

### Monitoring and implementation

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

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

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

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

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

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

Cross Reference	Indicators – Core/ Local	Policy Targets	Trigger Level	Data Source
<b>Theme 1: Support and create safe, healthy, distinctive and vibrant communities</b>				
Policy: PS1  Objective: SO1  SA 4 Objectives:	Local Indicator:  D1 % Welsh speakers in 2021 in Anglesey and Gwynedd	New developments contribute to maintaining or strengthening the Welsh language in Anglesey and Gwynedd  <i>(Note: Direct impact of new development on the use of the Welsh language in individual communities and Plan area is a difficult area to monitor, given that the Plan can't differentiate on the basis of language ability. The Councils consider a combination of approaches is required in order to monitor the effectiveness of policies, including the indicators set out under this theme.)</i>	Biennial narrative about relevant completed schemes, e.g. under Policy PS 1, Policy TAI 1 – Policy TAI 7, by 2019	JPPU Database  Annual review of planning applications and officer/ Planning Committee reports, and any community level studies undertaken by Hunanlaith and Menter laith Mon  2021 Census

Cross Reference	Indicators – Core/ Local	Policy Targets	Trigger Level	Data Source
	<p>Local Indicator:</p> <p>D2 Planning applications permitted where Welsh language mitigation measures are required</p>	<p>Where required, significant harm to the character and the language balance of a community is avoided or suitably mitigated in accordance with Policy PS 1</p>	<p>One planning application permitted in any one year contrary to Policy PS 1</p>	<p>JPPU Database</p> <p>Annual review of planning applications and officer/ Planning Committee reports.</p>
	<p>Local indicator:</p> <p>D3 Number of planning applications accompanied by a Welsh Language Statement or a Welsh Language Impact Assessment</p>	<p>All relevant planning applications to be accompanied by a Welsh Language Statement or a Welsh Language Impact Assessment, which address factors relevant to the use of the Welsh language in the community as set out in the Supplementary Planning Guidance.</p>	<p>One Welsh Language Statement or Welsh Language Impact Assessment in any one year that doesn't address factors relevant to the use of the Welsh language in the community</p>	<p>JPPU Database</p> <p>Development Management Databases</p> <p>Annual review of planning applications</p>

Cross Reference	Indicators – Core/ Local	Policy Targets	Trigger Level	Data Source
				and officer/ Planning Committee reports.  Hunanlaith & Menter laith Mon reports
	Local Indicator:  D4 Prepare and adopt a Supplementary Planning Guidance to promote the maintenance and creation of distinctive and sustainable communities	Prepare and adopt a Supplementary Planning Guidance to promote the maintenance and creation of distinctive and sustainable communities within 6 months of the Plan’s adoption	Not adopting a Supplementary Planning Guidance within 6 months of the Plan’s adoption	JPPU Database
Policy: ISA 1, ISA 2, ISA 4, ISA 5  Objective: SO2	Local Indicator:  D5 Number of planning applications granted where new or improved infrastructure has been secured through developer contributions	Where appropriate, new development will address the impact on communities through the provision of new or improved infrastructure in accordance with Policy ISA 1	One planning application permitted contrary to Policy ISA 1 in any one year	JPPU Database  Development Management Databases

Cross Reference	Indicators – Core/ Local	Policy Targets	Trigger Level	Data Source
SA 2 Objectives:				
	Local Indicator: D6 Number of planning applications for change of use of community facilities	Viable community facilities retained in accordance with Policy ISA 2	One viable community facility lost contrary to Policy ISA 2 in any one year	JPPU Database  Development Management Databases
	Local Indicator: D7 Number of planning applications for alternative uses on areas of open space	Amount of open space (ha) in individual settlements retained in accordance with Policy ISA 4.	Open space lost in any Centre or Village in any one year leading to net reduction in supply in the Centre or Village contrary to Policy ISA 4	JPPU Database  Development Management Databases
	Local Indicator:	Provision of new open space if application of the Fields in Trust	One planning application permitted in any one year	JPPU

Cross Reference	Indicators – Core/ Local	Policy Targets	Trigger Level	Data Source
	D8 Open space (ha) secured in association with residential development of 10 or more units	(FIT) benchmark standard identifies a deficiency of open space in accordance with Policy ISA 5	not contributing to meeting the open space needs of occupiers of new housing as defined by the FIT benchmark standard contrary to Policy ISA 5	Database Development Management Databases
	Local Indicator:  D9 Preparation of Supplementary Planning Guidance relating to provision of open spaces in new housing developments	Prepare and adopt the Supplementary Planning Guidance relating to planning obligations within 12 months of the Plan's adoption	Not adopting a Supplementary Planning Guidance within 12 months of the Plan's adoption	JPPU  Cabinet (Gwynedd Council) & Executive Committee (Isle of Anglesey County Council) work programme

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



Cross Reference	Indicators – Core/ Local	Policy Targets	Trigger Level	Data Source
SA 2, 10 Objectives:				programme
	Local Indicator: D12 Number of planning applications accompanied by a Travel Assessment	All relevant planning applications above the relevant thresholds identified in Policy TRA 1 accompanied by a Travel Assessment	One planning application submitted in any one year not accompanied by a Travel Assessment as required by Policy TRA 1	JPPU Database  Development Management Databases
	Local Indicator: D13 The number of applications permitted within sites/ areas safeguarded for transportation improvements	No planning applications permitted that are harmful to achieving transportation improvements identified in Policy TRA 1	One planning application permitted in any one year contrary to Policy TRA 1	JPPU Database  Development Management Databases

Cross Reference	Indicators – Core/ Local	Policy Targets	Trigger Level	Data Source
	Local indicator: D14 Delivery of Llangefni Link Road (Phase 4)	Phase 4 of the Llangefni Link Road is delivered by end 2018/ 2019	Failure to deliver Phase 4 of Llangefni Link Road by end 2018/ 2019	JPPU Database  Economic Development Service (Isle of Anglesey County Council)
	Local Indicator: D15 Delivery of improvements to the A5025	Applications for improvements required to the A5025 (on line and off line) are submitted as planning applications to the Isle of Anglesey County Council and/ or as part of the Wylfa Newydd DCO application (where appropriate) by December 2017	Planning application for improvements to the A5025 not submitted by December 2017	JPPU Database  Development Management Databases
<b>Theme 2: Sustainable Living</b>				
Policy: PS 5, PS6, PCYFF 1, PCYFF 2, ADN 1, ADN	Local Indicator: D16 Prepare and adopt a Supplementary Planning Guidance to	Prepare and adopt a Supplementary Planning Guidance to promote the maintenance and creation of distinctive and	Not adopting a Supplementary Planning Guidance within 6 months of the Plan's adoption	JPPU Cabinet (Gwynedd)

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

Cross Reference	Indicators – Core/ Local	Policy Targets	Trigger Level	Data Source
	Local Indicator: D18 Number of planning applications for highly vulnerable development permitted in C2 floodplain areas	No planning applications for highly vulnerable development permitted in C2 floodplain areas	One planning application permitted for highly vulnerable development in C2 floodplain areas in any one year	JPPU Database & Development Management Databases  Natural Resources Wales
	Local indicator: D19 Number of planning applications for new development on previously developed land (brownfield redevelopment and conversions of existing buildings) expressed as a % of all development developed per annum	Maintain or increase proportion of new development permitted on previously developed land (brownfield redevelopment and conversions of existing buildings) compared to average % recorded during 2015/ 2016 – 2016/ 2017	Decrease in proportion of development permitted on previously developed land (brownfield redevelopment and conversions of existing buildings) for 2 consecutive years	JPPU Database  Development Management Databases
	Local indicator: D20 Number of planning applications permitted outside development boundaries	No planning applications permitted outside development boundaries that do not meet the requirements of Policy PCYFF 1 and other relevant policies in the Plan	One planning application permitted outside development boundaries that does not meet the requirements of Policy PCYFF 1 and other relevant policies in the	JPPU Database  Development Management Databases

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

Cross Reference	Indicators – Core/ Local	Policy Targets	Trigger Level	Data Source
	Local Indicator:  D22 Prepare and adopt a Supplementary Planning Guidance relating to standalone renewable energy technology	Prepare and adopt a Supplementary Planning Guidance within 18 months of the Plan's adoption	Not adopting a Supplementary Planning Guidance within 18 months of the Plan's adoption	JPPU  Cabinet (Gwynedd Council) & Executive Committee (Isle of Anglesey County Council) work programme
	Local indicator:  D23 Average density of permitted housing developments in the Plan area	Minimum average net density of 30 housing units per hectare achieved overall in the Plan area	Failure to achieve an overall minimum average net density of 30 housing units per hectare in the Plan area for two consecutive years, unless it is justified by Policy PCYFF 2	JPPU Database  Development Management Databases
Policy: PCYFF 2, PCYFF 3, PCYFF 4	Local indicator:  D24 Prepare and adopt a Supplementary Planning Guidance on design matters	Prepare and adopt a Supplementary Planning Guidance on design matters within 12 months of adoption	Not adopting a Supplementary Planning Guidance within 12 months of adoption	JPPU  Cabinet (Gwynedd Council) &

Cross Reference	Indicators – Core/ Local	Policy Targets	Trigger Level	Data Source
Objective: SO7 SA 5, 8, 11 Objectives:				Executive Committee (Isle of Anglesey County Council) work programme
Policy: PS 17 Objective: SO8 SA 2, 6, 7 Objectives:	Local indicator: D25 Number of new housing permitted per category in the Settlement Hierarchy set out in Policy PS 17, expressed as a % of all development developed per annum	From the date of adoption, number of housing units permitted per category of settlement, expressed as a % of all residential development, is in accordance with the requirements of Policy PS 17, which is as follows:  Sub-regional Centre & Urban Service Centres = 53%  Local Service Centres = 22%  Villages, Clusters & countryside = 25%  [Table 15 in Chapter 6.4 provides a more detailed breakdown per category of settlement within the Plan area]	From the date of adoption the number of housing units permitted over 2 consecutive years, expressed as a % of all residential development, in the:  <ul style="list-style-type: none"> <li>Sub Regional Centre and Urban Service Centre and the Local Service Centres falls below the % requirement;</li> <li>Villages, Clusters and countryside is higher than the % requirement</li> </ul>	JPPU Database  Joint Housing Land Availability Studies  Development Management Databases

Cross Reference	Indicators – Core/ Local	Policy Targets	Trigger Level	Data Source
<b>Theme 3: Support growth and Regeneration under the umbrella of Anglesey Energy Island and other plans and strategies, which will transform the local economy, building on those elements of its unique economic profile that are identified as being of regional and national significance (economy and Regeneration)</b>				
Policy: PS 8, PS 9, PS 10, PS 11, PS 12  Objective: SO9  SA Objectives: 2, 4, 6, 7	Local indicator:  D26 Stage in the application for Development Consent Order (DCO) in relation to Wylfa Newydd	Application for Wylfa Newydd DCO submitted for approval by December 2017  Application for Wylfa Newydd DCO approved by May 2018	Horizon Nuclear Power fails to submit an application for DCO by December 2017  Horizon Nuclear Power fails to obtain approval of DCO application by December 2018	JPPU Database
	D27 Status of application to DECC for final approval	Wylfa Newydd Project gets approval/ “sign off” from DECC by December 2019	Horizon Nuclear Power fails to get approval/ “sign off” from DECC by December 2019	



Cross Reference	Indicators – Core/ Local	Policy Targets	Trigger Level	Data Source
	D28 Number of planning applications submitted and approved for Wylfa Newydd related development	Planning applications for Wylfa Newydd related development submitted by Horizon Nuclear Power to the Isle of Anglesey County Council by December 2017	Horizon Nuclear Power fails to submit planning applications to the Isle of Anglesey County Council for related development by December 2017	JPPU Database Development Management Databases
	D29 Number and type of Wylfa Newydd Project related development commenced	Individual Wylfa Newydd Project related development commenced in accordance with the individual planning consents	Wylfa Newydd Project related development not started within the timeframe set out in the individual planning consents and the Development Consent Order (as applicable)	JPPU Database Development Management Databases
	Local indicators: D30 Prepare and adopt a revised Supplementary Planning Guidance relating to the Wylfa Newydd Project	Prepare and adopt a Supplementary Planning Guidance relating to the Wylfa Newydd Project within 6 months of the Plan's adoption	Not adopting a Supplementary Planning Guidance within 6 months of the Plan's adoption	JPPU Executive Committee (Isle of Anglesey County Council) work programme

Cross Reference		Indicators – Core/ Local	Policy Targets	Trigger Level	Data Source
Policy:	CYF 1, CYF 3, CYF 5	Local indicator: D31 Amount of employment land or floor space (use class B1, B2 and B8) included on sites set out in Policy CYF 1 lost to other uses	No net loss of employment land/floor space to alternative uses (uses other than use class B1, B2 and B8) contrary to Policy CYF 3 or Policy CYF 5	One planning application permitted that does not accord with Policy CYF 3 or Policy CYF 5	JPPU Database Development Management Databases
Objective:	SO10				
SA Objectives:	2, 6				
		Local indicator: D32 Amount of employment land on safeguarded sites included in Policy CYF 1 taken up by use class B1, B2 or B8 development	6.9 ha employment land on safeguarded sites taken up per annum in Gwynedd  14.3 ha employment land on safeguarded sites taken up per annum in Anglesey	Less than 27.4 ha employment land taken up on safeguarded employment sites by 2021 in Gwynedd  Less than 57 ha employment land taken up on safeguarded employment sites by 2021 in Anglesey	JPPU Database

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

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

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

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

Cross Reference	Indicators – Core/ Local	Policy Targets	Trigger Level	Data Source
		Llangefni and Pwllheli to address results of the Study in the Plan's review	Failure to provide retail sites to address results of the Study	
	Local indicator; D40 Number of planning applications for non-A1 uses permitted in individual primary retail areas	A1 uses remain the predominant use within individual primary retail areas compared to the 2017 retail floor space study	Non-A1 uses permitted in individual primary retail areas contrary to Policy MAN 2	JPPU Database Development Management Databases Biennial Retail Floor Space Survey
Policy: PS 14, TWR 1, TWR 2, TWR 3, TWR 5	Local indicator: D41 Number of planning applications for new visitor attractions and facilities or improvements to existing visitor attractions and facilities permitted	New or improved visitor attractions and facilities permitted on suitable sites in accordance with Policy TWR 1	No planning applications for new or improved visitor attractions or facilities permitted for 2 consecutive years	JPPU Database Development Management Databases

Cross Reference	Indicators – Core/ Local	Policy Targets	Trigger Level	Data Source
Objective: SO14  SA Objectives: 2, 6	Local indicator:  D42 Number of applications for new permanent and temporary alternative camping units permitted	New permanent and temporary alternative camping units permitted in accordance with Policy TWR 3 or Policy TWR 5	No planning applications for new permanent and temporary alternative camping units permitted for 2 consecutive years	JPPU Database  Development Management Databases
<b>Theme 4: To give everyone access to housing appropriate to their needs.</b>				
Policy: PS 16, TAI 1 – TAI 7  Objective: SO15  SA Objectives: 2, 4, 7	Core indicator:  D43 The housing land supply taken from the current Housing Land Availability Study (TAN 1)	Housing land supply should not fall below 5 years as determined by the Housing Land Availability Study (TAN 1) in any given year	Housing land supply falls below 5 years in any year taken from the Housing Land Availability Study (TAN 1)	JPPU  Development Management Databases  Housing Land Availability Study
	Core indicator:  D44 The number of new housing units built in the Plan area	Provide 7,184 new housing units over the Plan period, according to the breakdown set out Topic Paper 20B Housing Trajectory  Annual targets for remainder of	The number of new housing units provided in the Plan area falls below the requirement for 2 consecutive years	JPPU  Development Management Databases



Cross Reference	Indicators – Core/ Local	Policy Targets	Trigger Level	Data Source
Policy: PS 18, TAI 5, TAI 8, TAI 15 – TAI 19  Objective: SO16  SA 2,4,7 Objectives:		Plan period :  2016/ 17 = 376  2017/ 18 = 505  2018/ 19 = 617  2019/ 20 = 631  2020/ 21 = 647  2021/ 22 = 623  2022/ 23 = 565  2023/ 24 = 527  2024/ 25 = 528  2025/ 26 = 466		Housing Land Availability Study
	Local indicator:  D45 Total housing units built on allocated sites in Gwynedd as a % of overall housing provision	Sites have been allocated within Policies TAI 1 - 5 for 1,467 new housing units in Gwynedd (including 10% slippage allowance) over the Plan period, which equates to 19% of overall housing provision.  Annual completion targets for	The overall number of new housing units built on allocated sites within Gwynedd falls below the requirement for 2 consecutive years	JPPU Database  Development Management Databases

Cross Reference	Indicators – Core/ Local	Policy Targets	Trigger Level	Data Source																						
		remainder of Plan period: <table border="1" data-bbox="1064 325 1368 1150"> <thead> <tr> <th data-bbox="1064 325 1218 491"></th> <th data-bbox="1218 325 1368 491">Allocated sites</th> </tr> </thead> <tbody> <tr> <td data-bbox="1064 491 1218 555">2016/ 17</td> <td data-bbox="1218 491 1368 555">99</td> </tr> <tr> <td data-bbox="1064 555 1218 619">2017/ 18</td> <td data-bbox="1218 555 1368 619">144</td> </tr> <tr> <td data-bbox="1064 619 1218 683">2018/ 19</td> <td data-bbox="1218 619 1368 683">187</td> </tr> <tr> <td data-bbox="1064 683 1218 746">2019/ 20</td> <td data-bbox="1218 683 1368 746">180</td> </tr> <tr> <td data-bbox="1064 746 1218 810">2020/ 21</td> <td data-bbox="1218 746 1368 810">166</td> </tr> <tr> <td data-bbox="1064 810 1218 874">2021/ 22</td> <td data-bbox="1218 810 1368 874">166</td> </tr> <tr> <td data-bbox="1064 874 1218 938">2022/ 23</td> <td data-bbox="1218 874 1368 938">135</td> </tr> <tr> <td data-bbox="1064 938 1218 1002">2023/ 24</td> <td data-bbox="1218 938 1368 1002">117</td> </tr> <tr> <td data-bbox="1064 1002 1218 1066">2024/ 25</td> <td data-bbox="1218 1002 1368 1066">102</td> </tr> <tr> <td data-bbox="1064 1066 1218 1150">2025/ 26</td> <td data-bbox="1218 1066 1368 1150">74</td> </tr> </tbody> </table>		Allocated sites	2016/ 17	99	2017/ 18	144	2018/ 19	187	2019/ 20	180	2020/ 21	166	2021/ 22	166	2022/ 23	135	2023/ 24	117	2024/ 25	102	2025/ 26	74		
	Allocated sites																									
2016/ 17	99																									
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2025/ 26	74																									

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	<p>Local indicator:</p> <p>D46 Total housing units built on allocated sites in Anglesey as a % of overall housing provision</p>	<p>Sites have been allocated within Policies TAI 1 - 5 for 1,655 new housing units in Anglesey (including 10% slippage allowance) over the Plan period, which equates to 21% of overall housing provision.</p> <p>Annual completion targets for remainder of Plan period:</p> <table border="1" data-bbox="1066 616 1368 1303"> <thead> <tr> <th data-bbox="1066 616 1218 783"></th> <th data-bbox="1218 616 1368 783">Allocated sites</th> </tr> </thead> <tbody> <tr> <td data-bbox="1066 783 1218 847">2016/ 17</td> <td data-bbox="1218 783 1368 847">8</td> </tr> <tr> <td data-bbox="1066 847 1218 911">2017/ 18</td> <td data-bbox="1218 847 1368 911">109</td> </tr> <tr> <td data-bbox="1066 911 1218 975">2018/ 19</td> <td data-bbox="1218 911 1368 975">193</td> </tr> <tr> <td data-bbox="1066 975 1218 1038">2019/ 20</td> <td data-bbox="1218 975 1368 1038">215</td> </tr> <tr> <td data-bbox="1066 1038 1218 1102">2020/ 21</td> <td data-bbox="1218 1038 1368 1102">248</td> </tr> <tr> <td data-bbox="1066 1102 1218 1166">2021/ 22</td> <td data-bbox="1218 1102 1368 1166">221</td> </tr> <tr> <td data-bbox="1066 1166 1218 1230">2022/ 23</td> <td data-bbox="1218 1166 1368 1230">185</td> </tr> <tr> <td data-bbox="1066 1230 1218 1303">2023/ 24</td> <td data-bbox="1218 1230 1368 1303">160</td> </tr> </tbody> </table>		Allocated sites	2016/ 17	8	2017/ 18	109	2018/ 19	193	2019/ 20	215	2020/ 21	248	2021/ 22	221	2022/ 23	185	2023/ 24	160	<p>The overall number of new housing units built on allocated sites within Anglesey falls below the requirement for 2 consecutive years</p>	<p>JPPU Database</p> <p>Development Management Databases</p>
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		<table border="1"> <tr> <td data-bbox="1055 260 1218 327">2024/ 25</td> <td data-bbox="1218 260 1368 327">176</td> </tr> <tr> <td data-bbox="1055 327 1218 394">2025/ 26</td> <td data-bbox="1218 327 1368 394">134</td> </tr> </table>	2024/ 25	176	2025/ 26	134		
2024/ 25	176							
2025/ 26	134							
	<p>Local indicator:</p> <p>D47 Total number of additional affordable housing built in the Plan area</p>	<p>Build 1,572<sup>1</sup> affordable housing in the Plan area by 2026</p> <p>Completion targets for remainder of Plan period (2015 – 2026):</p> <p>Build an additional 345 affordable housing in the Plan area by 2018</p> <p>Build an additional 575 affordable housing in the Plan area by 2020</p> <p>Build an additional 805 affordable housing in the Plan area by 2022</p> <p>Build an additional 1035 affordable housing in the Plan area by 2024</p> <p>Build an additional 1,266 affordable housing in the Plan area by 2026</p>	<p>The overall number of additional affordable housing built within the Plan area is 10% or more below the cumulative requirement set in the Policy Target</p>	<p>JPPU Database</p> <p>Development Management Databases</p>				

<sup>1</sup> 306 of this total have already been built between 2011 - 2015

Cross Reference	Indicators – Core/ Local	Policy Targets	Trigger Level	Data Source
	Local indicator: D48 % affordable housing units permitted per house price area	Average % affordable housing provision in line with indicative target per house price area	Average % affordable housing provision falls below the indicative target per house price area for 2 consecutive years, unless justified by Policy TAI 15	JPPU Database
	Local indicator: D49 The number of planning applications permitted on rural exception sites	An increase in the number of affordable housing exception sites compared to average during 2015/ 16 – 2016/ 17	No increase in the number of affordable housing exception sites permitted for 2 consecutive years	JPPU Database Development Management Databases
	Local Indicator: D50 Changes in residual values across the house price areas identified in Policy TAI 15	Deliver the maximum level of affordable housing considered viable in accordance with Policy TAI 15	An increase or decrease of 5% of residual value in any house price area in any one year	Development Appraisal Toolkit HM Land Registry House Price Index RICS Building

Cross Reference	Indicators – Core/ Local	Policy Targets	Trigger Level	Data Source
				Cost Information Service (BICS) Tender Prices
	Local indicator: D51 Prepare and adopt a Supplementary Planning Guidance for Affordable Housing.	Prepare and adopt a Supplementary Planning Guidance for Affordable Housing within 6 months of the date of adopting the Plan	Not adopting a Supplementary Planning Guidance within 6 months of the date of adopting the Plan.	JPPU  Cabinet (Gwynedd Council) and Executive Committee (Anglesey County Council) work programme
	Local indicator: D52 Number of local market housing units built in settlements identified in Policy TAI 5	Deliver the maximum level of Local market housing in settlements listed in Policy TAI 5.	Less than 10 local market housing units built in settlements identified in Policy TAI 5 in any one year	JPPU Database  Development Management Databases

Cross Reference	Indicators – Core/ Local	Policy Targets	Trigger Level	Data Source
	Local indicator:  D69 Planning applications and appeals to modify or remove a S106 agreements or a condition relating to local market housing	Retain S106 agreements and conditions that facilitate delivery of local market housing in accordance with Policy TAI 5	Planning application or appeal to modify or remove S106 agreements or condition relating to local market housing approved or allowed (as appropriate) in any one year	JPPU Database  Development Management Databases
	Local indicator:  D53 Prepare and adopt a Supplementary Planning Guidance for Local Market Housing.	Prepare and adopt a Supplementary Planning Guidance for Local Market Housing within 6 months of the date of adopting the Plan	Not adopting a Supplementary Planning Guidance within 6 months of the date of adopting the Plan.	JPPU  Cabinet (Gwynedd Council) and Executive Committee (Anglesey County Council) work programme
	Local indicator:  D54 Prepare and approve a Local Housing Market Area (LHMA) study for Gwynedd	Prepare and approve a LHMA study for Gwynedd by April 2017	Not preparing and approving a LHMA study for Gwynedd by April 2017	JPPU/ Housing Service (Gwynedd Council)  Cabinet (Gwynedd Council) work

Cross Reference	Indicators – Core/ Local	Policy Targets	Trigger Level	Data Source
				programme
	<p>Local indicator:</p> <p>D55 Number of Traveller pitches for residential accommodation provided at Penhesgyn, Anglesey</p>	Provide 4 pitches at Penhesgyn, Anglesey by the end of 2017/ 2018	Failure to provide 4 pitches at Penhesgyn, Anglesey by end of 2017/ 2018	<p>JPPU Database</p> <p>Development Management Databases</p> <p>Isle of Anglesey Housing Services</p>
	<p>Local indicator:</p> <p>D56 The number of additional Gypsy pitches provided on an extension to the existing residential Gypsy site, adjacent to the Llandygai Industrial Estate, Bangor</p>	<p>Provide 5 additional pitches on an extension to the existing residential Gypsy site adjacent to the Llandygai Industrial Estate, Bangor by the end of 2017/ 2018</p> <p>Provide a cumulative total of 10 additional pitches on an extension to the existing residential Gypsy site adjacent to the Llandygai Industrial Estate, Bangor by the end of 2026</p>	<p>Failure to provide additional 5 pitches on an extension to the existing residential Gypsy site adjacent to the Llandygai Industrial Estate, Bangor by end of 2017/ 2018</p> <p>Failure to provide a cumulative total of 10 additional pitches on an extension to the existing residential Gypsy site adjacent to the Llandygai</p>	<p>JPPU Database</p> <p>Development Management Databases</p> <p>Gwynedd Housing Services</p>



Cross Reference	Indicators – Core/ Local	Policy Targets	Trigger Level	Data Source
			Industrial Estate, Bangor by the end of 2026	
	Local indicator: D57 The need for additional pitches identified in a Gypsy Traveller Accommodation Needs Assessment (GTANA)	Provide number and type of pitches to address need identified in the GTANA by the end of 2026	Failure to provide number and type of additional pitches to address need identified in the GTANA by the end of 2026	JPPU Database Isle of Anglesey County Council Housing Services Gwynedd Housing Services
	Local indicator: D58 The number of unauthorised Gypsy & Traveller encampments reported annually and length of stay	Monitor changes in need for pitches and compare with supply of pitches in the inter GTANA period	The number of encampments and length of stay suggests a need for additional supply of pitches	JPPU Database Housing Services' Databases
<b>Theme 5: Protect and enhance the natural and built environment</b>				
	Local indicator:	Biodiversity or geodiversity value of	One application permitted	JPPU

Cross Reference		Indicators – Core/ Local	Policy Targets	Trigger Level	Data Source
Policy:	PS 19, AMG 1, AMG 2, AMG 3, AMG 4, AMG 5, AMG 6, PS 20, AT 1, AT 3, AT 4	D59 Number of planning applications permitted on locally important biodiversity and geodiversity sites	locally important sites maintained or enhanced in accordance with Policy AMG 5 and Policy AMG 6	contrary to Policy AMG 5 or Policy AMG 6	Database  Development Management Databases  Biodiversity Services
Objective:	SO17	Local indicator:  D60 Number of planning applications permitted on nationally or internationally designated sites or on sites that affect the biodiversity or geodiversity value of the designated sites	No planning applications permitted that are harmful to the biodiversity or geodiversity value of nationally or internationally designated sites	One planning application permitted contrary to Policy PS 19	JPPU Database  Development Management Databases  Biodiversity Services  Natural Resources Wales
SA Objectives:	1, 5, 8, 9	Local indicator:  D61 Number of planning applications permitted for major development in an Area of Outstanding Natural Beauty (AONB).	No planning applications permitted for major development, which are harmful to an AONB's natural beauty.	One planning application permitted contrary to Policy PS 19 and Policy AMG 1	JPPU Database  Development Management Databases

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

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

Cross Reference	Indicators – Core/ Local	Policy Targets	Trigger Level	Data Source
Objective: MWYN 6 SO19 SA 9 Objectives:	D66 The extent of primary land-won aggregates permitted in accordance with the Regional Technical Statement for Aggregates expressed as a percentage of the total capacity required as identified in the Regional Technical Statement (MTAN)	period in the Plan area in line with Policy PS 22	Plan area in any one year	Waste Unit
	Local indicator: D67 Sand and gravel land supply in the Plan area.	Maintain a minimum 7 year land supply of sand and gravel throughout the Plan period in the Plan area in line with Policy PS 22	Less than a 9 year land supply of sand and gravel reserves in the Plan area	North Wales Regional Minerals and Waste Unit
	Local indicator: D68 Number of planning applications permitted within a mineral buffer zone	No development permitted within a mineral buffer zone that would lead to the sterilisation of the mineral resource, unless it is in accordance with Policy MWYN 6.	One planning application permitted contrary to Policy MWYN 6	JPPU Database & Development Management Databases North Wales Regional Minerals and Waste Unit