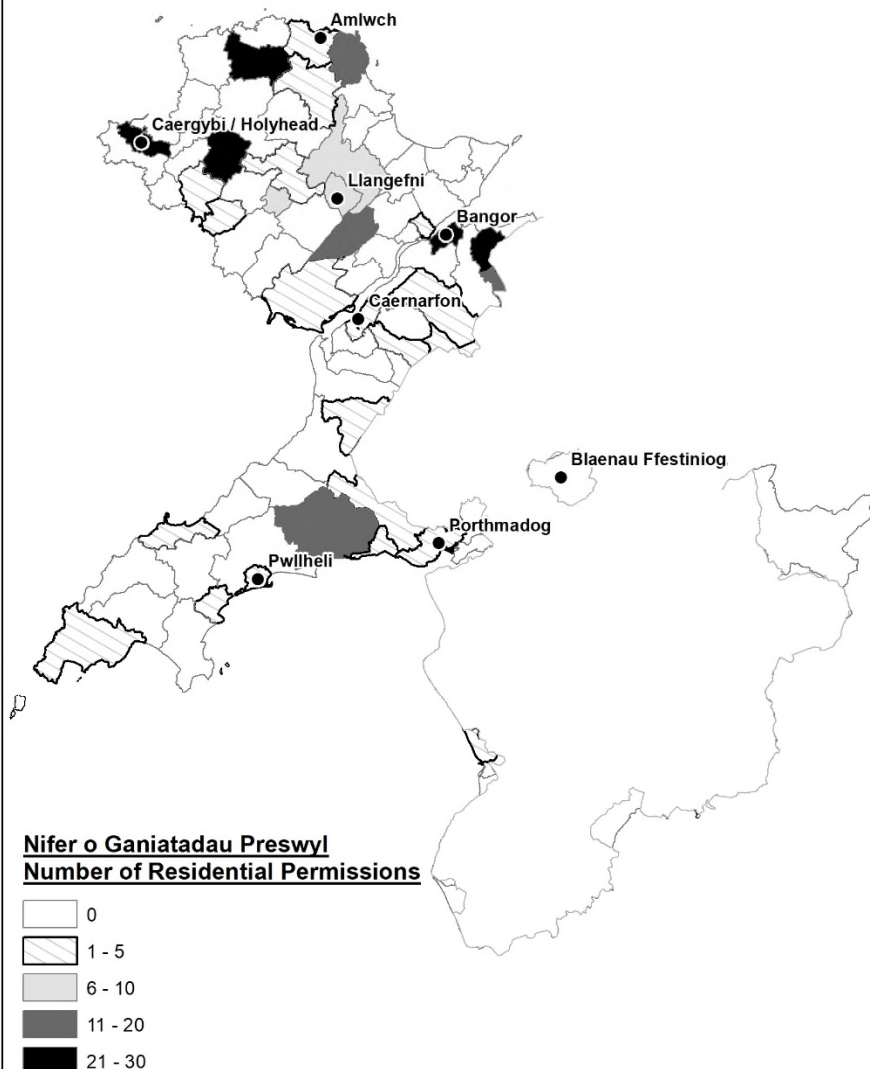
170. Glasinfryn (0 units / 2 units),

- 171. Groeslon Waunfawr,
- 172. Llanaber,
- 173. Llandderfel,
- 174. Llanengan,
- 175. Llanfor,
- 176. Llanllechid,
- 177. Llannor,
- 178. Llanwnda,
- 179. Llwyn Hudol,
- 180. Minffordd,
- 181. Minffordd (Bangor),
- 182. Mynydd Llandygai,
- 183. Nebo,
- 184. Pantglas,
- 185. Penmorfa,
- 186. Penrhos,
- 187. Penrhos (Caeathro),
- 188. Pentir,
- 189. Pentrefelin,
- 190. Pistyll,
- 191. Pontllyfni,
- 192. Rhoslan,
- 193. Saron (Llanwnda),

194. Swan,
195. Tai'n Lôn,
196. Talwaenydd,
197. Talybont,
198. Tan y Coed,
199. Treborth (4 units / 4 units),
200. Ty'n-lôn,
201. Ty'n y Lôn,
202. Waun (Penisarwaun) (0 units / 1 unit).

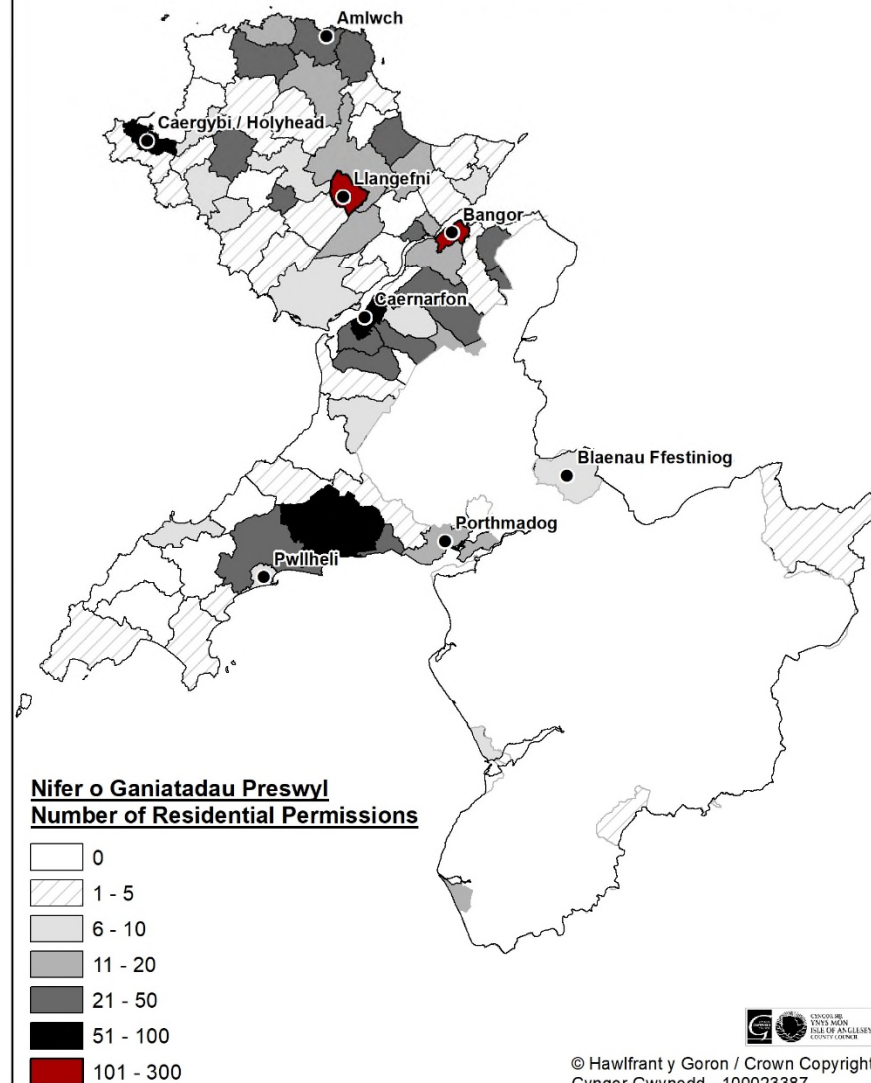
**DOSBARTHIAID CANIATADAU PRESWYL FESUL CYNGHORAU CYMUNED
1 EBRILL 2020 - 31 MAWRTH 2021**

**DISTRIBUTION OF RESIDENTIAL PREMISSIONS PER COMMUNITY COUNCIL
1 APRIL 2020 - 31 MARCH 2021**



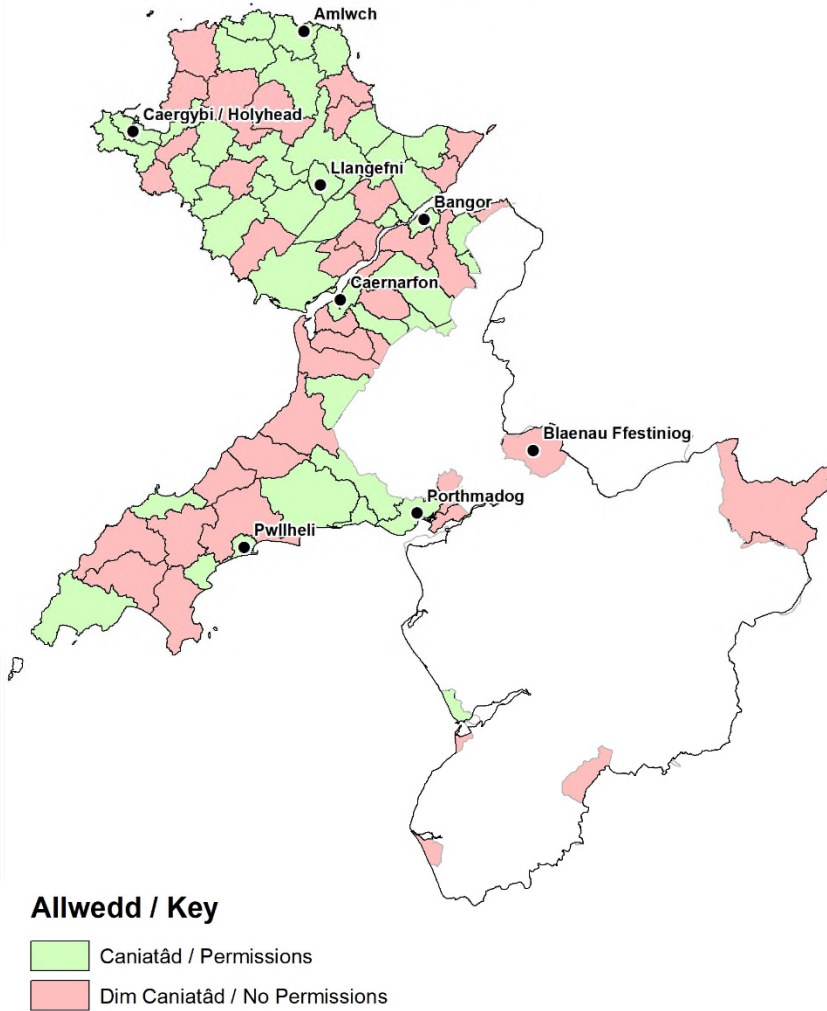
**DOSBARTHIAID CANIATADAU PRESWYL FESUL CYNGHORAU CYMUNED
ERS MABWYSIADU'R CYNLLUN - 1 AWST 2017 - 31 MAWRTH 2021**

**DISTRIBUTION OF RESIDENTIAL PREMISSIONS PER COMMUNITY COUNCIL
SINCE THE PLAN'S ADOPTION - 1 AUGUST 2017 - 31 MARCH 2021**



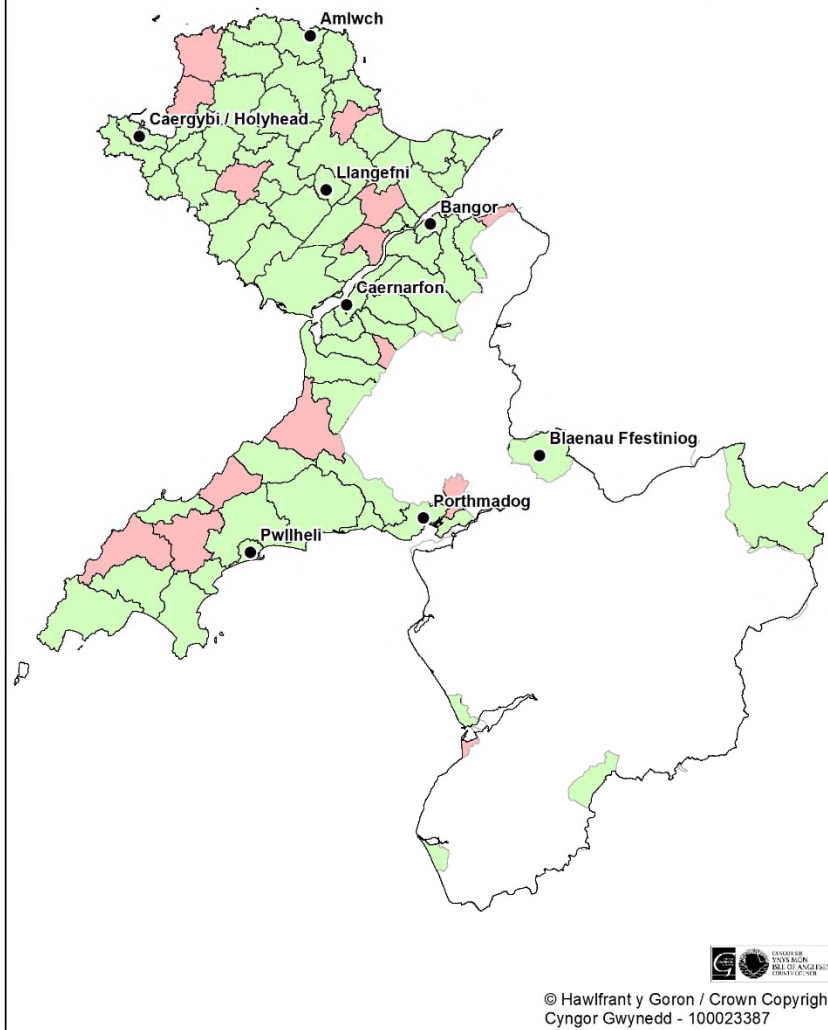
**DOSBARTHIAD CANIATADAU PRESWYL FESUL CYNGHORAU CYMUNED
1 EBRILL 2020 - 31 MAWRTH 2021**

**DISTRIBUTION OF RESIDENTIAL PERMISSIONS PER COMMUNITY COUNCIL
1 APRIL 2020 - 31 MARCH 2021**



**DOSBARTHIAD CANIATADAU PRESWYL FESUL CYNGHORAU CYMUNED
ERS I'R CYNLLUN CAEL EI FABWYSIADU - 1 AWST 2017 - 31 MAWRTH 2021**

**DISTRIBUTION OF RESIDENTIAL PERMISSIONS PER COMMUNITY COUNCIL
SINCE THE PLAN'S ADOPTION - 1 AUGUST 2017 - 31 MARCH 2021**



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 deliver the housing requirement has to be demonstrated in the Plan through a housing trajectory. Planning authorities must use their housing trajectory as the basis for monitoring the delivery of their housing requirement. Accurate information on housing delivery assessed against the trajectory is necessary to form part of the evidence base for development plan 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 in terms of 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 major 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 a part of this process by providing views and opinions on the proposed time-frames and the 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 regarding 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 Stakeholders Group was consulted on 21 May, 2021 for a period of 1 week in relation to the sites noted in tables A1, A2 and A3 below, namely the major 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, Welsh Water and the Home Builders Federation. Although general comments were submitted, none of the comments disagreed with the development timeframe for any site. Therefore, there was no need to

further consult 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 major 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 fewer than 5 units) the average in terms of units completed on such sites over the last 5 years was considered:

2016-17	2017-18	2018-19	2019-20	2020-21	Total	Average
138	153	129	110	91	621	124

It is noted that there are 519 units in the small sites land bank (based on the April 2021 housing survey) without counting those units the Joint LDP has identified as being unlikely to be developed.

When we take the land bank figure (519) from the figure of 621 (namely the total units developed on small sites over the 5 previous years), there are 102 units remaining to be provided on small land bank sites i.e. new permissions following the AMR 3 period.

The 124 units a year expected on small site are split between land bank sites (extant permission) and windfall sites (new permissions). For the next two years (2021/22 and 2022/23) it is presumed that all the units are to be developed on sites that are in the existing land bank [please note, there is one additional unit i.e. 125 units noted for 2021/22 in order to meet the total figure of 621].

For the last three years of the plan period, the 102 remaining units that are to be developed on small windfall sites are split per the 3 years (i.e. 34 units per annum) with the small land bank sites responsible for providing the rest of the units up to a figure of 124 units a year.

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

2021/22	2022/23	2023/24	2024/25	2025/26
125	124	90	90	90

Number of houses which are expected to be completed on small windfall sites per year:

2021/22	2022/23	2023/24	2024/25	2025/26
No units on new windfall sites completed in the next two years.		34	34	34

Large land bank sites

The figures for the large 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 with the Housing Stakeholders Group and have been agreed by them. The figures are a combination of information from Gwynedd and Anglesey in terms of the units expected to be developed on the relevant sites per year.

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

2021/22	2022/23	2023/24	2024/25	2025/26
212 (Anglesey: 114 / Gwynedd: 98)	178 (Anglesey: 101 / Gwynedd: 77)	136 (Anglesey: 75 / Gwynedd: 61)	89 (Anglesey: 32 / Gwynedd: 57)	31 (Anglesey: 17 / Gwynedd: 14)

Therefore:

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

2021/22	2022/23	2023/24	2024/25	2025/26
337 (212 large sites / 125 small sites)	302 (178 large sites / 124 small sites)	226 (136 large sites / 90 small sites)	179 (89 large sites / 90 small sites)	121 (31 large sites / 90 small sites)

Large windfall sites (5 or more units)

For the presumption in terms of 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 major windfall sites in the Plan area during the last 5 years (see table below). This does not count units that have been completed on housing allocations. This figure is 901 units.

2016-17	2017-18	2018-19	2019-20	2020-21	Cyfanswm
185	183	197	177	159	901

When deducting the 646 units identified in tables A1 and A2 below in terms of the number of units anticipated to be developed on large land bank sites in the next 5 years, this leaves 255 units that is anticipated will be provided on large windfall sites in the 5 years that are remaining in the Plan's lifespan.

In order to avoid counting units twice, there are no units identified on large windfall sites for the next 2 years. Therefore, the remaining 255 units are split between the last three years of the plan period, therefore noting the provision of 85 units per annum on large windfall sites for these years.

Number of houses which are expected to be completed on large windfall sites

2021/22	2022/23	2023/24	2024/25	2025/26
No units on new windfall sites completed in the next two years.		85	85	85

Housing Allocations

The information for the number of units that is anticipated to be derived from the Plan's housing allocations can be seen in Table A3 below.

The information in this table has been subject to consultation with the Housing Stakeholders Group and has been agreed with them. Table A3 notes the detailed information per site. The total units that is anticipated to be developed on all the Plan's allocated sites per year are as follows:

Number of houses which are expected to be completed on housing allocations

2021/22	2022/23	2023/24	2024/25	2025/26
146	176	320	484	378

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	Completion s	Completions in JLDP period	Under construction	2021 /22	2022 /23	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
4277	Urban Service Centre	Mona Safety Products, Wesley Street, Amlwch	11C500A	6	6	0	0	0						6
4378	Urban Service Centre	Rear of 17 Mona Street, Amlwch	11C192E	6	6	0	0	0						6
4617	Urban Service Centre	The Bull Inn, Amlwch	11C643	6	0	6	6	COMPLETED 2020/21						
4886	Urban Service Centre	Carmel Chapel, Chapel Street, Amlwch	FPL/2019/1	7	7	0	0	0			7			
4888	Urban Service Centre	114, Craig y Don, Amlwch	OP/2019/4	5	5	0	0	0		1				4
4908	Urban Service Centre	HSBC Bank, Amlwch	11C273G	6	6	0	0	0			6			
3005	Urban Service Centre	Land adj to Catholic Church, Amlwch	11C531E	12	2	10	10	2						
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	19C171H	14	14	0	0	0		7	7			

LPA Reference	Settlement tier	Site name	Planning permission reference	Total site capacity	Units remaining	Completion s	Completions in JLDP period	Under construct ion	2021 /22	2022 /23	2023 /24	2024 /25	2025 /26	Units beyond the plan period
3929	Urban Service Centre	Former RNA Club, St David's Road, Holyhead	19C1052E/DEL	15	0	15	15	COMPLETED 2020/21						
3976	Urban Service Centre	Canada Gardens, Holyhead	19C452	25	0	25	25	COMPLETED 2020/21						
4997	Urban Service Centre	Llaingoch Primary School, Holyhead	FPL/2019/341	26	26	0	0	26	26					
3226	Urban Service Centre	OS field no 3100, Llainfain, Llaingoch, Holyhead	19C411	19	1	18	0	0						1
3520	Urban Service Centre	Old School House, Penrallt, Llangefni	34C617	6	6	0	0	6	6					
4764	Urban Service Centre	Bryn Glas, Llangefni	FPL/2019/239	6	4	2	2	0	2	2				
3180	Urban Service Centre	OS 4100 & 5600 Tyn Coed (Bro Ednyfed), Llangefni	34C303	110	1	109	0	0						1
4954	Local Service Centre	Beaumaris Social Club, Beaumaris	FPL/2019/258	6	6	0	0	0		6				
3119	Local Service Centre	Cae Mair, Biwmares	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		2	3			
3029	Local Service Centre	Former Bryn Meirion Hotel, Amlwch Road, Benllech	30C104Q	9	0	9	9	COMPLETED 2020/21						
4939	Local Service Centre	Ponc y Rhedyn, Benllech	FPL/2019/204	27	27	0	0	10	27					
5036	Local Service Centre	Tyddyn Rhydd, Holyhead Road, Gaerwen	FPL/2020/87	15	15	0	0	15		15				

LPA Reference	Settlement tier	Site name	Planning permission reference	Total site capacity	Units remaining	Completion s	Completions in JLDP period	Under construct ion	2021 /22	2022 /23	2023 /24	2024 /25	2025 /26	Units beyond the plan period
3091	Local Service Centre	OS 2418, Lon Refail (Stad Wern Geithin), Llanfairpwll	31C223M	31	2	29	7	0	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				
4477	Local Service Centre	Former Primary School, Menai Bridge	39LPA1014 B/CC	8	0	8	8	COMPLETED 2020/21						
3385	Local Service Centre	Land at Field Street, Valley	49C132B	8	0	8	8	COMPLETED 2020/21						
4952	Service Village	Llain Delyn Estate, Gwalchmai	FPL/2018/4 2	10	10	0	0	0	5	5				
3223	Service Village	Tŷ Corniog (Maes y Ffridd), Gwalchmai	48C126D & F	7	1	6	0	0		1				
3067	Local Village	Tir yn Merddyn Gwyn, Brynsiencyn	RM/2018/5	13	13	0	0	0		7	6			13
3214	Local Village	OS field no. 5866, Tre Ifan, Caergeiliog	32C27C	73	73	0	0	0		10	10	10	10	33
4784	Local Village	Tre Ifan, Caergeiliog	32LPA1047 /CC	6	0	6	6	COMPLETED 2020/21						
3371	Local Village	Proskairon, Dwyrân	45C325G/V AR	6	6	0	0	0						6
3209	Local Village	Land adj to Primary School, Llanfachraeth	27C23B	5	5	0	0	0						5
4942	Local Village	Llanfachraeth Primary School. Llanfachraeth	FPL/2019/2 78	8	8	0	0	0	8					0
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_24 C31'S	70	14	56	0	0						14

LPA Reference	Settlement tier	Site name	Planning permission reference	Total site capacity	Units remaining	Completions	Completions in JLDP period	Under construction	2021 /22	2022 /23	2023 /24	2024 /25	2025 /26	Units beyond the plan period
5012	Local Village	Y Bedol, Tŷ'n Rhos, Penysarn	FPL/2019/249	14	14	0	0	0	7	7				
4953	Local Village	Marquis Inn, Rhosybol	FPL/2019/207	15	15	0	0	15	15					
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
4471	Coastal / Rural Village	Adj Nant Bychan Estate, Moelfre	RM/2019/8	5	0	5	5	COMPLETED 2020/21						
3046	Coastal / Rural Village	Ffordd Lligwy, Moelfre	LPA451A	16	0	16	3	COMPLETED 2020/21						
3204	Coastal / Rural Village	Adj 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	Old Cricket Ground, Trearddur	46C137E	17	17	0	0	0			6	6	5	
3538	Coastal / Rural Village	Cliff Apartments site, Trearddur	46C14H/1	33	22	11	11	1	1	3	3	3	2	
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	8	5	5	0	2	2	2	2		
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/L UC	10	3	7	2	0	1	1	1			
3003	Cluster	Rear of Trecastell Park (Glan y Don), Bull Bay	11C8W/1	103	23	80	11	2	5	5	5	6		

LPA Reference	Settlement tier	Site name	Planning permission reference	Total site capacity	Units remaining	Completion s	Completions in JLDP period	Under construction	2021 /22	2022 /23	2023 /24	2024 /25	2025 /26	Units beyond the plan period
3200	Cluster	Sŵn y Gwynt, Rhostrehwfa	V483	24	7	17	0	0						7
3424	Open countryside	Beauchelles, Marianglas	26C17G	9	9	0	0	9		4	5			
3517	Open countryside	Tŷ Wian, Llanfairynghornwy	18C202C/D EL	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		2				
3001	Open countryside	Hafodlin Fawr, Rhosgoch	11C507C	6	2	4	4	0			1			1
TOTAL				1064	613	451	104	100	114	101	75	32	17	273

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	Completion s	Completions in JLDP period	Under construct ion	2021 /22	2022 /23	202 3/24	2024 /25	2025 /26	Units beyond the plan period
4756	Sub-regional Centre	Capel Pendref, High Street, Bangor	C18/0409/11/LL	5	5	0	0	5	5					
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
4875	Sub-regional Centre	233-235 High Street, Bangor	C19/0323/11/LL	8	0	8	8	COMPLETED 2020/21						
4966	Sub-regional Centre	358-360 High Street, Bangor	C19/0009/11/LL	8	8	0	0	0				8		
4807	Sub-regional Centre	371-373, High Street, Bangor	C18/0838/11/LL	9	0	9	9	COMPLETED 2020/21						
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
2364	Sub-regional Centre	Former Bangor City Social Club, Bangor	C19/0078/11/LL	38	38	0	0	38	38					
5006	Sub-regional Centre	137 High Street, Bangor	C20/0848/11/LL	12	12	0	0	0		12				
4972	Sub-regional Centre	196-200 High Street, Bangor	C19/0444/11/LL	6	6	0	0	0			6			

LPA Reference	Settlement tier	Site name	Planning permission reference	Total site capacity	Units remaining	Completion s	Completions in JLDP period	Under construction	2021 /22	2022 /23	2023 /24	2024 /25	2025 /26	Units beyond the plan period
3807	Sub-regional Centre	Plas y Coed, Bangor	C16/0134/16/LL	51	0	51	51	COMPLETED 2020/21						
178	Sub-regional Centre	Coed y Maes (Brewery Field), Penrhos, Bangor	3/25/195A B	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
2206	Urban Service Centre	Part OS 8825, Cae Clyd, Manod, Blaenau Ffestiniog	C14/0248/03/LL	5	5	0	0	0						5
4447	Urban Service Centre	Menai View, North Road, Caernarfon	C16/0712/14/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	0			1			14
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				
4313	Urban Service Centre	Land by Ala Cottage, Yr Ala, Pwllheli	C14/1118/45/LL	30	30	0	0	0						30

LPA Reference	Settlement tier	Site name	Planning permission reference	Total site capacity	Units remaining	Completion s	Completions in JLDP period	Under construction	2021 /22	2022 /23	2023 /24	2024 /25	2025 /26	Units beyond the plan period
4069	Local Service Centre	Post Office Building, King Edward Street, Abermaw	C14/0633/00/LL	7	7	0	0	0						7
743	Local Service Centre	Promenade Abermaw	5/51/815B	26	26	0	0	0						26
651	Local Service Centre	Plots at Sŵn y Dail (Orielson), Abermaw	C16/1572/00/LL	25	0	25	22	COMPLETED 2020/21						
4100	Local Service Centre	Whitehouse Hotel Site, Abersoch	C14/1208/39/LL	18	18	0	0	0				18		
4932	Local Service Centre	Bethesda Rugby Club, Bethesda	C17/1101/13/LL	17	17	0	0	0	17					
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				
4911	Local Service Centre	Station Bakery, Criccieth	C19/0890/35/MG	7	0	7	7	COMPLETED 2020/21						
2528	Local Service Centre	Near George IV Hotel, Criccieth	C16/0292/35/LL	37	37	0	0	0		8	8	8	8	5
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

LPA Reference	Settlement tier	Site name	Planning permission reference	Total site capacity	Units remaining	Completion s	Completions in JLDP period	Under construction	2021 /22	2022 /23	2023/24	2024 /25	2025 /26	Units beyond the plan period
2495	Local Service Centre	Seion Chapel, Stryd y Plas, Nefyn	C04D/0722 /42/LL	7	7	0	0	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	2	7	7	2	2					
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	3/18/202J	50	14	36	0	0						14
1330	Service Village	Land adj B4413, Botwnnog	C02D/0322 /32/LL	5	1	4	0	0						1
4576	Service Village	Cae Bodlondeb, Ael y Bryn (Site 1), Chwilog	C16/1363/ 41/AM	9	9	0	0	0				3	6	
4577	Service Village	Cae Bodlondeb, Ael y Bryn Site 2), Chwilog	C16/1603/ 41/1M	9	9	0	0	0			6	3		
2539	Service Village	Rhiw Goch, Deiniolen	C19/0003/ 18/MG	17	17	0	0	0		6	6	5		
4835	Service Village	Land near Maes Gwylfa, Deiniolen	C18/0977/ 18/LL	9	0	9	9	COMPLETED 2020/21						
2477	Service Village	Llwyn Bedw Estate, Rachub	C10A/0040 /21/MG	13	2	11	7	0		2				
2250	Local Village	Adj to Tan yr Eglwys, Abererch	C15/0215/ 40/LL	8	1	7	7	1	1					

LPA Reference	Settlement tier	Site name	Planning permission reference	Total site capacity	Units remaining	Completion s	Completions in JLDP period	Under construction	2021 /22	2022 /23	2023/24	2024 /25	2025 /26	Units beyond the plan period
3966	Local Village	Plot of land near OldChapel, Ffordd 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			3	2		
4968	Local Village	Near Tan y Celyn, Dinas (Llanwnda)	C14/0386/ 24/LL	24	24	0	0	0	24					0
2204	Local Village	Near Twmpath, Llandygai	C09A/0518 /16/AM	15	15	0	0	0			5	10		
772	Local Village	Fron Deg, Rhostryfan	C15/0355/ 24/LL	18	4	14	14	0		2	2			
361	Local Village	Caer Odyn (Lion Estate), Tudweiliog	C08D/0368 /46/LL	11	1	10	3	0		1				
1669	Coastal / Rural Village	Plots 15-23 Heol Seithendre, Fairbourne	C04M/0072 /01/LL	9	5	4	0	0						5
2018	Coastal / Rural Village	Maes Twnti (OS 1220 & 1413), Morfa Nefyn	C06D/0025 /42/AM	10	4	6	2	0		2	2			
240	Coastal / Rural Village	Cae Arfryn (Near Bryn Hedd), Mynytho	C05D/0220 /39/LL	6	0	6	2	COMPLETED 2020/21						
2517	Coastal / Rural Village	Opposite Halfway House, Y Felinheli	C09A/0424 /20/LL	7	7	0	0	0						7
1730	Coastal / Rural Village	Plas Dinorwig Hotel, Y Felinheli	C05A/0152 /20/LL	8	8	0	0	0						8

LPA Reference	Settlement tier	Site name	Planning permission reference	Total site capacity	Units remaining	Completion s	Completions in JLDP period	Under construction	2021 /22	2022 /23	2023/24	2024 /25	2025 /26	Units beyond the plan period
1428	Coastal / Rural Village	Harbwr, Y Felinheli	C05A/0750 /20/LL	22	3	19	0	0						3
2428	Cluster	OS 3910, Near St Engan Church, Llanengan	C11/1186/ 39/MG	6	2	4	4	2	2					
TOTAL				754	523	231	48	85	98	77	61	57	14	216

Table A3: The timing and phasing of housing allocations

LPA reference	Settlement tier	Allocated site number	Allocated site name	Total site capacity*	Time lag to construction start (in months)**	Phasing of development								
						Comple-tions	Comple-tions in JLDP period	Under constru-ction	2021/22	2022/23	2023/24	2024/25	2025/26	Units beyond plan period
3944	Sub-regional Centre	T1	Goetra Uchaf, Bangor	SITE COMPLETED										
4591	Sub-regional Centre	T2	Former Friars School Playing Field, Bangor	43							22	21		
4225	Sub-regional Centre	T3	Former Jewsons site, Bangor	70	Planning permission C17/0835/11/MG	0	0	0				21	19	30
4592	Sub-regional Centre	T4	Land opposite the Crematorium, Bangor	72							22	22	22	6
4719	Urban Service Centre	T5	Land near Maes Mona, Amlwch	50							25	25		
4028	Urban Service Centre	T6	Land near Lôn Bach, Amlwch	73										73
4703	Urban Service Centre	T7	Land at Madyn Farm, Amlwch	152										152
4704	Urban Service Centre	T8	Land near Rheinwas Field, Amlwch	40									20	20
4705	Urban Service Centre	T9	Land at Tan y Bryn, Amlwch	58							20	20	9	9
3229	Urban Service Centre	T10	Tyddyn Bach, Holyhead	124		123	123		1					

LPA reference	Settlement tier	Allocated site number	Allocated site name	Total site capacity*	Time lag to construction start (in months)**	Phasing of development								
						Comple-tions	Comple-tions in JLDP period	Under constru-ction	2021/22	2022/23	2023/24	2024/25	2025/26	Units beyond plan period
					Planning permission 19C608U									
4706	Urban Service Centre	T11	Land near Cae Rhos, Holyhead	53								16	16	21
4707	Urban Service Centre	T12	Land near Yr Ogof, Holyhead	72							10	10	10	42
4708	Urban Service Centre	T13	Land near Tyddyn Bach Farm, Holyhead	46	Planning permission FPL/2018/57	0	0	0		16	15	15		
3856	Urban Service Centre	T14	Land near Waunfawr Estate, Holyhead	22								7	7	8
3943	Urban Service Centre	T15	Holyhead Waterfront, Holyhead	90										90
3231	Urban Service Centre	T16	Cae Serri Road, Holyhead	21	Planning permission 19C882C	7	7	7	7					
4713	Urban Service Centre	T17	Land near Ty Hen, Llangefni	154							25	25	25	79
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	0	0	0	26	26				

LPA reference	Settlement tier	Allocated site number	Allocated site name	Total site capacity*	Time lag to construction start (in months)**	Phasing of development								
						Comple-tions	Comple-tions in JLDP period	Under constru-ction	2021/22	2022/23	2023/24	2024/25	2025/26	Units beyond plan period
					RM/2020/13 on part of site									
4688	Urban Service Centre	T19 (part)	Tŷ'n Coed, Llangefni	134	Planning permission 34C553A	32	32	42	42	30	30			
4715	Urban Service Centre	T19 (part)	Tŷ'n Coed, Llangefni Units remaining on the basis of 30 units per hectare given that application 34C553A (4688) has been permitted on part of the site.	21								10	11	
4825	Urban Service Centre	T20 T21 T22	Coleg Menai land, Llangefni (T20, 21 & T22)	153	Planning permission 34C304K/1	0	0	0	30	30	30	30	33	
4596	Urban Service Centre	T23	Former Playing Fields, Blaenau Ffestiniog	95									25	70
4597	Urban Service Centre	T24	Land at Congl y Wal, Blaenau Ffestiniog	60								10	10	40

LPA reference	Settlement tier	Allocated site number	Allocated site name	Total site capacity*	Time lag to construction start (in months)**	Phasing of development								
						Comple- tions	Comple- tions in JLDP period	Under constru- ction	2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	Units beyond plan period
4443	Urban Service Centre	T25	Former Hendre School, Caernarfon	SITE COMPLETED										
1373	Urban Service Centre	T26	To the rear of Maes Gwynedd, Caernarfon	29							16	7	6	
1372	Urban Service Centre	T27	Cae Phillips Road, Caernarfon	SITE COMPLETED										
2213	Urban Service Centre	T28	Land near Lôn Caernarfon, Pwllheli	150							17	17	16	100
1400	Urban Service Centre	T29	Deiniol Field, Pwllheli	14								7	7	
1399	Urban Service Centre	T30	Former Hockey Field, Pwllheli	15	Planning permission C18/1198/45/AM	0	0	0			8	7		
3407	Local Service Centre	T31	Casita, Beaumaris	35	Planning permission 12C49M/VAR	0	0	0				21	14	
4720	Local Service Centre	T32	Adjoining Wendon Cafe, Benllech	12										12
5010	Local Service Centre	T33 (part)	Land near Llwyn Angharad, Bodedern	30	Planning permission OP/2019/17	0	0	0			10	10	10	
4712	Local Service Centre	T33 (part)	Land near Llwyn Angharad, Bodedern Part of site remaining after permission	18								6	5	7

LPA reference	Settlement tier	Allocated site number	Allocated site name	Total site capacity*	Time lag to construction start (in months)**	Phasing of development								
						Comple-tions	Comple-tions in JLDP period	Under constru-ction	2021/22	2022/23	2023/24	2024/25	2025/26	Units beyond plan period
			OP/2019/17 (site 5010)											
4692	Local Service Centre	T34 (part)	Land to rear of Holyhead Road, Cemaes	PART OF SITE COMPLETED (PERMISSIONS 20C313A & 20C313D)										
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										45
4711	Local Service Centre	T35	Land near Bryn Eira, Llanfairpwll	30										
3093	Local Service Centre	T36	Land near Penmynydd Road, Llanfairpwll	16	Planning permission 31C170B/DA	14	14	1	2					
3103	Local Service Centre	T37	Ty Mawr, Menai Bridge	21	Planning permission 39C18G	20	15	0	1					
3102	Local Service Centre	T38	Tyddyn Mostyn, Menai Bridge	132	Planning permission LPA206	72	0					60		

LPA reference	Settlement tier	Allocated site number	Allocated site name	Total site capacity*	Time lag to construction start (in months)**	Phasing of development								
						Comple- tions	Comple- tions in JLDP period	Under constru- ction	2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	Units beyond plan period
4716	Local Service Centre	T39	Land near Lôn Gamfa, Menai Bridge	14									4	10
4718	Local Service Centre	T40	Former Cattle Market Site, Valley	40							20	20		
2205	Local Service Centre	T41	Land near North Terrace, Criccieth	34								15	15	4
1374	Local Service Centre	T42	Land near Victoria Hotel, Llanberis	16								8	8	
2790	Local Service Centre	T43	Land near Tŷ Du Road, Llanberis	SITE COMPLETED										
3602	Local Service Centre	T44	Church Field, Llanrug	9	Planning permission C18/0942/23/LL	0	0	8	6	3				
2567	Local Service Centre	T45	Land near Rhythallt Road, Llanrug	SITE COMPLETED										
4603	Local Service Centre	T46	Land near Helyg, Nefyn	19								5	5	9
3832	Local Service Centre	T47	Former Allotments, Nefyn	SITE COMPLETED										
1405	Local Service Centre	T48	Canol Cae, Penrhyndeudraeth	31								15	16	
4604	Local Service Centre	T49	Land near Former Bron Garth	46										46

LPA reference	Settlement tier	Allocated site number	Allocated site name	Total site capacity*	Time lag to construction start (in months)**	Phasing of development								
						Comple- tions	Comple- tions in JLDP period	Under constru- ction	2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	Units beyond plan period
			Hospital, Penrhyndeudraeth											
4605	Local Service Centre	T50	Land near Canol Cae, Penrhyndeudraeth	31									15	16
1379	Local Service Centre	T51	Land near Maes Dulyn, Penygroes	39						24				
2142	Local Service Centre	T52	Sŵn y Tonnau, Tywyn	37	Planning permission C06M/0069/09/LL	31	22	1	1	3	2			
667	Local Service Centre	T53	Garreglwyd, Tywyn	23	Planning permission 5/79/134	11	2	0					6	6
5002	Service Village	T54 (part)	Land near the A5, Gwalchmai	7	Planning permission 48C207C	0	0	0		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

LPA reference	Settlement tier	Allocated site number	Allocated site name	Total site capacity*	Time lag to construction start (in months)**	Phasing of development								
						Comple-tions	Comple-tions in JLDP period	Under constru-ction	2021/22	2022/23	2023/24	2024/25	2025/26	Units beyond plan period
3113	Service Village	T55	Tyn Cae Estate, Newbrough	53	Planning permission 45C39G	47	6	1	1	2	3			
4710	Service Village	T56	Land near Tyn y Ffynnon, Llannerch-y-Medd	17						5	5			7
4598	Service Village	T57	Land opposite Cremlyn Estate, Bethel	28								14	14	
4599	Service Village	T58	Land opposite Rhoslan Estate, Bethel	7	Planning permission C18/0545/18/MG	0	0	3	3	4				
2478	Service Village	T59	Land near Glanrafon Estate, Bontnewydd	29	Planning permission C19/0014/19/LL	11	11	17	18					
4593	Service Village	T60	Land near Pont Glan Beuno, Bontnewydd	10							5	5		
4594	Service Village	T61	Land near Cefn Capel, Botwnnog	21							5	5	5	6
4595	Service Village	T62	Land near Pentre, Botwnnog	11								3	3	5
4125	Service Village	T63	Land to the rear of Madryn Arms, Chwilog	15	Planning permission C14/0061/41/AM	8		7	7					
1364	Service Village	T64	Land near Cae Capel, Chwilog	21	Planning permission C18/1055/441/LL	0	0	0			7	7	7	

LPA reference	Settlement tier	Allocated site number	Allocated site name	Total site capacity*	Time lag to construction start (in months)**	Phasing of development								
						Comple-tions	Comple-tions in JLDP period	Under constru-ction	2021/22	2022/23	2023/24	2024/25	2025/26	Units beyond plan period
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 Bleddyn, Rachub	30	Planning permission C19/0950/21/LL	0	0	0		30				
4601	Service Village	T67	Land near Tyn Lôn, Y Ffor	18							6	6	6	
4602	Service Village	T68	Land near the School, Y Ffor	10							5	5		
2214	Service Village	T69	Land near Bro Gwystil, Y Ffor	9	Planning permission C14/0571/40/MG	8	8	1	1					
TOTAL						384	240	88	146	176	320	484	378	930
*	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													
	Site completed													
	Extant planning permission (not yet completed)													