



Anglesey and Gwynedd Joint Local Development Plan 2011 - 2026

8th Annual Monitoring Report GWYNEDD 1 April 2025 - 31 March 2026

CYNGOR GWYNEDD

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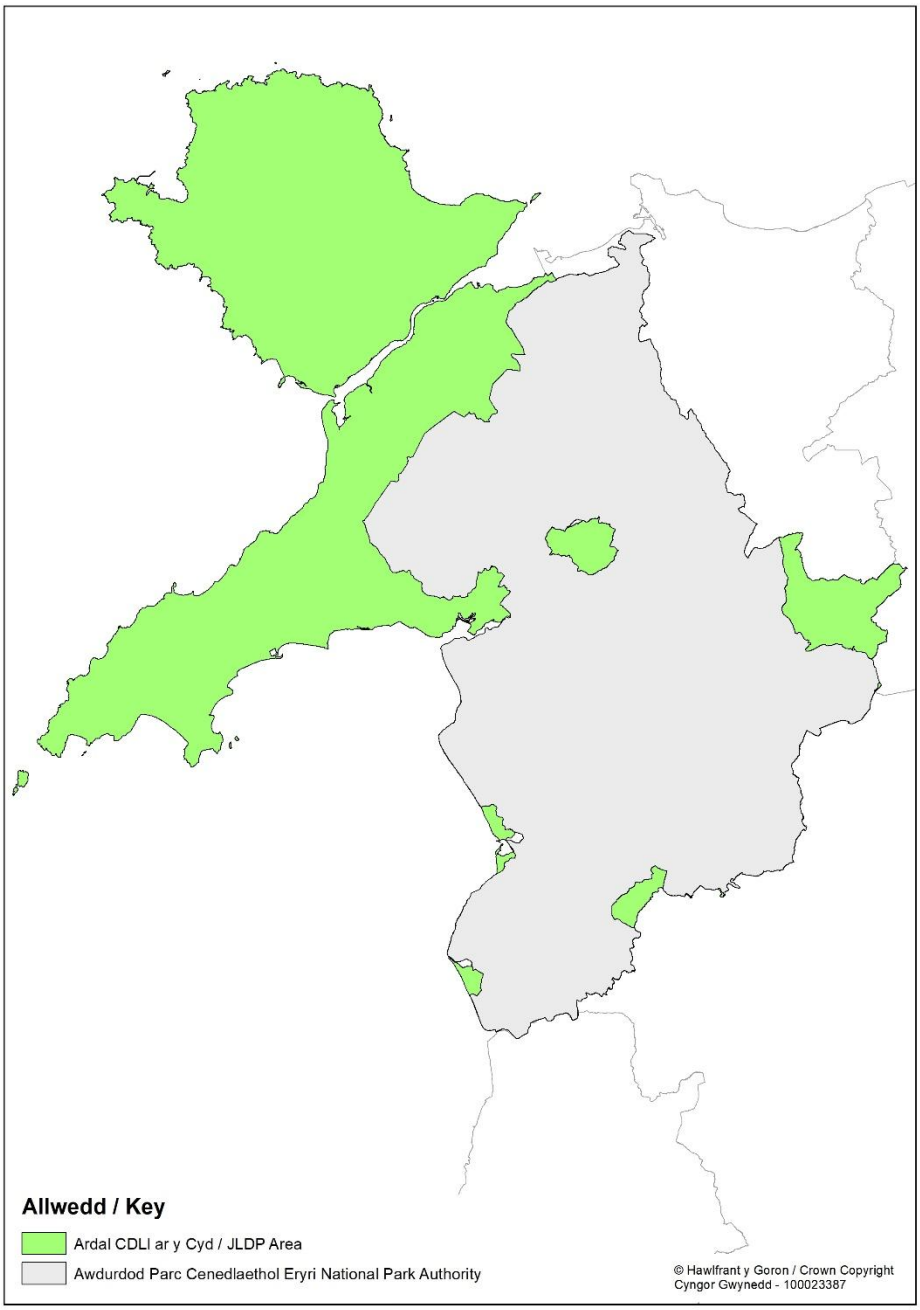
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EXECUTIVE SUMMARY

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



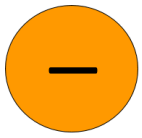
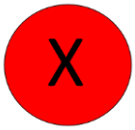
ii. Monitoring is a continuous part of the process of drawing up a plan. Monitoring is the connection between gathering evidence, the plan's strategy, and the work of drawing up policies, implementing policies, evaluating, and reviewing the Plan. The Monitoring

Framework is in Chapter 7 of the Joint LDP. It includes a total of 70 indicators[1] that are used to monitor the effectiveness of the Plan and its policies. It also includes a series of targets and defines thresholds that trigger further action, when required. The Monitoring Framework was developed in accordance with Welsh Government Regulations, and it was considered at the Public Inquiry for the Joint LDP.

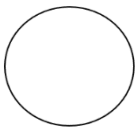
iii. As part of the Development Plan's statutory process, the Council must prepare an Annual Monitoring Report (AMR). The Monitoring Framework is the basis of the AMR. The AMR will record the work of assessing the indicators and any important contextual changes that could influence on the implementation of the Joint LDP. Over time, it provides an opportunity for the Council to assess the impact of the Joint LDP on social, economic, and environmental well-being in the Plan area.

iv. This is the eighth AMR to be prepared since the Joint LDP was adopted. This AMR looks at the period from 1st April 2025 to 31 March 2026 and focuses specifically on the Gwynedd Local Planning Authority area, see paras 1.13 – 1.15. It is a requirement to submit the Report to the Welsh Government and publish on the Councils website by 31 October 2026.

v. As a visual aid when monitoring the effectiveness of policies and to provide an overview of performance, key indicators and outcomes are shown in the table below.

Symbol	Description	Number of Indicators
	Local policy contributes to achieving Plan objectives and performs in accordance with, or better than, expectations.	29
	The policy target is currently not achieved as anticipated, but this is not leading to concerns regarding policy implementation.	19
	Local policy does not provide expected results and there are resulting concerns regarding Policy implementation.	5

[1] AMR 7 will be reporting on 55 indicators. The target for 5 indicators were met during AMR1 and for another 5 of the indicators during AMR2 one during AMR 3 and a further one during AMR6. Further, 3 of the indicators were specifically relevant to the Isle of Anglesey County Council - therfore there isn't a need to continue to monitor these indicators.

	There is no conclusion - available data is scarce.	2
Number of Indicators that have been achieved		12
Number of indicators no longer reported (relevant to the Isle of Anglesey Local planning Authority Area)		3

vi. A summary of the outcomes of assessing the indicators is shown in the following table:

Table A: Summary of conclusions from the Monitoring Framework indicators

Assessment	**Action**	**Number of indicators in the category.**
Where indicators suggest that LDP policies are effectively implemented	No further action needed with the exception of continuing to monitor	42
Assessment of decisions on planning applications suggests that policies are not being implemented as intended	Perhaps an Officer and / or Member needs to be trained	0
Assessment suggests that additional further guidance is needed for those identified in the Plan in order i) to explain how policy should be implemented correctly, or ii) to facilitate the development of specific sites.	Publish an additional Supplementary Planning Guidance, that could include the development briefs of specific sites, work closely with the private sector and infrastructure providers, where relevant.	0
Assessment suggests that policy is not as effective as expected.	Further research and investigation required, which includes examining contextual information about the Plan area or topic field.	13
Assessment suggests that policy is not being implemented	Review the policy in accordance with that	0
Assessment suggests that the strategy is not being implemented	Reviewing the Plan	0

Target has been met	No further action required	15

vii. As can be seen above most indicators do not require any further action apart from continuing 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. The information which derives from this and the previous AMRs are an important evidence base for the new Local Development

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

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

Key Findings of the AMR

1. Permission granted for 215 new residential units (including applications to reconsider or extend expiry date of existing permissions) during 2025/26. See the distribution of these permissions in Appendix 2. 145 units (67.4%) were for affordable housing.
2. 118 homes were completed during the monitoring period.
3. 91 affordable housing units completed in 2025/26 which is 77% of the total completions for this year. Note these figures do not include housing that is affordable due to its location, and size in certain areas within the Plan area.
4. It is noted that 2805 units have been completed in the Gwynedd Planning Authority area between the base date (2011) and 2025/26, whilst the trajectory (conveyed for the Gwynedd Planning Authority area) notes a figure of 3712 units. This is therefore 24.4% lower than the figure in the trajectory.
5. 52.1% of the housing units[2] permitted during the AMR period are within the Sub-regional Centre and Urban Service Centres. 21.4% of units have been permitted within the Local Service Centres with a further 26.5% permitted in Villages, Clusters and Open Countryside.
6. In the AMR period (2025/26), 32.2% of housing units completed in the Gwynedd Planning Authority area are located on sites allocated for housing.

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

7. Average density of new housing permissions in the Gwynedd Planning Authority area during the AMR period is 19.93 units per hectare.
8. 5 affordable housing exception sites permitted in the Gwynedd Planning Authority area during this AMR period (46 units permitted on these sites).
9. No planning permission was given for a local market unit during this AMR period. No local market unit was completed during the AMR period.
10. In the last year, 80% of housing permissions on new sites (not including those applications to reconsider of extend the date on which the current permissions expire) that meet the relevant threshold have included the expected level of affordable housing on the site.
11. Out of the units granted permission and completed since the Plan's adoption the percentage of affordable housing is 55.8%.
12. The Council received 18 Appeals during the monitoring period with 7 being allowed. 3 of the appeals allowed relate to design issues and the impact of the proposal on surrounding amenities. These are therefore subjective matters and therefore do not undermine any policy in the Plan. Another proposal was granted on the basis that it was considered that the unit was subservient to the existing dwelling and therefore does not constitute a new independent housing unit in the countryside. This decision is consistent with the present JLDP policies. One decision approved the provision of a larger dwelling than the one to be demolished on the basis that it will not have a significant visual impact, with another decision deviating from the JLDP on the basis of not having to provide an affordable unit in a change of use proposal in the countryside. The implications of the rulings will need to be considered in the preparation of the new Local Development Plan. To the same extent there is a need to consider the appeal decision that specified that there wouldn't be a significant harm to the Welsh language from a residential proposal, given the importance of this matter within the preparation of the Plan.
13. One of the strategic objectives of the Joint LDP is to facilitate diversity in the rural economy. That objective has been fairly successful during the AMR period, with permissions having been given for a few employment uses which include commercial offices, office accommodation and portable office units (and parking for staff).
14. Of the applications which were submitted with either a Welsh Language impact assessment or a statement, 3 applications were refused partly due to linguistic issues and 8 applications were granted permission with a planning condition for linguistic mitigation measures.

Plan Review

x. In accordance with national guidelines, LDPs must be reviewed every four years and a Revised Plan prepared. The current Plan was adopted on 31 July 2017 and therefore a Review Report was prepared. The conclusion of the Review Report was to undertake a Full Revision of the Joint Local Development Plan which is tantamount to the preparation of a new Plan. This was followed by a decision by Cyngor Gwynedd's Cabinet and Isle of Anglesey County Council's Executive to end the joint working arrangement between the

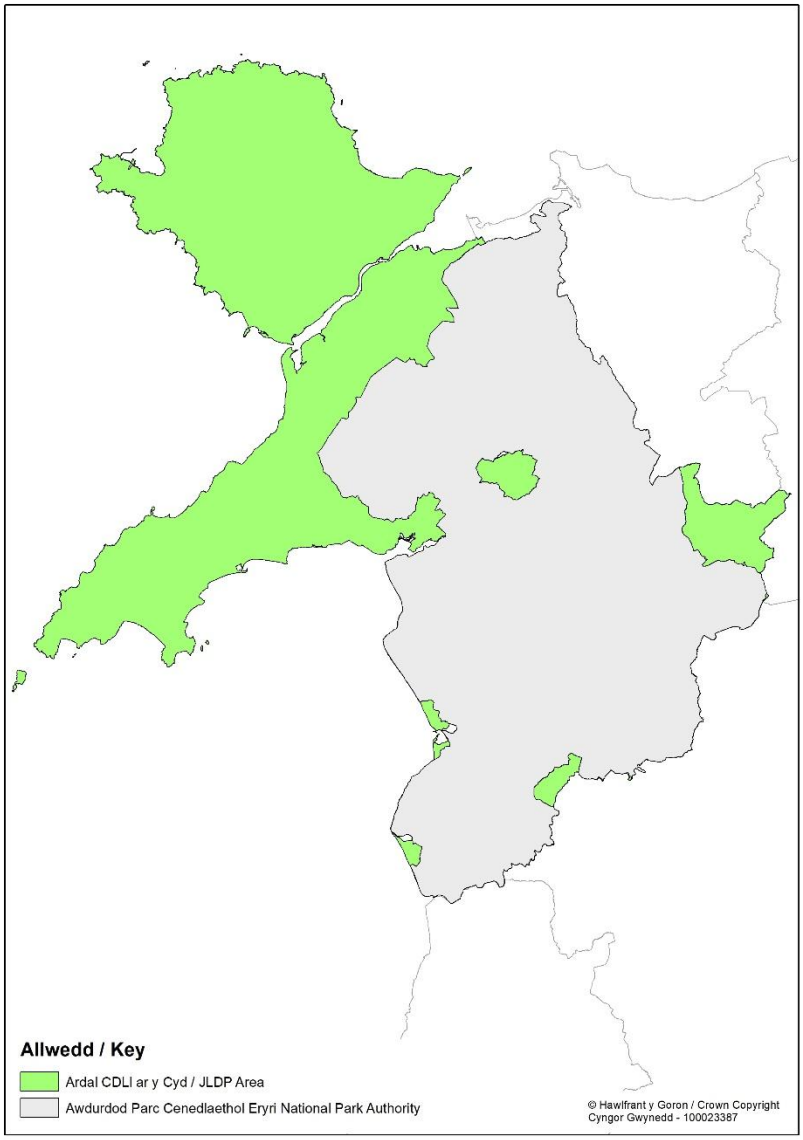
two Councils and to prepare separate Development Plans. The joint working arrangement ended on 31 March 2023 and new policy teams were established for both Councils. The conclusions of all the AMRs will form part of the evidence base that will contribute to the preparation of new Local Development Plans for both Councils. Although there is a decision to prepare a separate LDP for both Councils, this AMR follows the same format as the previous ones however AMR 6 - 8 concentrates specifically on Gwynedd Local Planning Authority Area. The information presented in this Report in will be useful as evidence for the preparation of the Gwynedd Local Development Plan.

Monitoring the Sustainability Assessment (SA)

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

CHAPTER 1: INTRODUCTION

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



1.2 Sub-section 76 of the Planning and Compulsory Purchase Act 2004 requires that Council produces an Annual Monitoring Report (AMR) for the 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 eighth AMR to be prepared since the adoption of the Plan. This AMR covers the period from 1st April 2025 to 31st March 2026. It is a requirement to submit this AMR (AMR8) to the Welsh Government by 31 October, 2026.

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 findings of the AMRs will be part of the evidence base which will contribute to the preparation of a new Plan. A review of the plan has taken place and a Review Report prepared further information is available in paragraph 1.12 below.

1.5 The Monitoring Framework is the main basis of the AMR. The Monitoring Framework is noted in Chapter 7 of the Joint LDP. It includes a total of 69 indicators (amended to 70, see para 1.6 below) used to monitor the effectiveness of the Plan and its policies.

Indicators

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

Table 1: Core indicators

Core indicator	Monitoring Framework Reference
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 houses 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

*Not reported on, as they specifically relate to the Isle of Anglesey County Council's Local Planning Authority Area.

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 (e.g. house completion figures).

Thresholds

1.9 All of the indicators have a specific threshold that notes at which time further consideration may need to be given to the implementation of the policy and/or its assessment. This could mean that a plan must be delivered by a specific date, if the progress falls below the accumulative requirement over a fixed period, or if a development is permitted which is contrary to the policy framework. Once a threshold is reached, the required actions must be considered in an attempt to reconcile the situation (see below).

Actions

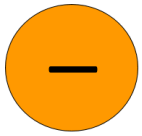
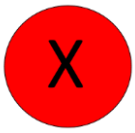
1.10 The Monitoring Framework notes a range of achievable actions that could address any shortcomings or unexpected outcomes. However, it does not necessarily follow that a failure to achieve a specific target will be interpreted as a policy failure that would automatically mean that this policy (or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

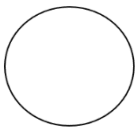
1.11 Table 2 below notes the potential actions that could derive from the monitoring, and these are noted in the Monitoring Framework in Chapter 7 of the Joint LDP. There are several possible options to help deal with indicators that give the impression of a failure to deliver in line with the expectation. 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.

Plan Review

1.12 In line In line with national guidelines, Plans must be reviewed every four years and a Revised Plan prepared. The current plan was adopted on 31 July 2017 and therefore in accordance with national guidance a Review Report was prepared. The conclusion of the Review Report was to undertake a full Joint Local Development Plan Review which constitutes the preparation of a new Plan. This was followed by the decision of Gwynedd Council's Cabinet and Anglesey County Council's Executive Committee to wind down the collaboration arrangement between the two Councils and prepare separate Development Plans. The collaboration arrangement ended on 31 March 2023 and new policy teams were established for both Councils. The conclusions of all previous AMBs will form part of the evidence base that will contribute to the preparation of new Local Development Plans for both Councils.

Contents of AMB 8

1.13 As the joint working arrangement between the Isle of Anglesey County Council and Cyngor Gwynedd on Planning Policy matters has come to an end on 31 March 2023, and as the local planning authorities are now actively preparing a Local Development Plan for their individual Local Planning Authority area, this Annual Monitoring Report (AMB 8) focus specifically on the Gwynedd Local Planning Authority Area.

1.14 Due to a lack of access to data relevant to Anglesey it is not possible to report in accordance with the requirements of some of the indicators. Further it is noted that it would not be appropriate to report on matters relating to another Local Planning Authority given that it is Gwynedd Council's responsibility to approve this Annual Monitoring Report.

1.15 Furthermore, it is not considered advantageous to report on matters relating to Anglesey as it may give a false impression of the success or failure of the indicators and it is not considered that it is appropriate to respond to concerns arising from those matters when looking to the future and preparing a Local Development Plan for the Gwynedd Local Planning Authority area.

Structure and content

1.16 Outlined below is the structure of the rest of the AMR.

Table 5: Structure of the AMR

Chapter	General Contents
2: Analysing significant contextual change	A summary and review of wider contextual issues within what the LDP operates in, e.g. legislation/ strategies/external policies.
3: Analysis of Indicators	Details of the findings of the monitoring of the Joint LDP Indicators (in the order of the layout of the LDP)
4: Conclusion and recommendations	Identify required changes to the Plan during statutory review or triggered earlier, if appropriate.
5: Appendices	1. Monitoring of the Sustainability Appraisal 2. Distribution of residential permissions 3. Provision of land for housing

1.17 The structure of the AMB should remain the same from year to year to make it easy to be able to compare one with another. However, given that the monitoring process relies on a wide range of statistical and factual information accessed by Council and external sources, any changes to these sources may or may not make some indicators not as reliable.

CHAPTER 2: ANALYSING CONTEXTUAL CHANGES

2.1 During the monitoring period, new and updated policy documents/guidelines have been 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 changes 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 Joint LDP are outlined where appropriate. General economic trends that have appeared during the period of the AMR are also outlined. Contextual information that is specific to a particular policy field in the Joint LDP will be provided in the relevant policy analysis section for convenience and, therefore, will not be repeated here.

THE NATIONAL CONTEXT

Technical Advice Note 24: The Historic Environment (25/03/2026)

2.2 A new updated version of Technical Advice Note 24: The Historic Environment has been published and now reflects the Historic Environment (Wales) Act 2023 and ensures that the language used across the documents is consistent with the Act.

Revised Section 7 list of species and habitats under the Environment (Wales) Act 2016.

2.3 The Section 7 list is a statutory register of species and habitats of principal importance for the purpose of maintaining and enhancing biodiversity in Wales. The revised list represents a significant expansion, with 1,322 species and 69 habitats now listed.

2.4 Chapter 6 of Planning Policy Wales identifies that planning authorities must seek to maintain and enhance biodiversity in the exercise of their functions. In fulfilling this duty, planning authorities must also have regard to the list of habitats and species of principal importance for Wales, published under Section 7 of the Environment (Wales) Act 2016.

2.5 Planning authorities must follow a step-wise approach to maintain and enhance biodiversity, build resilient ecological networks and deliver net benefits for biodiversity (NBB). Enhancement must be secured by delivering a biodiversity benefit primarily on site or immediately adjacent to the site.

2.6 When considering opportunities for NBB in respect of the new bird species on the list it will be important to also secure suitable provision for nesting, which could include installation of measures such as swift bricks as part of the fabric of new buildings.

Interim Planning Policy Statement on Development in SAC Rivers

2.7 The Welsh Government published an interim planning policy statement and practical planning guidance on development in Special Areas of Conservation (SAC) river catchments affected by phosphorus, on 5 August 2025. The interim planning policy statement is outlined in 'Dear Chief Planning Officer' letter dated (05/08/2025) and it is intended that this be inserted as a new section in Chapter 6 when Planning Policy Wales is next updated.

Consultation on new National Park (Natural Resources Wales (NRW)) October - December 2024

2.8 In March 2026, following submission of the Designation Order by Natural Resources Wales (NRW), the Welsh Government announced its intention to appoint Planning and Environment Decisions Wales (PEDW) to undertake a Public Local Inquiry into representations and objections received during the statutory consultation period.

2.9 NRW concluded that the proposed area meets the statutory criteria for National Park designation, including considerations relating to natural beauty and opportunities for recreation.

2.10 The inquiry will consider views expressed both in support of and against the designation before any further decision is made on the establishment of the proposed Glyndŵr National Park and National Park Authority.

LOCAL CONTEXT

Housing Action Plan

2.11 On the 13th May, 2025 Gwynedd Council decided to extend the period of the Housing Action Plan for two years up until the end of the 2028/29 financial year.

2.12 The original scheme was approved in 2020 and includes 33 projects across five key areas to ensure that the people of Gwynedd have a suitable, affordable and quality homes.

Gwynedd Local Area Energy Plan

2.13 In September 2025 Gwynedd Council decided to support the Main Report and Technical Report of the Local Area Energy Plan.

2.14 Gwynedd Council's Local Area Energy Plan looks at the most efficient and cost-effective methods of decarbonising a complete energy system for Gwynedd by 2050. The Plan looks at all aspects of the local energy systems: what the demand for energy is, how it is produced and how it is distributed.

Article 4 Direction

2.15 On 27 November 2025, during a High Court hearing and following his previous judgment, the judge (Justice Eyre) confirmed an order to quash Cyngor Gwynedd Cabinet's decision on 16 July 2024 to confirm the Article 4 Direction. The Council submitted a written application to

request permission to appeal to the Court of Appeal and the Rt. Hon Justice Lewisam refused the request on 6 February 2026. As a result, as the 16 July 2024 decision is quashed, the Article 4 Direction is not in force within the Gwynedd Local Planning Authority Area.

2.16 Following the quashing of the decision to confirm the Article 4 Direction, material changes of use that were restricted by the Article 4 Direction now have permitted development right. Therefore, it is not necessary to receive planning permission to undertake these material changes of use.

Appeals

2.17 The Council received 18 appeals during the 2025/26 monitoring period. Of these, 11 were dismissed and 7 were allowed. Brief details of the appeals that were allowed are as follows:

- Nursing Home located in Penisarwaun. The Council refused the application due to concerns regarding the impact on the living conditions of neighbouring residents in terms of noise and disturbance. The appeal was allowed on the basis that the development would not harm the living conditions of neighbouring residents through noise and disturbance and would not conflict with Policies PCYFF 2 and TWR 2 of the JLDP.
- Change of use of "The Old Cow Sheds" to residential use and retention of the building known as "Little Barn" as holiday accommodation in Pentrefelin. The application was refused on the grounds that Council were not of the opinion that the proposal was acceptable in light of local and national planning policies aimed at protecting the countryside. The appeal was allowed as the Old Cow Shed is an existing building with an established residential use, and although the proposal would result in a permanent dwelling and associated holiday accommodation, it would not lead to any additional physical encroachment through built development into the open countryside, nor any significant change to the existing character or sustainability of the site.
- The amendment of a condition from a planning approval to refer to amended plans submitted as part a Section 73 application rather than the plans previously submitted. The application relates to the demolition of an existing bungalow and erection of a replacement dwelling in Llanbedrog. The application was refused on the grounds that the development would result in unacceptable harm to the living conditions of neighbouring occupiers. The appeal was allowed on the basis that it would not result in this unacceptable harm.
- Demolition of an existing outbuilding and erection of a timber cabin as ancillary accommodation in Rhoslan. The original application was refused due to concerns regarding whether the development would be acceptable in light of local and national planning policies controlling residential development in the open countryside. The appeal was allowed because the proposal does not create a new self-contained unit and that it is connected to the main dwelling.
- Proposal to erect 18 affordable dwellings together with associated development in Botwnnog. The application was refused due to the impact of the proposal on the Welsh language. The appeal was allowed on the grounds that there was insufficient evidence of significant harm to the Welsh language and that the proposal would comply with Policy PS 1 of the Joint Local Development Plan.

- Rebuilding of a cottage to include two-storey side extensions and a single-storey rear extension in Llanbedrog. The original application was refused due to the impact of the development on the character and appearance of the Llŷn Area of Outstanding Natural Beauty. The appeal was allowed on the basis that the development would not harm the character and appearance of the Llŷn Area of Outstanding Natural Beauty and that the proposal meets the exceptional circumstances required by Criterion 7 of Policy TAI 13, which requires justification for a larger dwelling where it would not result in a significantly greater visual impact compared to the existing building.
- Extension to a house in Edern. The appeal is partially allowed in relation to this aspect of the development (the helicopter hangar building and helipad element was refused). This aspect of the appeal was allowed on the basis that extension conforms with Policy PCYFF 3 of the JLDP that states, amongst other things, that all proposals will be expected to complement and enhance the character and appearance of the site, building or area in terms of siting, appearance, scale, height, massing and elevation treatment.

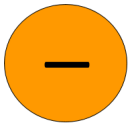
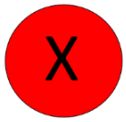
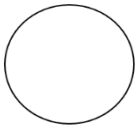
CONCLUSION

2.18 As noted above, new legislation and plans, and national and local policies and strategies emerged during this monitoring period. These will need to be considered when preparing the Gwynedd Local Development Plan.

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 provide 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

D9	Preparation of Supplementary Planning Guidance relating to provision of open spaces in new housing developments	AMR 1
D10	Preparation of Supplementary Planning Guidance relating to planning obligations	AMR 2
D13	The number of applications permitted within sites/ areas safeguarded for transportation improvements (all improvement areas in Gwynedd have been completed).	AMR 6
D14	Delivery of Llangefni Link Road (Phase 4)	AMR 1
D15	Delivery of improvements to the A5025	AMR 1
D16	Prepare and adopt a Supplementary Planning Guidance to promote the Maintenance and creation of distinctive and sustainable communities	AMR 2
D30	Prepare and adopt a revised Supplementary Planning Guidance relating to the Wylfa Newydd Project	AMR 1
D34	Prepare and adopt a Supplementary Planning Guidance relating to alternative uses on employment sites	AMR 3
D51	Prepare and adopt a Supplementary Planning Guidance for Affordable Housing	AMR 2
D54	Prepare and adopt a Supplementary Planning Guidance for Local Market Housing	AMR 1
D55	Prepare and approve a Local Housing Market Area (LHMA) study for Gwynedd	AMR 2

3.4 Due to the fact that this Annual Monitoring Report only reports on matters relating to Cyngor Gwynedd, it is not considered appropriate to report on the indicators that specifically relate to the Isle of Anglesey Local Planning Authority area. Accordingly, the following Indicators are not reported in AMB 8:

Indicator Number	**Description**
D28	Number of Planning applications submitted and approved for Wylfa Newydd related development.

D46	Total housing units built on allocated sites in Anglesey as a % of overall housing provision.
D56	Number of Traveller pitches for residential accommodation provided at Penhesgyn, Anglesey.

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

Welsh Language and Culture

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

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

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

The type of housing applications seen this year on new sites that have been granted permission since the Plan was adopted shows a significant percentage of affordable homes at 67.4% (increasing to 84% when considering applications that reached the threshold for affordable housing). In fact, for the 8 sites with 11+ housing units that were granted permission during 2025 to 2026 five of these provide 100% affordable sites.

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

Indicator D1

D1 % Welsh speakers in 2021 in Anglesey and Gwynedd

Objective:

SO1: Safeguard and strengthen the Welsh language and culture and promote its use as an essential part of community life.

Target:

New developments contribute to maintaining or strengthening the Welsh language in Anglesey and Gwynedd

(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.)

Relevant policy:

PS1

Outcome:

AMR Period	Outcome
AMR1	–
AMR2	–
AMR3	–
AMR4	–
AMR5	–
AMR6	–
AMR7	–
AMR8	–

Trigger level:

Biennial narrative about relevant completed schemes, e.g. under Policy PS 1, Policy TAI 1 – Policy TAI 7, by 2019

Analysis:

The role of planning is limited to trying to create the best possible circumstances through the Plan's policies to facilitate sustainable development that could increase the percentage of Welsh speakers.

There are a number of policies within the Plan which help to facilitate sustainable development which are:

- Policy TAI 5 'Local Market Housing' which prevents any open market housing within the coastal settlements listed;
- Policy TAI 15 'Affordable Housing Threshold and Distribution' requires an affordable element for the development of 2 or more housing units within Centres and Villages;
- Policy TAI 16 'Exception Sites' supports developments 100% affordable housing;
- Policy TAI 6 'Clusters' and TAI 7 'Conversion of Traditional Buildings in the Open Countryside to Residential Use' only supports affordable housing provision;
- Policy TAI 8 'Appropriate Housing Mix' ensures that all residential development contributes towards improving the balance of housing and meets the identified needs of the whole community;
- Policy CYF 1 'Safeguarding, Allocating and Reserving Land and Units for Employment Use' ensures that there is sufficient land for employment opportunities to be provided within the Plan.

An 'Annual Report of the population' who say they speak Welsh by the ONS is published quarterly, the basis of this is data from a survey. The latest figures are April 2026 which states that there are 844,300 Welsh speakers in Wales. For Gwynedd it states that there are 91,300 able to speak Welsh, which is 76% of the County's population. This figure has reduced in the latest report, however there remains a difference is still between these figures and the Census figures. Therefore the conclusion of AMR 7 still remains i.e. it is not believed that any weight should be given to the increase in the number of Welsh speakers seen in Gwynedd within the 'Annual Population Report' December 2024.

AMR 5 highlighted the changes within the different neighbourhoods of the Lower Super Output Area (LSOA) identifying that there are a number of factors affecting the changes between 2011 and 2021 in the percentage and number of Welsh speakers in them.

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

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

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

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

In the year from 1 April 2025 to 31 March 2026 there have been 215 new housing units (i.e. sites that did not have permission on the day of adoption of the Plan) that have been granted planning permission. This is by permission for an individual house on 26 sites with the rest on 15 sites from a site with 2 units up to a site of 48 units. Out of the applications that met the threshold for affordable housing contribution i.e. 2 or more units or within a Cluster or outbuilding conversion being 182 housing units, 145 affordable units were granted consent either by condition or legal agreement, which means an affordable percentage of 80%.

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

Period	Number of Units which gained planning permission and were completed during the Plan period	Number which are Affordable Housing	Percentage of Affordable Housing
AMR 1	56	35	62.5%
AMR 2	90	45	50%
AMR 3	125	55	44%
AMR 4	205	87	42.4%
AMR 5	231	117	50.6%
AMR 6*	126	68	54%
AMR 7*	208	141	67.8*
AMR 8*	118	91	77%
TOTAL	1,159	639	55.1%

* These are Gwynedd only figures

The percentage of affordable homes in the table above has increased over the past year. This is mainly due to developments that have been completed by housing associations in the Gwynedd planning authority area.

In the past year, over 80% of housing consents on new sites which reached the relevant threshold have been for affordable housing. In addition of the units consented and completed since the adoption of the Plan the percentage of affordable homes is also just above 55% (55.1%) (which is above the 10%, 20% and 30% thresholds for the different areas). This means that new consents under the Plan to date, by preparing a high percentage of affordable homes which helps to meet local needs and thus helps to maintain the language within the Plan area.

The factors referred to above highlight how the Plan seeks to ensure that new developments address the needs of the local community. As can be seen from the above analysis of the Census results many of the local changes are due to movements within the existing housing stock that are outside of the Plan's control. National changes to the use classes in relation to housing will need to be reflected in the formulation of housing policies into the New Local Development Plan as well as updating the evidence supporting the Local Market Housing Policy to extend the area where it is applicable.

Action

Explanation of action
Continue to monitor. Full consideration will be given to this during preparation of the Gwynedd Local Development Plan.

Indicator D2

D2 Planning applications permitted where Welsh language mitigation measures are required

Objective:

SO1: Safeguard and strengthen the Welsh language and culture and promote its use as an essential part of community life.

Target:

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

Relevant policy:

PS1

Outcome:

AMR Period	Outcome
AMR1	✓
AMR2	✓
AMR3	✓
AMR4	✓
AMR5	✓
AMR6	✓
AMR7	✓
AMR8	✓

Trigger level:

One planning application permitted in any one-year contrary to Policy PS 1

Analysis:

As highlighted in the response to Indicator D1, in the year 2025/26 planning permission has been given for 215 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	26	26
2 to 5 units	7	20
6 to 10 units	1	8
11+ units	8	161

There were 3 Linguistic Assessments and 11 Linguistic Statements with applications that were determined where they met the thresholds within PS Policy 1 (see Indicator D3 for details of the type of applications these were submitted with). In addition, in accordance with Annex 5 of the CCA, consideration has also been given to the Welsh language for applications that fall below the threshold of those requiring a formal Statement or Assessment.

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

- Residential application for 8 affordable units because sufficient evidence was not submitted within the Welsh language Assessment to be able to assess whether the proposal meets the requirements of criterion 1c of Policy PS1. On this basis, the Local Planning Authority is not convinced that the proposal would not have a negative impact on the Welsh language in the Plan area;
- 1 application for conversion of a building into 14 flats as sufficient and current information was not provided with the application.
- 1 application for a residential dwelling as sufficient evidence about the impact of the development on the language was not provided.

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

- 5 residential applications with a condition a Welsh name must be provided for the dwelling hereby permitted (Any new name should be derived from historical, geographical or local links to the area where possible.) (these application provide for a total of 103 residential units);
- 5 applications with the condition that any signs advertising and promoting the development inside and outside the site must be in Welsh or bilingual with priority to the Welsh language (application for 4 industrial units in Parc Bryn Cegin, 4 applications totalling 58 residential units)

Action

Explanation of action
Continue to monitor. Full consideration will be given to this during preparation of the Gwynedd Local Development Plan.

Indicator D3

D3 Number of planning applications accompanied by a Welsh Language Statement or a Welsh Language Impact Assessment

CHAPTER 6.1: SAFE, HEALTHY, DISTICTIVE AND VIBRANT COMMUNITIES

Objective:

SO1: Safeguard and strengthen the Welsh language and culture and promote its use as an essential part of community life

Target:

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

Relevant policy:

PS1

Outcome:

AMR Period	Outcome
AMR1	–
AMR2	✓
AMR3	✓
AMR4	✓
AMR5	✓
AMR6	✓
AMR7	✓
AMR8	✓

Trigger level:

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.

Analysis:

During the monitoring period, 11 Welsh Language Statements in total were submitted in Gwynedd. In addition, in accordance with Annex 5 of the CCA, consideration has been given to Welsh for applications below the threshold requiring a formal Statement or Assessment. 3 Linguistic Statements were received with residential applications.

It is considered, therefore, that the policies continue to be implemented effectively.

Action

Explanation of action
Continue to monitor. Full consideration will be given to this during preparation of the Gwynedd Local Development Plan.

Indicator D5

D5 Number of planning applications granted where new or improved infrastructure has been secured through developer contributions

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.

Target:

Where appropriate, new development will address the impact on communities through the provision of new or improved infrastructure in accordance with Policy ISA 1

Relevant policy:

ISA1, ISA2, ISA4, ISA5

Outcome:

AMR Period	Outcome
AMR1	✓
AMR2	–
AMR3	✓
AMR4	✓
AMR5	✓
AMR6	✓
AMR7	✓
AMR8	✓

Trigger level:

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

Analysis:

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

There were 3 planning permissions where there was new or enhanced infrastructure through developer contributions. These were all for open space provision and/or financial contributions.

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

Action

Explanation of action
Continue to monitor. Full consideration will be given to this during preparation of the Gwynedd Local Development Plan.

Indicator D6

D6 Number of planning applications for change of use of community facilities

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.

Target:

Viable community facilities retained in accordance with Policy ISA 2

Relevant policy:

ISA1, ISA2, ISA4, ISA5

Outcome:

AMR Period	Outcome
AMR1	✓
AMR2	✓
AMR3	✓
AMR4	✓
AMR5	✓
AMR6	✓
AMR7	✓
AMR8	✓

Trigger level:

One viable community facility lost contrary to Policy ISA 2 in any one year

Analysis:

Policy ISA 2 aims to protect existing community facilities and encourage the development of new facilities where appropriate. 0 planning applications which resulted in the loss of a community facility were granted planning permission during the period 2025-2026.

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

Action

Explanation of action
Continue to monitor. Full consideration will be given to this during preparation of the Gwynedd Local Development Plan.

Open Spaces

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

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

Indicator D7

D7 – Number of Planning applications for alternative uses on areas of open space

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.

Target:

Amount of open space (ha) in individual settlements retained in accordance with Policy ISA 4.

Relevant policy:

Outcome:

AMR Period	Outcome
AMR1	✓
AMR2	✓
AMR3	✓
AMR4	✓
AMR5	✓
AMR6	✓
AMR7	✓
AMR8	✓

Trigger level:

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.

Analysis:

5 applications have been approved on sites which are wholly or partly within protected open spaces identified in the plan (on the proposals map). All applications comply with the policy criteria:

- 1 application on parts of a school playing fields which do not undermine the use of the land as playing fields (erection of a fence).
- 2 applications for tree maintenance works.
- 1 application for the erection of a new dwelling on a small part that does not undermine the use of the greenspace.
- 1 application for floodlights.

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

Action

Explanation of action
Continue to monitor. Full consideration will be given to this during preparation of the Gwynedd Local Development Plan.

Indicator D8

D8 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

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.

Target:

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

Relevant policy:

ISA 5

Outcome:

AMR Period	Outcome
AMR1	✓
AMR2	✓
AMR3	✓
AMR4	✓
AMR5	✓
AMR6	✓
AMR7	✓
AMR8	✓

Trigger level:

One planning application permitted in any one year not contributing to meeting the open space needs of occupiers of new housing as defined by the FiT benchmark standard contrary to Policy ISA 5

Analysis:

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

- Total area of new open space provision created is 215.79m^2.
- A financial contribution of £13,344.47.

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

Action

Explanation of action
Continue to monitor. Full consideration will be given to this during preparation of the Gwynedd Local Development Plan.

Sustainable Transport, Development and Accessibility

Indicator D11

D11 – Preparation of Supplementary Planning Guidance relating to parking standards

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:

- 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 train.
- New roads or essential improvements to roads on the present road network will have been provided.

Target:

Prepare and adopt the Supplementary Planning Guidance relating to parking standards within 12 months of the Plan's adoption

Relevant policy:

TRA 1, TRA 2, TRA 3, TRA 4

Outcome:

AMR Period	Outcome
AMR1	–
AMR2	–
AMR3	–
AMR4	–
AMR5	–

AMR6	–
AMR7	–
AMR8	–

Trigger level:

Not adopting a Supplementary Planning Guidance within 12 months of the Plan's adoption

Analysis:

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

The timescale for adopting a revised Supplementary Planning Guidance (SPG) on 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.

However, the local planning authorities have a 'saved' SPG from the Unitary Development Plan and can also refer to national guidance when determining new applications.

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

Action

Explanation of action
Continue to monitor. Full consideration will be given to this during preparation of the Gwynedd Local Development Plan.

Indicator D12

D12 – Number of planning applications accompanied by a Travel Assessment

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:

- 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.

Target:

All relevant planning applications above the relevant thresholds identified in Policy TRA 1 accompanied by a Travel Assessment

Relevant policy:

Outcome:

AMR Period	Outcome
AMR1	✓
AMR2	✓
AMR3	✓
AMR4	✓
AMR5	✓
AMR6	✓
AMR7	✓

AMR8	

Trigger level:

One planning application submitted in any one year not accompanied by a Travel Assessment as required by Policy TRA 1

Analysis:

There was a total of 3 applications for large scale housing developments and 1 for employment developments supported by Transport Assessment. 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

Explanation of action
Continue to monitor. Full consideration will be given to this during preparation of the Gwynedd Local Development Plan.

Indicator D17

D17 - Number of planning applications permitted by TAN 15 category in C1 floodplain areas

Objective:

SO5: Ensuring that development in the Plan area supports the principles of sustainable development and creates sustainable communities whilst respecting the varied role and character of the centres, villages and Countryside

S06: Minimize, adapt and mitigate the impacts of climate change. This will be achieved by:

- 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.

Target:

No planning applications permitted within C1 floodplain areas not meeting all the tests set out in TAN15

Relevant policy:

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

Outcome:

AMR Period	Outcome
AMR1	✓
AMR2	✓
AMR3	✓
AMR4	✓
AMR5	✓
AMR6	✓
AMR7	✓

AMR8	

Trigger level:

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

Analysis:

On the 31/03/2025 new Technical Advice Note 15 (Development, flooding and coastal erosion) came into force, together with a new Wales Flood Map containing the following 'Planning flood zones':

- Flood Zone 1
- Flood Zone 2
- Flood Zone 3
- TAN 15 Defended Zones

For the purposes of the AMR it is considered that the new Flood Zone 2 is a close match to the former C1 flood zone. However, it should be noted that applications validated before 31st March 2025 and any subsequent appeals are to be determined under the previous TAN15 (2004). This is to allow a period of grace and determination against the policy framework that was in effect at the time that they were registered.

31 full planning applications were permitted on sites that were wholly/partly within Flood Zone 2; 14 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 Advice Note 15 (Development, flooding and coastal erosion); it was determined that they complied with the requirement of the tests set out in TAN 15.

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

Action

Explanation of action
Continue to monitor. Full consideration will be given to this during preparation of the Gwynedd Local Development Plan.

Indicator D18

D18 - Number of planning applications for highly vulnerable development permitted in C2 floodplain areas

Objective:

SO5: Ensuring that development in the Plan area supports the principles of sustainable development and creates sustainable communities whilst respecting the varied role and character of the centres, villages and Countryside

S06: Minimize, adapt and mitigate the impacts of climate change. This will be achieved by:

- 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.

Target:

No planning applications for highly vulnerable development permitted in C2 floodplain areas

Relevant policy:

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

Outcome:

AMR Period	Outcome
AMR1	X
AMR2	✓
AMR3	✓
AMR4	✓
AMR5	✓
AMR6	✓

AMR7	
AMR8	

Trigger level:

One planning application permitted for highly vulnerable development in C2 floodplain areas in any one year

Analysis:

On the 31/03/2025 new Technical Advice Note 15 (Development, flooding and coastal erosion) came into force, together with a new Wales Flood Map containing the following 'Planning flood zones':

- Flood Zone 1
- Flood Zone 2
- Flood Zone 3
- TAN 15 Defended Zones

For the purposes of the AMR it is considered that the new Flood Zone 3 is a close match to the former C2 flood zone. However, it should be noted that applications validated before 31st March 2025 and any subsequent appeals are to be determined under the previous TAN15 (2004). This is to allow a period of grace and determination against the policy framework that was in effect at the time that they were registered.

51 full planning applications were permitted on sites that were wholly/partly within Flood Zone 3; 21 of these were householder applications. No planning applications were approved for a type of development that would be considered as a 'highly vulnerable development' in accordance with Figure 4 of Technical Advice Note 15 (Development, flooding and coastal erosion). Further all application located (partly/fully) within the Flood Zone 3 complied with the tests as contained within TAN 15.

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

Action

Explanation of action
Continue to monitor. Full consideration will be given to this during preparation of the Gwynedd Local Development Plan.

Indicator D19

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

Objective:

SO5: Ensuring that development in the Plan area supports the principles of sustainable development and creates sustainable communities whilst respecting the varied role and character of the centres, villages and Countryside

S06: Minimize, adapt and mitigate the impacts of climate change. This will be achieved by:

- 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.

Target:

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

Relevant policy:

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

Outcome:

AMR Period	Outcome
AMR1	–
AMR2	–
AMR3	–
AMR4	–
AMR5	–
AMR6	–
AMR7	–

AMR8	

Trigger level:

Decrease in proportion of development permitted on previously developed land (brownfield redevelopment and conversions of existing buildings) for 2 consecutive years.

Analysis:

Due to rural nature of the area, opportunities for development of previously developed land are limited to numerous small sites. Whilst development is guided towards the use of these sites in the first instance, pressure for development on greenfield land is inevitable particularly because of the nature of proposals e.g. renewable energy schemes, hosing on exception sites, rural diversification schemes and tourist related development. The proportion of development on previously developed land in Gwynedd is as follows:

% of developments on previously developed land:

- **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 to current – information is not collated. Unable to report on the indicator,

As the required information is unavailable, it is not possible to conclude whether the indicator is being achieved or not.

Action

Explanation of action
This matter will need to be considered as part of the monitoring framework for the new LDP.

Indicator D20

D20 - Number of planning applications Permitted outside development boundaries

Objective:

SO5: Ensuring that development in the Plan area supports the principles of sustainable development and creates sustainable communities whilst respecting the varied role and character of the centres, villages and Countryside

S06: Minimize, adapt and mitigate the impacts of climate change. This will be achieved by:

- 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.

Target:

No Planning applications permitted outside development boundaries that do not meet the requirements of Policy PCYFF 1 and other relevant policies

Relevant policy:

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

Outcome:

AMR Period	Outcome
AMR1	✓
AMR2	✓
AMR3	✓
AMR4	✓
AMR5	✓
AMR6	✓
AMR7	✓

AMR8	

Trigger level:

One Planning application permitted outside development boundaries that does not meet the requirements of policy PCYFF 1 and other relevant policies in the Plan in any one year.

Analysis:

A total of 356 planning applications were approved outside development boundaries during the 8th AMR period which represents 56% of all permissions.

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

- Agriculture and Forestry – 18.6%
- Employment – 5.3%
- Community – 1.1%
- Mixed – 1.4%
- Householder – 36.9%
- Leisure – 0.4%
- Adverts – 1.0%
- Infrastructure & Transport– 1.4%
- Retail – 1.1%
- Housing – 6.7%
- Tourism – 8.1%
- Minerals and Waste – 2.9%
- Energy – 3.9%
- Minor amendments – 11.2%

Most planning applications approved outside development boundaries were householder applications or applications for the minor amendments of conditions for approved planning applications. With regards to housing developments, these included developments within clusters, rural enterprise dwellings, and replacement dwellings which conformed to relevant policies in the Plan. No applications for open market housing developments were approved outside any development boundary. There are also a number of applications for rural development including, for example, tourism, renewable energy 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

Explanation of action

Continue to monitor. Full consideration will be given to this during preparation of the Gwynedd Local Development Plan.

Indicator D21

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)

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.

Target:

50% of the renewable energy potential (1,113.35 GWh) delivered by 2021 to address electricity demand

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

Relevant policy:

PS 7

Outcome:

AMR Period	Outcome

AMR1	–
AMR2	–
AMR3	X
AMR4	X
AMR5	X
AMR6	X
AMR7	X
AMR8	X

Trigger level:

The amount of energy output from renewable energy sources is 10% or more below the requirements set in the Policy Target

Analysis:

The policies included in the JLDP support applications for suitable renewable energy production developments.

The evidence base does not distinguish between opportunities for renewable energy within the Gwynedd Local Planning Area and Anglesey. As such it is not possible to assess this indicator for Gwynedd Local Planning Area individually and therefore considers the situation against the latest figures for the whole of the Plan area.

In this monitoring period one new renewable energy commercial scale development was granted planning permission, namely Alaw Môn Solar Farm (Enso Energy) (160MW) (permission given in August 2025).

Tables 7 and 8 within the JLDP identifies an installed capacity of 159.6 (MWe) and 12.4 (MWt) within the Plan area in 2016. In the latest 'Energy Generation in Wales' (2026 figures), published by the Welsh Government, the total installed heat and electricity capacity for Anglesey and Gwynedd was 265MW. However, the target within the Plan for this indicator refers to GWh figures and in previous years the Welsh Government has provided this corresponding information in GWh rather than MWe and MWth. Unfortunately, it has not been possible to obtain this information for the AMR8 period.

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 2025 only 119.6 GWh in addition to the figures within Tables 7 and 8 of the JLDP has been provided. Therefore, the target of 50% the renewable energy potential for heat and electricity being delivered by 2021 has not been achieved.

The Maen Hir Project (formally known as Anglesey Solar Farm) (Lightsource BP) (350MW) has been formally withdrawn from the pre application stage of the Development Consent Order (DCO) process. This decision has been taken as a precautionary step and there remains a commitment to the Project. This scheme would provide 306.6GWh.

The following developments have received permission:

- Parc Solar Traffwll (35MW) (Low Carbon) – pre-commencement conditions have been released and cable installation to the site is taking place.
- Tryslgwyn Wind Farm (5.6MW) (Ventient Energy Ltd) has been granted permission to extend operational period to 29 June 2031.
- Llyn Alaw Wind Farm (20.4MW) (Ventient Energy Ltd) for an extension of operational period to 22 October 2032.
- A 299MW biomass plant at Holyhead a certificate of lawful use was granted confirming that the development has been commenced.
- Porth Wen Solar Farm (49.99MW) (EDF) the site is now operational.
- Morlais (240MW) (Menter Môn) multiple arrays of tidal energy devices remain in the construction phase.
- Alaw Môn Solar Farm (Enso Energy) (160MW) - was given permission in August 2025.
- Glyn Rhonwy Pumped Hydro (100MW) no details received regarding implementation date.

The permitted schemes, as highlighted above, have a potential for energy generated of 3,421.60GWh. This would achieve the target within the Plan however some of the proposals have had permission for some time e.g. the Holyhead Biomass and Glyn Rhonwy Hydro schemes with the Morlais tidal scheme, due to the technology used, likely to take a number of years to be implemented. It is clear therefore that the failure to achieve the target within the Plan is in relation to the implementation of schemes rather than a failure of the Plan's Renewable Energy Policies.

Action

Explanation of action
Continue to monitor. The Renewable Energy policies will need to be reviewed and any regional or local potential identified for such technologies will need to be taken into consideration when preparing the new LDP.

Indicator D22

D22 Prepare and adopt a Supplementary Planning Guidance relating to standalone renewable energy technology

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.

Target:

Prepare and adopt a Supplementary Planning Guidance within 18 months of the Plan's adoption

Relevant policy:

PS 7

Outcome:

AMR Period	Outcome
AMR1	–
AMR2	–
AMR3	–
AMR4	–
AMR5	–
AMR6	–
AMR7	–
AMR8	–

Trigger level:

Not adopting a Supplementary Planning Guidance within 18 months of the Plan's adoption

Analysis:

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

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

Action

Explanation of action
Following the preparation and adoption of the Gwynedd Local Development Plan consideration will need to be given to the need for a separate Renewable Energy SPG.

Indicator D23

D23 - Average density of permitted housing developments in the Plan area

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

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

Target:

Minimum average net density of 30 housing units per hectare achieved overall in the Plan area

Relevant policy:

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

Outcome:

AMR Period	Outcome
AMR1	–
AMR2	✓
AMR3	–
AMR4	–
AMR5	–
AMR6	–
AMR7	–

AMR8	

Trigger level:

Failure to achieve an overall minimum average net density of 30 housing units per hectare in the Plan area for two consecutive years, unless it is justified by Policy PCYFF 2.

Analysis:

New permissions - All permissions (Gwynedd Planning Authority area only) 1

Gwynedd Planning Authority Area = 215 units / 10.79 ha = 19.93 Units per hectare

New permissions: Sites with 5 or more new units (Gwynedd Planning Authority area only)

Gwynedd Planning Authority Area = 174 units/8.53 ha = 20.3 units per hectare

Based on all approved eligible developments, the average density for all permissions is significantly lower than the target of 30 units per hectare. The trigger level refers to failure to deliver an overall density of 30 units per hectare for two consecutive years. Please note that information from the AMR 7 period for Gwynedd only is also below the target level. However, it is noted that the average density for the AMR 7 period is only slightly below the target level. This year's average density of housing developments is 9.6 units per hectare less than the previous AMR period, whilst also noting that new housing developments had risen by 40 units compared to last year's information.

The average density of all relevant single units permitted in Gwynedd during the period of this AMR (26 units on 1.55 hectares) is 16.8 units per hectare. The ability to demand a higher density on individual plots is more challenging based on aspects such as the density of adjacent developments and the character of a settlement along with the shape of the site in some cases.

It cannot be noted, however, that developments on individual plots is the reason for the average density to be under the threshold level for the period of this AMR as the average density on major residential sites (namely those for 5 or more units), which is 20.3 units per hectare, is also below the figure of 30 units per hectare.

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

Of the 10 sites that obtained permission for 5 or more units in this period, it is noted that the density on only two of these sites is more than 30 units per hectare. On the eight other sites, it was noted that specific reasons had been presented in favour of providing a lower density:

Cae Incline Fields, Bangor (C25/0686/11/LL) - Cadw had significant concerns about adverse impact that the development would have on the Scheduled Ancient Monument of Penrhyn Slate Quarry Railway and the location of Penrhyn Castle, a Grade II* scheduled historic park and garden of national importance. This plan has been designed to overcome these concerns, and the Planning Statement states that lower housing densities will be proposed this time to respect the value of the heritage assets that abut the site.

Land off Caernarfon Road, Pwllheli – Eastern Plot (C23/0673/45/AM) - The area of the site that can be developed is considerably limited by the topography and the vegetation surrounding the western boundary is dense. There is also an earth embankment sloping towards Ffordd Caernarfon and therefore limits the potential to develop the site. The restrictions that are part of the topography and established vegetation of the site lead to a narrow section of development land, which explains the long scheme proposed. In addition to the topography there are matters involving ecology / biodiversity and drainage that entails a density lower than 30 units per hectare.

Cefn Capel, Botwnnog (C24/0205/32/LL) - The reason for proposing fewer houses than the total noted in the allocation is the need to ensure sufficient space within the site to provide a play/open plot and in order to ensure a sufficient area for the sustainable drainage system.

Land near Ffordd Glanffynnon, Llanrug (C25/0651/23/LL) - Information submitted with the application states that the density is lower than that required by Policy PCYFF 2 due to site constraints and the need to accommodate SuDS features and areas for ecology enhancement.

Land off Caernarfon Road, Pwllheli – Western Plot (C23/0671/45/AM) The development area of the site is significantly restricted by its topography which is on a slope from the north towards the centre of the site, with a steep embankment to the northern side. In addition to the topography there are matters involving ecology / biodiversity and drainage that entails a density lower than 30 units per hectare.

Land adjacent to Maes Llwyd, Llanystumdwy (C25/0204/41/LL) - It is noted that the applicant has noted that 'it is considered that the character and density of the development is generally consistent with direct characteristics within the settlement of Llanystumdwy. Bearing this in mind, the type of proposed housing points to a density that is consistent with a density that

is considered acceptable as noted by local and national policies whilst also making the best use of available housing land as advocated by Planning Policy Wales". This is acknowledged and considered to be sufficient justification for the density being proposed and therefore complies with the requirements of the policy.

Land adjacent to Llys yr Eifl, Trefor (C25/0824/37/LL) - Information submitted with the application noted that the need to accommodate SuDS features, green infrastructure, planting, and other infrastructure including the access road and turning heads justifies a reduction in density as per the proposal.

It is noted that Policy PCYFF 2 refers to a minimum density of 30 housing units per hectare unless there are local circumstances or restrictions on the site that determine a lower density. It is believed that specific circumstances exist, on individual plots as well as some larger sites, which has meant development at a density that is lower than this figure.

Land opposite Deunant, Aberdaron (C25/0418/30/LL) - Information submitted with the application states that the need to accommodate SuDS features, green infrastructure, planting, and other infrastructure including the access road and turning heads justifies a reduction in density.

It is noted that Policy PCYFF 2 refers to a minimum density of 30 housing units per hectare unless there are local circumstances or restrictions on the site that determine a lower density. It is believed that specific circumstances exist, on individual plots as well as a number of larger sites, which has meant development at a density that is lower than this figure.

It is noted that circumstances change from year to year with regard to sites that receive planning permissions. It is noted that density figures have been much higher in previous years. Therefore, it is not believed that the figure for the period of this AMR is a cause for concern, but it is believed that this aspect can be looked at further during the preparation of the new Plan.

Action

Explanation of action
Continue to monitor. Full consideration will be given to this during preparation of the Gwynedd Local Development Plan.

Indicator D24

D24 – Prepare and adopt a Supplementary Planning Guidance on design matters

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.

Target:

Prepare and adopt a Supplementary Planning Guidance on design matters within 12 months of adoption

Relevant policy:

PCYFF 2, PCYFF 3, PCYFF 4

Outcome:

AMR Period	Outcome
AMR1	–
AMR2	–
AMR3	–
AMR4	–
AMR5	–
AMR6	–
AMR7	–
AMR8	–

Trigger level:

Not adopting a Supplementary Planning Guidance within 12 months of adoption

Analysis:

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

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

However, the local planning authority continues to use a SPG which derives from the Unitary Development Plan and can also refer to national guidance when determining new applications.

As the JLDP policy on Design is in line with National Guidance it is not felt that the slippage in the delivery of a new SPG has been detrimental to the decision-making process.

Action

Explanation of action
Following the preparation and adoption of the Gwynedd Local Development Plan consideration will need to be given for the need to prepare a Design SPG.

Indicator D25

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

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:

Target:

From the date of adoption, number of housing units permitted per category of settlement, expressed as a % of all residential developments, in accordance with the requirements of Policy PS 17, which is as follows:

Sub-regional Centre and Urban Service Centres = 53%
Local Service Centres = 22%
Villages, Clusters and the Countryside = 25%

Relevant policy:

PCYFF 2, PCYFF 3, PCYFF 4 & PS17

Outcome:

AMR Period	Outcome
AMR1	✓
AMR2	✓
AMR3	–
AMR4	–
AMR5	–
AMR6	–
AMR7	–
AMR8	–

Trigger level:

From the date of adoption, the number of housing units permitted over 2 consecutive years, expressed as a % of all residential development, in the:

- Sub Regional Centres and Urban Service Centres and the Local Service Centres falls below the % requirement;
- Villages, Clusters and countryside is higher than the % requirement

Analysis:

Information for 2025-26 - Gwynedd Planning Authority Area only – All permissions

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

Tier	Number of units approved	Percentage of all residential permissions	Target Distribution
Sub-regional Centre and Urban Service Centres	112	52.1%	53%
Local Service Centres	46	21.4%	22%
Villages, Clusters and the Countryside	57	26.5%	25%
Total	**215**	-	

Information for 2025/26for new permissions only i.e. excluding the 1 unit that is subject to an extension of a previous consent period.

Tier	Number of units approved	Percentage of all residential permissions	Target Distribution
Sub-regional Centre and Urban Service Centres	112	52.3%	53%
Local Service Centres	46	21.5%	22%
Villages, Clusters and the Countryside	56	26.2%	25%
Total	**214**	-	-

The trigger level associated with the indicator notes that the number of housing units approved over two consecutive years should be considered. When combining information for AMR 7 and AMR 8 collectively (1st April 2024-31st March 2026), the following information is noted (Gwynedd Planning Authority Area only):

Collective information for AMR 7 and AMR 8 period – All permissions

Tier	Number of units approved	Percentage of all residential permissions	Target Distribution
Sub-regional Centre and Urban Service Centres	173	44.6%	53%
Local Service Centres	63	16.2%	22%
Villages, Clusters and the Countryside	152	39.2%	25%
Total	**388**	-	-

Information for AMR 7 and AMR 8 period for new permissions only i.e. excluding permissions to extend the time period of previous consents

Tier	Number of units approved	Percentage of all residential permissions	Target Distribution
Sub-regional Centre and Urban Service Centres	173	49.7%	53%
Local Service Centres	63	18.1%	22%
Villages, Clusters and the Countryside	112	32.2%	25%
Total	**348**	-	-

AMR 8 Period only – It is clear the distribution of planning permissions in each housing tier corresponds very effectively with the target levels. All percentages are within 2% of the stated target for those settlement tiers) for all permissions and new permissions). However, it is important not to consider the information for one single year, and there is a need to consider broader periods to get a full picture of the situation in terms of this indicator.

Two consecutive years (AMR 7 and AMR 8 periods jointly) - When comparing the trigger levels between the two-year period collectively, it can be noted that the number of new units granted permission in the period of AMR 8 has brought the two-year total closer to the target level compared with the figures reported in AMR 7. This is for all permissions and also new permissions only. It is therefore believed that the information for this period does convey a clearer compliance with the target distribution.

It is important to consider that the situation can change from year to year depending on various aspects such as the aspirations of developers and potential opportunities that arise. However, this would certainly need to be considered carefully when preparing the new Plan and the way that the housing growth will be distributed.

See appendix 2 for maps showing the distribution of planning permissions for residential units in 2025/26 together with the number of cumulative permissions since the adoption of the Plan.

Action

Explanation of action
Continue to monitor. Full consideration will be given to this during preparation of the Gwynedd Local Development Plan.

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

D26 – Stage in the application for Development Consent Order (DCO) in relation to Wylfa Newydd)

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.

Target:

Application for Wylfa Newydd DCO submitted for approval by December 2017.

Application for Wylfa Newydd DCO approved by May 2018.

Relevant policy:

PS 8, PS 9, PS 10, PS 11, PS 12

Outcome:

AMR Period	Outcome
AMR1	–
AMR2	–
AMR3	X
AMR4	X
AMR5	X
AMR6	X
AMR7	X
AMR8	X

Trigger level:

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.

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

Explanation of action
No action currently required. Continue to monitor. Any developments related to Wylfa Newydd will need to be considered and addressed when preparing the Gwynedd Local Development Plan.

Indicator D27

D27 – Status of application to DECC for final approval

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.

Target:

Wylfa Newydd project gets approval / "sign off" from DECC by December 2019.

Relevant policy:

PS 8, PS 9, PS 10, PS 11, PS 12

Outcome:

AMR Period	Outcome
AMR1	✓
AMR2	–
AMR3	X
AMR4	X
AMR5	X
AMR6	X
AMR7	X
AMR8	X

Trigger level:

Horizon Nuclear Power fails to get approval / "sign off" from DECC by December 2019.

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 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

Explanation of action
No action currently required. Continue to monitor. Any developments related to Wylfa Newydd will need to be considered and addressed when preparing the Gwynedd Local Development Plan.

Indicator D29

D29 – Number and type of Wylfa Newydd Project related development commenced.

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.

Target:

Individual Wylfa Newydd Project related development commenced in accordance with the individual Planning consents.

Relevant policy:

PS 8, PS9, PS10, PS11, PS12

Outcome:

AMR Period	Outcome
AMR1	✓
AMR2	✓
AMR3	✓
AMR4	✓
AMR5	✓
AMR6	✓
AMR7	✓
AMR8	✓

Trigger level:

Wylfa Newydd Project related development not started within the timeframe set out in the individual Planning consents and the Development Consent Order (as applicable).

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

Explanation of action
No action currently required. Continue to monitor. Any developments related to Wylfa Newydd will need to be considered and addressed when preparing the Gwynedd Local Development Plan.

Providing Opportunities for a Flourishing Economy

Economic Vision

The Council will 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

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

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.

Target:

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

Relevant policy:

CYF 1, CYF 3 A CYF 5

Outcome:

AMR Period	Outcome
AMR1	✓
AMR2	✓
AMR3	✓
AMR4	✓
AMR5	✓
AMR6	✓
AMR7	✓
AMR8	–

Trigger level:

One planning application permitted that does not accord with Policy CYF 3 or Policy CYF 5

Analysis:

A total of 10 planning applications were permitted on safeguarded employment sites in accordance with Policy CYF 1. 11 of these applications were associated with uses in use classes

B1, B2, and B8 or other existing uses located on the safeguarded employment sites. The one application that were not associated with these uses that was permitted was:

- C26/0052/25/LL: Resubmission of an application to change the use of the existing B1 office unit into a mixed use comprising a medical outpatient unit (use class D1) and office space (B1) - 14 Llys Castan Ffordd Y Parc, Parc Menai, Bangor, LL57 4FH

This application was granted planning permission by the Planning Committee against to the recommendation the planning case officer (i.e. contrary to policy CYF5) and consequently the 'Trigger Level' has been reached.

Action

Explanation of action
Continue to monitor. Full consideration will be given to this during preparation of the Gwynedd Local Development Plan.

Indicator D32

D32 - Amount of employment land on safeguarded sites included in Policy CYF 1 taken up by use class B1, B2 or B8 development

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.

Target:

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

Relevant policy: CYF 1, CYF 3 a CYF 5

Outcome:

AMR Period	Outcome
AMR1	✓
AMR2	✓
AMR3	✓
AMR4	✓
AMR5	X
AMR6	X
AMR7	X
AMR8	X

Trigger level:

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

Analysis:

The monitoring trigger relates to the size of the safeguarded employment land that has been taken up by the end of 2021.

In Gwynedd, 5.189ha of land has received permission for employment use on safeguarded employment sites during the eighth Annual Monitoring Report period (AMB8).

Including planning permissions granted during AMB1, AMB2, AMB3, AMB4, AMB5, AMB 6, & AMB7 the cumulative total of land that has received permission for employment use on safeguarded employment sites in Gwynedd is 22.099ha (includes relocating a 0.47ha unit on the Cibyn Estate associated with the Caernarfon bypass development).

It is noted that the permission rate on safeguarded employment sites during this short time 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 has been lost to the bypass.

Action

Explanation of action
Continue to monitor. Full consideration will be given to this during preparation of the Gwynedd Local Development Plan.

Indicator D33

D33 - Amount of employment development (hectares) permitted on allocated sites as a % of all employment allocations

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.

Target:

Secure planning permission on the allocated employment site in Gwynedd by 2019

Secure planning permission for 64 ha employment land on allocated site in Anglesey by 2021

Secure planning permission for 112 ha employment land on allocated sites in Anglesey by 2024

Secure planning permission for 144 ha employment land on allocated sites in Anglesey by 2026

Relevant policy:

CYF 1, CYF 3 a CYF 5

Outcome:

AMR Period	Outcome
AMR1	X
AMR2	X
AMR3	X
AMR4	X
AMR5	X
AMR6	X
AMR7	X
AMR8	X

Trigger level:

Total amount of employment land permitted falls below the cumulative requirement identified in the Policy Target

Analysis:

No planning application was submitted on an allocated site within Gwynedd during AMB 8.

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

*NOTE: This analysis relates to the Gwynedd Local Planning Authority area only.

Action

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

Indicator D35

D35 – Employment status of 16 years +

Objective:

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

Target:

To achieve an increase in the rate of economic activity by 2026 compared to level in 2017

Relevant policy:

PS 9, ISA 3

Outcome:

AMR Period	Outcome
AMR1	✓
AMR2	–
AMR3	–
AMR4	–
AMR5	✓
AMR6	–
AMR7	–
AMR8	✓

Trigger level:

The rate of economic activity declines for 2 consecutive years

Analysis:

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

	Year ending Mar 2021	Year ending Mar 2022	Year ending Mar 2023	Year ending Mar 2024	Year ending Mar 2025	Year ending 2026
Ynys Môn	78.8%	74.1%	79.6%	Not Monitoring	Not Monitoring	Not Monitoring

Gwynedd	77.9%	75.9%	77.7%	73.7	76.7%	80.5 (+3.8%)
Wales	76.6%	75.6%	75.5%	76.2	75.1%	75.5% (+0.4%)

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

The rate of economic activity rate in Gwynedd has increased between March 2025 and March 2026.

Action

Explanation of action
No action currently required. Continue to monitor.

Indicator D36

D36 – Number of people commuting out of Anglesey to Gwynedd

Objective:

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

Target:

Following the Plan's adoption reduce the number of people commuting out of Anglesey to Gwynedd by 2026 compared to level in 2017

Relevant policy:

PS 9, ISA 3

Outcome:

AMR Period	Outcome
AMR1	–
AMR2	✓
AMR3	X
AMR4	✓
AMR5	✓
AMR6	✓
AMR7	✓
AMR8	✓

Trigger level:

Failure to reduce number of people commuting out of Anglesey to Gwynedd by 2021

Analysis:

The table below highlights commuting patterns from Anglesey to Gwynedd over recent years.

Year	Total Anglesey commuters	Number of commuters from Anglesey to Gwynedd	% of commuters from Anglesey to Gwynedd
2016	32,200	7,900	24.5%
2017	31,500	7,000	22.2%
2018	32,200	7,900	24.5%
2019	32,000	7,500	23.4%
2020	30,900	7,400	24%
2021	30,000	5,700	19%
2022	31,600	4,300	13.6%
2023	32,500	4,800	14.8%
2024	30,300	6,500	21.5%
2025	33,300	7,200	21.6%

(Source: StatsWales, Welsh Government)

As can be seen, the rate of the working population commuting from Anglesey to Gwynedd has fluctuated over the years, after a clear decrease between 2021 and 2023 there has been an increase in 2024 and 2025 although still lower than the situation in 2016.

Action

Explanation of action
Continue to monitor. Full consideration will be given to this during preparation of the Gwynedd Local Development Plan

Indicator D37

D37 - Number of planning applications permitted for new businesses in Service/ Local/ Rural/ Coastal Villages or in the countryside

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.

Target:

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

Relevant policy:

CYF 6

Outcome:

AMR Period	Outcome
AMR1	✓
AMR2	✓
AMR3	✓
AMR4	✓
AMR5	✓
AMR6	✓
AMR7	✓
AMR8	✓

Trigger level:

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

Analysis:

3 planning applications were approved for new businesses in service/local/rural/coastal villages and the open countryside that have referred to Policy CYF 6 in considering the

principle of the proposal. The types of applications that have been approved include commercial offices, office accommodation and portable office units (and parking for staff).

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

Action

Explanation of action
Continue to monitor. Full consideration will be given to this during preparation of the Gwynedd Local Development 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 eighth AMR period within the town centres or primary retail area. The impact of Brexit and the Covid-19 pandemic on town centres has increasingly manifested itself during recent years with several high street flagship stores closing. This has meant that some of our main town centres 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

D38 - Amount of major retail, office and leisure development permitted (sq. m) within and outside established town centre boundaries

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.

Target:

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

Relevant policy:

MAN 1, MAN 2 & MAN 3

Outcome:

AMR Period	Outcome
AMR1	✓
AMR2	–
AMR3	✓
AMR4	✓
AMR5	✓
AMR6	–
AMR7	–
AMR8	–

Trigger level:

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

Analysis:

It is noted that the indicator trigger level has already been reached because of allowing a major retail application (C19/0398/11/LL) outside Bangor city centre during Annual Monitoring period 2 (1 April 2019 – 31 March 2020).

No major retail planning applications were submitted during this monitoring period (AMB 8).

Action

Explanation of action
Continue to monitor. Full consideration will be given to this during preparation of the Gwynedd Local Development Plan

Indicator D39

D39 – Undertake a study to explore potential candidate retail sites in Bangor, Llangefni and Pwllheli.

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.

Target:

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.

Relevant policy:

MAN 1, MAN 2, MAN 3

Outcome:

AMR Period	Outcome
AMR1	–
AMR2	–
AMR3	–
AMR4	–
AMR5	–
AMR6	–
AMR7	–
AMR8	–

Trigger level:

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.

Analysis:

Since adopting the Joint LDP, it appears that the number of planning applications for retail uses (A1) in Bangor 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 or to decrease the retail floorspace. Brexit and the Covid pandemic have had a noticeable impact on the high streets, 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 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 and Pwllheli.

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 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 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.

*NOTE: This analysis relates to the Gwynedd Local Planning Authority Area only

Action

Explanation of action
Continue to monitor. This will be considered during the plan preparation of the Gwynedd Local Development Plan.

Indicator D40

D40 – Number of planning applications for non-A1 uses permitted in individual primary retail areas

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.

Target:

A1 uses remain the predominant use within individual primary retail areas compared to the 2017 retail floor space study

Relevant policy:

PS 15, MAN 1, MAN 2, MAN 3

Outcome:

AMR Period	Outcome
AMR1	✓
AMR2	✓
AMR3	✓
AMR4	✓
AMR5	✓
AMR6	✓
AMR7	✓
AMR8	✓

Trigger level:

Non-A1 uses permitted in individual primary retail areas contrary to Policy MAN 2

Analysis:

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

- 2 permissions to convert 1st floor into flats,
- 1 permission to change from A1 use to A3 use,

- 3 permissions for adverts,
- 2 permissions to change windows and doors,
- 1 permission to alter the opening hours,
- 1 permission to install ATM.

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

Action

Explanation of action
Continue to monitor. Full consideration will be given to this during preparation of the Gwynedd Local Development 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.

The importance of tourism Gwynedd can be seen in the statistics below:

Tourism Summary for Gwynedd* 2023 (STEAM)

Total economic impact of tourism (£Bn) % change from 2022	**1.72** -0.6%
Total visitor days (Millions) % change from 2022 **Staying visitor days (Millions)** % change from 2022	**24.20** +0.1% **20.25** -0.8%
Total visitor numbers (Millions) % change from 2022 **Number of staying visitors (Millions)** % change from 2022 **Number of day visitors (Millions)** % change from 2022	**8.02** +1.7% **4.07** -1.2% **3.95** +4.9%
Number of FTE[1] jobs supported by tourism spend % change from 2022	**17,538** -1.1%

[1] FTE = Full Time Employment

Indicator D41

D41 – Number of visitor attractions and facilities or improvements to existing attractions and facilities permitted

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

Target:

New or improved visitor attractions and facilities permitted on suitable sites in accordance with policy TWR 1

Relevant policy:

PS 14, TWR 1

Outcome:

AMR Period	Outcome
AMR1	✓
AMR2	✓
AMR3	✓
AMR4	✓
AMR5	✓
AMR6	–
AMR7	–
AMR8	✓

Trigger level:

No planning applications for new or improved visitor attractions or facilities permitted for 2 consecutive years

Analysis:

1 new permission for tourist facilities in this AMR period.

Action

Explanation of action
Continue to monitor. Full consideration will be given to this during preparation of the Gwynedd Local Development Plan

Indicator D42

D42 – Number of applications for new permanent and temporary alternative camping units permitted

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

Target:

New permanent or temporary alternative camping units permitted in accordance with Policy TWR 3 or Policy TWR 5

Relevant policy:

PS 14, TWR 3, TWR 5

Outcome:

AMR Period	Outcome
AMR1	✓
AMR2	✓
AMR3	✓
AMR4	✓
AMR5	✓
AMR6	✓
AMR7	✓
AMR8	✓

Trigger level:

No planning applications for new permanent or temporary alternative camping units permitted for 2 consecutive years

Analysis:

2 new planning permissions for temporary alternative camping developments (TWR 5).

It is considered that the policies are implemented efficiently. The Council will continue to monitor the indicator.

Action

Explanation of action
Continue to monitor. Full consideration will be given to this during preparation of the Gwynedd Local Development Plan

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 that study (Previously Indicator D43 as noted in the Joint LDP). These two new indicators are noted below, namely indicators D43(A) and D43(B).

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

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

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

It is noted that the trajectory in the Plan conveys information for the Plan area as a whole, which includes Anglesey. Bearing in mind that the Joint Planning Policy Service came to an end in April 2023, there is now a need to consider information for the Gwynedd Planning Authority area individually. As a result of this, the original trajectory submitted in the JLDP has been conveyed in this AMR based on the Gwynedd Planning Authority area only. The information gathered is therefore considered and assessed against the trajectory for Gwynedd Planning Authority alone.

The original trajectory information conveyed only for the Gwynedd Planning Authority area is noted in the table below:

Year	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	TOTAL
Small sites	74	79	65	75	83	79	79	79	79	79	79	80	80	80	80	1170
Large sites	47	92	107	136	70	79	79	79	79	79	79	79	79	79	80	1243
Allocations	0	0	4	27	58	88	127	165	159	147	147	119	103	90	65	1299
Plan Annual Requirement	247.5	247.5	247.5	247.5	247.5	247.5	247.5	247.5	247.5	247.5	247.5	247.5	247.5	247.5	247.5	3712.5
Total completions	121	171	176	238	211	246	285	323	317	305	305	278	262	249	225	3712
Cumulative completions	121	292	468	706	917	1163	1448	1771	2088	2393	2698	2976	3238	3487	3712	

The Annual Monitoring Report must include a section that includes the original trajectory graph and a Calculating the Anticipated Annual Construction Rate table (or the Average Annual Requirement in the case of the Joint LDP) and the AMR must include an update on both elements. This will make it possible for more detailed monitoring work,

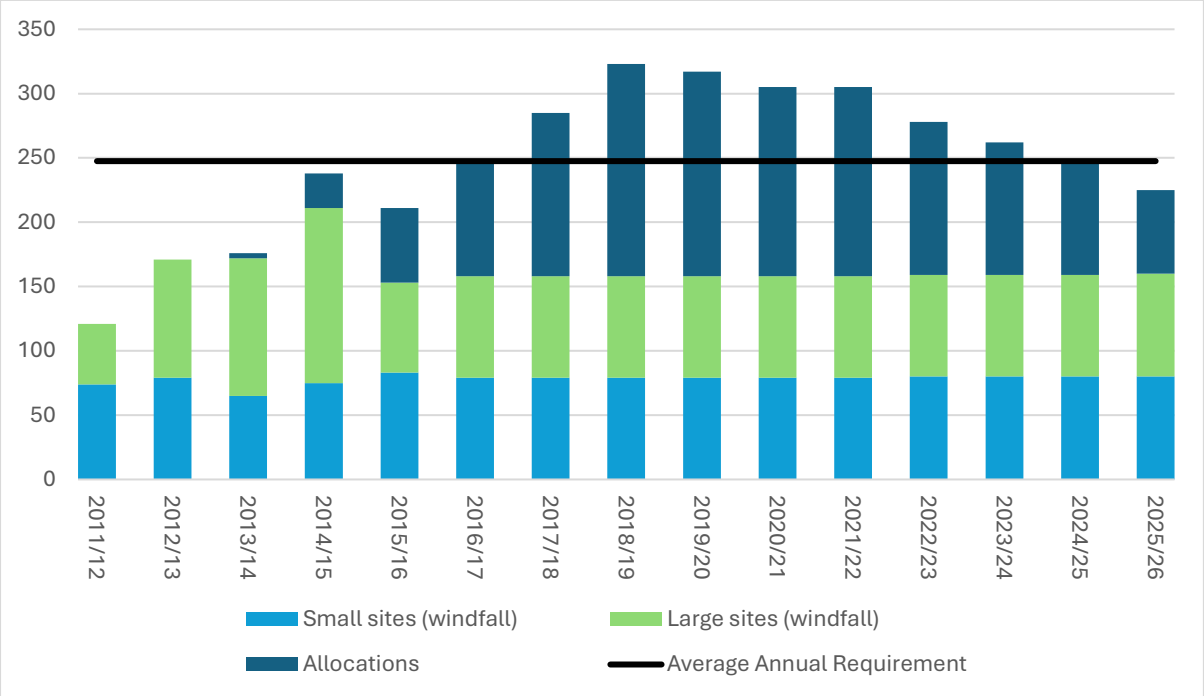
comparison, and analysis to be undertaken in the Annual Monitoring Report. It is noted that the key point is that it should be clear to the readers what has changed between the adopted plan and the current Annual Monitoring Report.

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

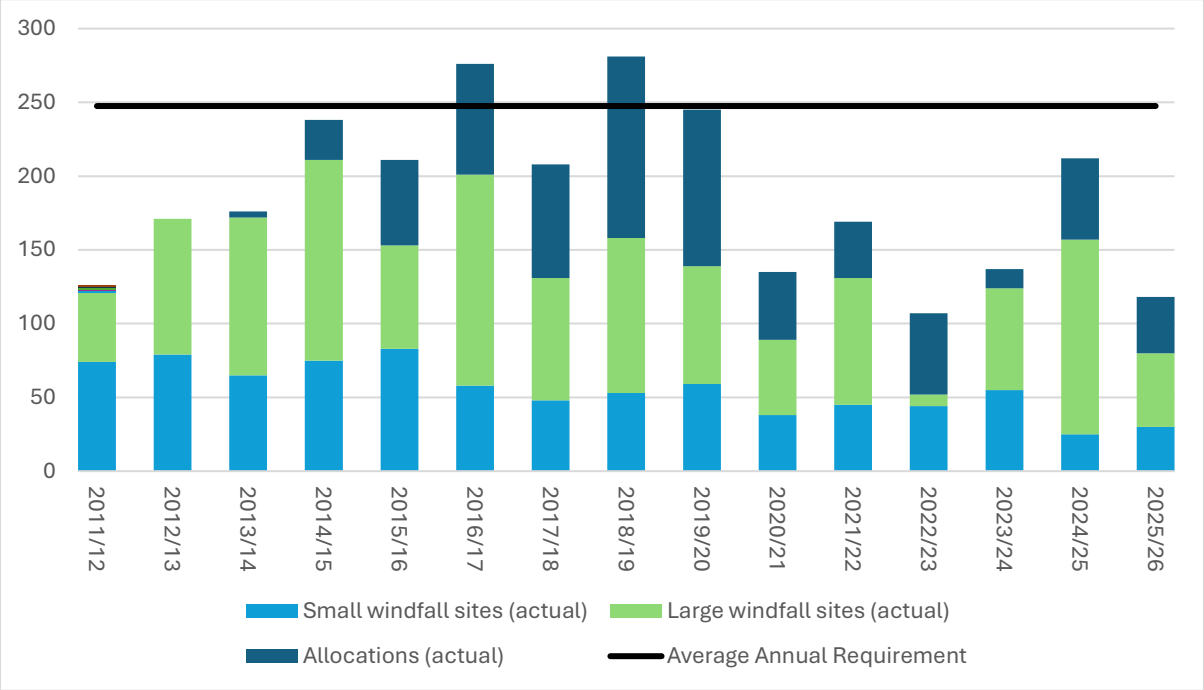
Given that this is the last year of the Plan period, no consultation was held with landowners/developers in relation to establishing the intention regarding the Plan's housing allocations and large land bank sites (5 or more units). No consultation was held with the Housing Stakeholders Group either when considering the proposed trajectory for the remaining JLDP period. Neither is there a need to provide a new trajectory given that this is the last year of the Plan period.

Appendix 3 notes the situation in terms of the housing allocations and the large land bank sites.

Trajectory Graph as noted in the adopted JLDP - information has been conveyed for the Gwynedd Planning Authority area only



Trajectory Graph – based on information in the Annual Monitoring Reports - Gwynedd Planning Authority Area only



This graph is based on the information in the following table which conveys the information in the adopted Plan for the Gwynedd Planning Authority area only.

JLDP year	1 **2011 - 12**	2 **2012 - 13**	3 **2013 - 14**	4 **2014 - 15**	5 **2015 - 16**	6 **2016 - 17**	7 **2017 - 18**	8 **2018 - 19**	9 **2019 - 20**	10 **2020 - 21**	11 **2021 - 22**	12 **2022 - 23**	13 **2023 - 24**	14 **2024 - 25**	15 **2025 - 26**
Completed housing units on large sites	47	92	111	163	128	218	160	228	186	97	124	63	82	187	88
Completed housing units on small sites	74	79	65	75	83	58	48	53	59	38	45	44	55	25	30
Number of housing units expected to be completed on allocated sites during the year															
Number of housing units expected to be completed on land bank sites during the year															
Number of housing units expected to be completed on large windfall sites during the year															

Number of housing units expected to be completed on small windfall sites during the year															
Number of housing units completed during the year	121	171	176	238	211	276	208	281	245	135	169	107	137	212	118
Anticipated number of housing units that will be completed during the year															
Average Annual Requirement	247	247	247	247	247	247	247	247	247	247	247	247	247	247	247

Indicator D43 (A)

The annual levels of housing completions monitored against the Average Annual Requirement

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

Target:

The housing completion levels are measured against the Average Annual Requirement that is noted in the Plan

Relevant policy:

PS16, TAI1- TAI7, PS 18, TAI 5, TAI 8, TAI 15-TAI 19

Outcome:

AMR Period	Outcome
AMR1	
AMR2	–
AMR3	–
AMR4	–
AMR5	–

AMR6	
AMR7	
AMR8	

Trigger level:

Response to deviation that is either significantly higher or significantly lower than the average annual requirement rate

Analysis:

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.

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

These levels must be clearly noted in the Annual Monitoring Report in numerical form and percentages (plus/minus x %).

The following information is noted in terms of the units completed annually against the Average Annual Requirement and the annual completion information that is noted in the housing trajectory in the Joint LDP (noted on the grounds of the Gwynedd Planning Authority area only).

2025/26

Comparison with the housing trajectory (Gwynedd Planning Authority Area only)

	Actual units completed	**Information from the Plan's housing trajectory, i.e. the number of units expected to be completed**	**Comparison between the actual units completed and information in the trajectory**
Small windfall sites (fewer than 5 units)	30	80	-50 (-62.5%)
Major windfall sites (5 units or more – not on allocated	50	80	-30 (-37.5%)

sites)			
Allocated housing sites	38	65	-27 (-41.5%)
Completion total	**118**	**225**	**-107 (-47.6%)**

Comparison with the Average Annual Requirement (Gwynedd Planning Authority Area only)

Actual units completed	Plan's Average Annual Requirement	Comparison between the actual units completed and average annual requirement
118	**247**	-129 (-52.2%)

- In this AMR period, it is noted that 118 units have been completed in the Gwynedd Planning Authority area. The Annual Average Requirement is 247 units for Gwynedd alone (therefore 129 fewer units or -52.2%) and the trajectory envisaged the development of 225 houses, excluding slippage allowance, during 2025/26 (therefore 107 fewer units or -47.6%).
- Compared with the information from the trajectory (excluding the slippage allowance), it is noted that for 2025/26 there were 50 fewer units (-62.5%) completed on small windfall sites; 30 fewer units (-37.5%) on major windfall sites (5 units or more); with 27 fewer units completed on sites that were allocated in the Plan (-41.5%).
- In comparison with previous years, the following information is noted for the Plan area as a whole as well as the Gwynedd Planning Authority area individually:

Joint LDP Area

	Number of units completed	Comparison with trajectory figure	Comparison with Annual Average Requirement
2016/17	402	+6.9%	-16.0%
2017/18	462	-8.5%	-3.5%

2018/19	548	-11.2%	+14.4%
2019/20	453	-28.2%	-5.4%
2020/21	360	-44.4%	-24.8%
2021/22	347	-44.3%	-27.6%
2022/23	298	-47.3%	-37.7%
2023/24	-	-	-

Gwynedd Planning Authority Area

	Number of units completed	Comparison with trajectory figure	Comparison with Annual Average Requirement
2016/17	276	+12.2%	+11.7%
2017/18	208	-27.0%	-15.8%
2018/19	281	-13.0%	+13.8%
2019/20	245	-22.7%	-0.8%
2020/21	135	-55.7%	-45.3%
2021/22	169	-44.6%	-31.6%
2022/23	107	-61.5%	-56.7%
2023/24	137	-47.7%	-44.5%
2024/25	212	-14.9%	-14.2%

- Further discussion relating to the number of units completed annually and on the housing allocations is seen in the analysis to indicators D44 and D45.
- The information for the Gwynedd Planning Authority area for the AMR 8 period is in line with the general trend that has been evident in this area along with the Plan area as a whole since 2019/20, namely the fact that the number of units provided does not meet the requirement in the trajectory or the average annual requirement (which has been conveyed to the Gwynedd Planning Authority area). However, this shortfall is much more significant than last year, conveying the general pattern for recent years for the Gwynedd Planning Authority area. There has been a significant reduction in the number of houses completed in the Gwynedd Planning Authority area in 2025/26 compared with the previous year but it is more consistent with the figures for the four years before that.
- It can be noted, in accordance with the trigger level, that what has been developed is significantly lower than the average annual requirement rate (for the Gwynedd Planning Authority area only). It is believed that there is certainly a need to take into account what is highlighted in this indicator in the preparation of the new Plan.
- In this respect, it is important to consider the various components of housing provision, i.e. the role of small and major windfall sites and allocations, when assessing

the provision as a whole. It is clear that the number of houses that have been developed on allocated sites is significantly lower than what was anticipated in the trajectory (see also the response to indicator D45). It is believed that there is a need to keep an eye on the situation as a whole when preparing a new Plan and it will be important to consider this information along with other contextual matters, such as the economic situation and the content of the Future Wales document along with the information in relation to indicator D43(B) when considering the impact of annual developments on the housing figure as a whole.

Action

Explanation of action
Continue to monitor. Full consideration will be given to this during preparation of the Gwynedd Local Development Plan.

Indicator D43 (B)

Total cumulative completions monitored against the cumulative average annual housing requirement

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

Target:

Cumulative completions will be measured against the cumulative average annual housing requirement set out in the Plan

Relevant policy:

PS16, TAI1- TAI7, PS 18, TAI 5, TAI 8, TAI 15-TAI 19

Outcome:

AMR Period	Outcome
AMR1	
AMR2	–
AMR3	–

AMR4	
AMR5	
AMR6	
AMR7	
AMR8	

Trigger level:

Respond to a deviation that is either significantly higher or significantly lower than the cumulative average annual housing requirement

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 expected cumulative completion rate noted in the Joint LDP housing trajectory (noted based on the Gwynedd Planning Authority area only).

Information in terms of the cumulative completion rate up to 2025/26 - information per housing provision component (for the Gwynedd Planning Authority Area only)

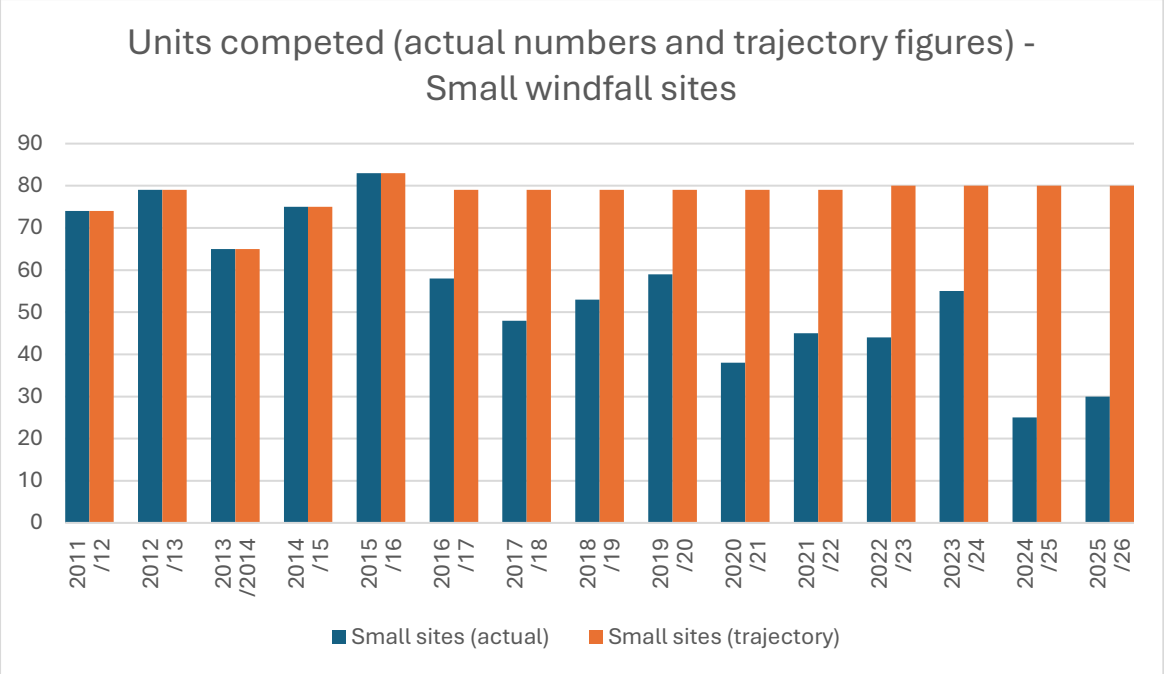
	Actual units completed	Information from the Plan's housing trajectory, i.e. the number of units expected to be completed	Comparison between the actual units completed and information in the trajectory
Small sites (fewer than 5 units)	831	1170	-339 (-29.0%)
Major sites (5 units or more – not on allocated sites)	1259	1243	+16 (+1.3%)
Allocated housing sites	715	1299	-584 (-45.0%)

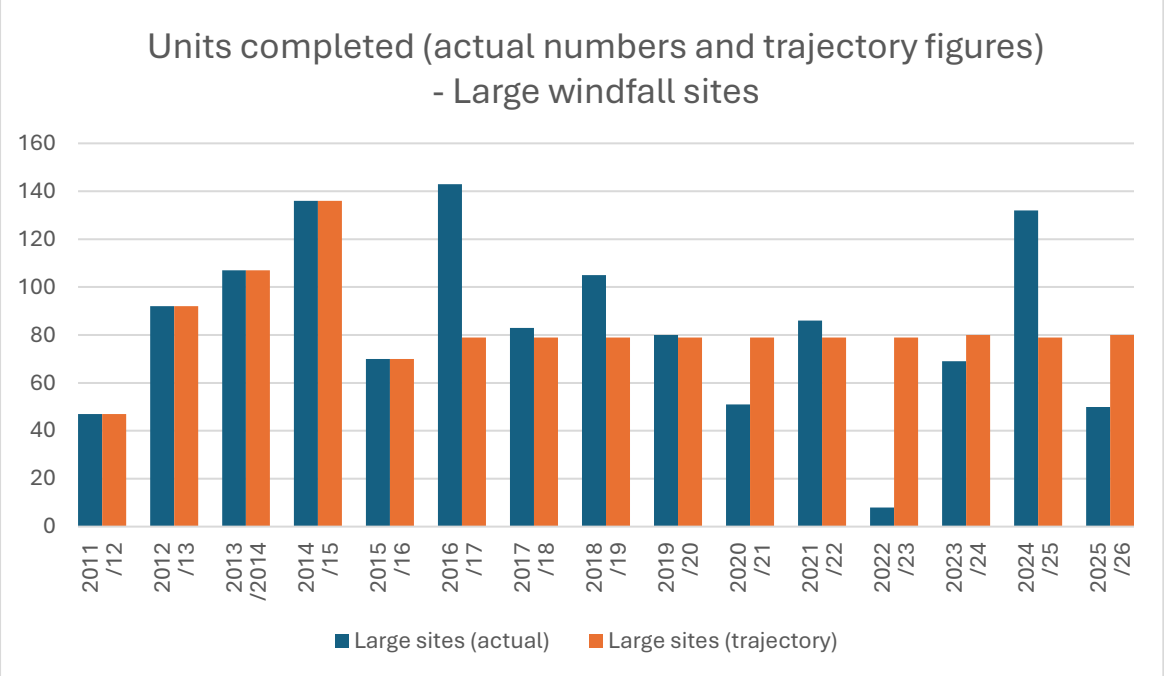
Total cumulative completed units	**2805**	**3712**	**-907 (-24.4%)**

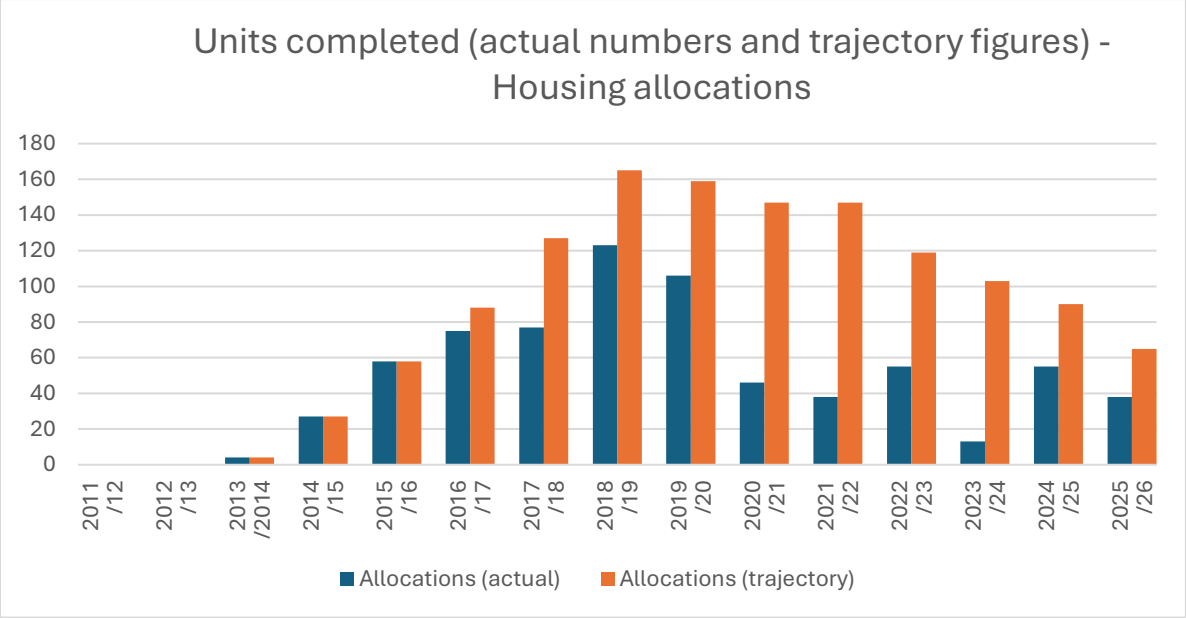
Annual housing provision rate compared to information in the housing trajectory (for the Gwynedd Planning Authority Area only)

Year	Cumulative completion figure noted in the trajectory	Actual completion figure (annual)	Comparison with the annual completion figure in the trajectory	Total cumulative completion	Comparison with the cumulative completion figure in the trajectory	% complete against the cumulative completion figure
2011-12	121	121	0	121	0	0%
2012-13	292 (+171)	171	0	292	0	0%
2013-14	468 (+176)	176	0	468	0	0%
2014-15	706 (+238)	238	0	706	0	0%
2015-16	917 (+211)	211	0	917	0	0%
2016-17	1163 (+246)	276	+30	1193	+30	+2.6%
2017-18	1448 (+285)	208	-77	1401	-47	-3.2%
2018-19	1771 (+323)	281	-42	1682	-89	-5.0%
2019-20	2088 (+317)	245	-72	1927	-161	-7.7%
2020-21	2393 (+305)	135	-170	2062	-331	-13.8%
2021-22	2698 (+305)	169	-136	2231	-467	-17.3%
2022-23	2976 (+278)	107	-171	2338	-638	-21.4%
2023-24	3238 (+262)	137	-125	2475	-763	-23.6%
2024-25	3487 (+249)	212	-37	2687	-800	-22.9%
2025-26	3712 (+225)	118	-107	2805	-907	-24.4%

The graphs below compare the housing provided per different components against the information in the Plan's housing trajectory (based on the information of Gwynedd Planning Authority only).


Units competed (actual numbers and trajectory figures) - Small windfall sites
90
80
70
60
50
40
30
20
10
0
2011 /12
2012 /13
2013 /2014
2014 /15
2015 /16
2016 /17
2017 /18
2018 /19
2019 /20
2020 /21
2021 /22
2022 /23
2023 /24
2024 /25
2025 /26
Small sites (actual)
Small sites (trajectory)


Units completed (actual numbers and trajectory figures) - Large windfall sites
160
140
120
100
80
60
40
20
0
2011 /12
2012 /13
2013 /2014
2014 /15
2015 /16
2016 /17
2017 /18
2018 /19
2019 /20
2020 /21
2021 /22
2022 /23
2023 /24
2024 /25
2025 /26
Large sites (actual)
Large sites (trajectory)



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 (for the Gwynedd Planning Authority Area only)

Year	Average cumulative annual requirement (247 units per year)	Actual completion figure (annual)	Compar-ison against the average annual require-ment	Total cumulative completion	Comparison against the cumulative average annual housing requirement	% completion against the cumulative average annual housing requirement
2011-12	247	121	-126	121	-126	-51.0%
2012-13	495	171	-76	292	-203	-41.0%
2013-14	742	176	-71	468	-274	-36.9%
2014-15	990	238	-9	706	-284	-28.7%
2015-16	1237	211	-36	917	-320	-25.9%
2016-17	1485	276	+29	1193	-292	-19.7%
2017-18	1732	208	-39	1401	-331	-19.1%

2018-19	1980	281	+34	1682	-298	-15.1%
2019-20	2227	245	-2	1927	-300	-13.5%
2020-21	2475	135	-112	2062	-413	-16.7%
2021-22	2722	169	-78	2231	-491	-18.0%
2022-23	2970	107	-140	2338	-632	-21.3%
2023-24	3217	137	-110	2475	-742	-23.1%
2024-25	3465	212	-35	2687	-778	-22.5%
2025-26	3712	118	-129	2805	-907	-24.4%

- Including information from this AMR period, it is noted that 907 fewer units have been completed in the Gwynedd Planning authority area compared with the expected figure noted in the trajectory and also the average annual requirement for the Gwynedd area (because it compared with the total in terms of the number of units expected during the Plan's lifespan). 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 2805 units have been completed in the Gwynedd Planning Authority area since the base date in 2011 up to 2025/26. This is 24.4% lower than the total figure expected for the Plan's lifespan.
- The shortfall in terms of the percentages of completed units have actually increased since last year in terms of the comparison with the expected cumulative figure in the trajectory, as well as in terms of the cumulative housing requirement in the Gwynedd Planning Authority area.
- In terms of the expected cumulative figure in the trajectory, it is noted that there has been a significant increase in this shortfall in recent years (for example, the shortfall was -13.8% in the AMR 3 period). It is noted that the cumulative completion rate has been fairly consistent with the information noted in the trajectory until the AMR 2 period, but it is noted that the gap, in terms of the percentage figure, has increased consistently since then (in terms of shortfall) with the exception of the AMR 7 period.
- Despite the significant shortfall in the number of units completed compared to the cumulative average annual housing requirement, it is noted that the cumulative number of units completed is far more consistent with the cumulative average annual requirement in the period since the Plan's adoption compared to the early years of the Plan period (in percentage form).
- When analysing the information in more detail in terms of comparing with the cumulative information from the trajectory for the Gwynedd Planning Authority area (excluding the

slippage allowance) it is noted that 339 fewer units (-29.0%) have been completed on small windfall sites (fewer than 5 units) compared to what was noted in the trajectory; 16 more units (+1.3%) were completed on large windfall sites (5 units or more); with 584 fewer units completed on sites that were allocated in the Plan (-45.0%).

- The graphs above highlight that completed units on small windfall sites in recent years have been lower than what the trajectory anticipated while, on the other hand, completed units on large windfall sites (5 units or more) have been higher in many years than the information in the trajectory. It is obvious that units completed on sites allocated specifically for housing in the Plan have been significantly lower than what was projected in the trajectory (see further comments regarding this aspect in the observations on indicator D45).

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 delivery of 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.
- Further discussion relating to the number of cumulative units completed and on the housing allocations is seen in the analysis to indicators D44 and D45.
- It is obvious from the information up to the period of this AMR that there has been a shortfall in the housing provision on sites allocated in the Joint LDP compared to what was expected. As highlighted in relation to indicator D45, when preparing the new Plan, consideration must be given to the suitability of the Plan's housing allocations to contribute effectively to the housing figure.
- The number of completed units depends on circumstances in terms of individual sites and in terms of broader aspects and requirements, e.g. economic situation. Whilst consideration has been given to all relevant aspects when projecting the future housing growth levels, the fact is that this is subject to the wishes and aspirations of landowners and developers to develop the relevant sites. The Plan is a facilitator to provide housing – it cannot enforce this. It is noted that the role of the Joint LDP is to provide the conditions to deliver relevant developments and to supply housing in the most suitable manner. Bearing in mind that the work of preparing the new Plan has commenced, it is not believed that there is a need to act on this at present, in relation to this indicator.
- The considerations in relation to this indicator are crucial in the preparation of a new Plan. Whilst the Plan aims to ensure that the sites identified can deliver the relevant developments, the Plan cannot compel these developments to happen in accordance with the information in the trajectory. When preparing a new Plan, it will be crucial to consider

the housing growth level in its entirety and to identify the best and most suitable sites to meet this growth in an effective manner that meets the strategy of the Plan.

Action

Explanation of action
Continue to monitor. Full consideration will be given to this during preparation of the Gwynedd Local Development Plan.

Indicator D44

D44 The number of new housing units built in the Plan area

Objective:

SO15: To ensure that a sufficient and appropriate range of housing sites is 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.

Target:

Provide 7,184 new housing units over the Plan period, according to the breakdown set out in Topic Paper 20B Housing Trajectory

Annual targets for the remainder of the 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

Relevant Policies:

PS16, TAI 1-TAI 7, PS 18, TAI 5, TAI 8, TAI 15-TAI 19

Outcome:

AMR Period	Outcome
AMR1	–
AMR2	–
AMR3	–
AMR4	–

AMR5	
AMR6	
AMR7	
AMR8	

Trigger level:

The number of new housing units provided in the Plan area falls below the requirement for 2 consecutive years.

Analysis:

The table below notes a comparison of the number of units built in the Plan area against the target:

Plan Area in its entirety

Year	Target	Actual number	Difference (%)
2016/17	376	402	+6.9%
2017/18	505	462	-8.5%
2018/19	617	548	-11.2%
2019/20	631	453	-28.2%
2020/21	647	360	-44.4%
2021/22	623	347	-44.3%
2022/23	565	298	-47.3%

Gwynedd area only

Year	Target	Actual number	Difference (%)
2023/24	527 (with Anglesey)	137	-
2024/25	528 (with Anglesey)	212	-
2025/26	466 (with Anglesey)	118	-

Given that the Joint Planning Policy Service for Anglesey and Gwynedd was wound up on 31 March 2023, and that only information from the Gwynedd Planning Authority area is available for the AMR 8 period, the table below conveys information for the Gwynedd Planning Authority area by using the information from the trajectory for this area only.

Gwynedd Planning Authority Area only

Year	Target	Actual number	Difference (%)
2016/17	246	276	+12.2%
2017/18	285	208	-27.0%
2018/19	323	281	-13.0%
2019/20	317	245	-22.7%
2020/21	305	135	-55.7%
2021/22	305	169	-44.6%
2022/23	278	107	-61.5%
2023/24	262	137	-47.7%
2024/25	249	212	-14.9%
2025/26	225	118	-47.5%

As highlighted in the table above, the number of new residential units developed in the Gwynedd Planning authority area has fallen significantly from last year's numbers. It can be clearly seen that the number of units has not met the requirements of the annual target in Gwynedd or in the Plan area since 2016/17.

In terms of the Gwynedd Planning Authority area only, when adding the information from the AMR 8 period to the information in the previous years as noted in the above table (i.e. 2016-26 period), it is noted that 1888 units have been completed, compared with a target of 2795 units. This is equivalent to 67.5% of the target level (a shortfall of 907 units over a 10-year period, i.e. 90.7 units per year).

Note that there has been a significant decrease in the number of units completed this year compared to the results of the previous AMR, but it should be noted that this is not the lowest total since 2016/17. It could be argued that this year's total is relative to many of the annual amounts reported within the last six years. This year's 47.5% shortfall between the target figure and the actual development figure is significantly higher than the average since 2016/17, i.e. a 32% shortfall. Note that although this year's shortfall is not the largest shortfall percentage since 2016/17, it should be noted that the target expected in 2025/26 is the lowest target (225) in this period.

Compared to the highest annual completion figure since the adoption of the Plan, i.e. 2018/19, 163 fewer units have been completed in Gwynedd in the AMR 8 period. This difference is greater than the development figure for this year.

In considering the reason for the apparent shortfall against the target figure and the significant reduction compared to last year's figure, note that construction costs may have had an impact in this regard. Another potential factor is the development programmes of housing associations. Whilst Housing Associations are responsible for a significant proportion of the units completed in Gwynedd in the AMR 8 period, please note that this figure is 53 units lower than last year. Note also that there are developments by such providers, comprising a significant number of housing units, in the process of being developed but not completed in the period of this AMR. When considering units awaiting development, it is essential to note that the Council can only grant planning permission. The delivery and development of the approved dwellings is beyond the Council's direct control.

Although the numbers of residential developments are lower compared to last year's AMR, it is important to consider all the live applications that are on the land bank list in the plan's area. It can be seen from 2025/26 fieldwork that there are an additional 65 units that have not been started compared to the 2024/25 figures. Therefore, it is possible to forecast that more new developments will take place in the future.

While the completion figure has decreased this year, it is noted that 116 units have been given permission on sites allocated for housing during this AMR compared to none on such sites in 2024/25.

This lack of permissions from the previous year has probably had an impact on the completion figures for this period.

Note that no planning permission (April 2026) exists for a significant number of the sites allocated for housing, i.e. 13 of the 38 allocations in the Gwynedd Planning Authority area, which is 34.2%.

Given the gap between the target level (annually and cumulatively) and the actual completions, it is believed that this aspect must be considered in the preparation of the new Plan, particularly in terms of consideration of the housing provision figure of the new Plan.

The monitoring of the Plan will be a means of assessing whether the rate of housing development is acceptable in line with this indicator, thus taking into account the suitability of some of the housing allocations in the Plan to contribute effectively to the target. Note, however, that the role of the Local Development Plan is to provide the conditions to achieve relevant developments and to deliver housing in the most appropriate manner. The Plan cannot enforce the development of these sites. When preparing a new Plan, it is believed that the housing growth rate should be re-examined, as well as the allocated to be included within it.

Action

Explanation of action
Continue to monitor. Full consideration will be given to this during preparation of the Gwynedd Local Development Plan.

Indicator D45

D45 Total housing units built on allocated sites in Gwynedd as a % of overall housing provision

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

Target:

Sites have been allocated within Policies TAI 1 - 5 for 1,467 new housing units in Gwynedd (including 10% slippage allowance) over the Plan period, which equates to 19% of overall housing provision.

Annual completion targets for remainder of Plan period:

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

Relevant policy:

PS16, TAI1, TAI7, PS 18, TAI 5, TAI 8, TAI 15-TAI 19

Outcome:

AMR Period	Outcome
AMR1	–
AMR2	–
AMR3	–

AMR4	
AMR5	
AMR6	
AMR7	
AMR8	

Trigger level:

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

Analysis:

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

	Target	Actual number
2016/ 17	99	70
2017/ 18	144	77
2018/ 19	187	123
2019/ 20	180	106
2020/ 21	166	49
2021/22	166	38
2022/23	135	55
2023/24	117	13
2024/25	102	55
2025/26	74	38

It is noted that some of the housing allocations have received planning permission prior to the date of adoption of the Plan, often on the basis that they are allocations in the previous development plan, and that this is responsible for a significant percentage of the units already completed as set out in the table above, particularly so in the early years after adoption.

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

In the AMR 8 period, it is noted that units have only been completed on two allocated sites. Most of the completed units (30 units) have been located on a site that was newly presented in the Joint LDP, namely the T57 site (Land opposite Cremlyn Estate, Bethel). The other 8 completed units are on the T41 site (Land near North Terrace, Cricieth) which is a site that was previously allocated in the Gwynedd Unitary Development Plan.

Whilst there has been a significant provision of houses constructed on the allocation in Bethel, it is obvious that the provision on new allocations (presented in the Joint LDP) is insufficient to meet the target level noted in the indicator. By now, the housing allocations presented in the Joint LDP would be expected to provide a significant proportion of the annual target for this indicator. The proportion of units completed on housing allocations is significantly lower than the target noted for this year.

It is noted in April 2026 that 20 units were being developed on 4 different sites allocated for housing in the Joint LDP within the Gwynedd Planning Authority area. Consent was also granted during this AMR period for 116 units on sites allocated for housing in the Joint LDP (on 4 sites). This could therefore mean that there is an increase in the provision of housing allocations in the future.

Of the 25 allocations in Gwynedd that were not completed before the end of this AMR period, planning permission exists on 12 of these sites (i.e. extant permission on 31 March 2026). This therefore means that there are 13 allocated sites in Gwynedd without planning permission up to 31 March 2026.

32.2% of all completed units in Gwynedd in 2025/26 are located on housing allocations. This is a higher proportion than last year, but it is noted that the total units developed in Gwynedd this year is significantly lower than last year. Since recording the information for this indicator, it is noted that only in the periods of AMR 5 (51.4%), AMR 3 (36%) and AMR 2 (43%) was a higher percentage of completed units seen on housing allocations than this year. The housing trajectory in the Plan (conveyed for the Gwynedd Planning Authority area) notes that 28.9% of units completed in 2025/26 in the Plan area are expected to be on housing allocations. Therefore, the actual percentage is higher than this figure (but not necessarily the number of completed units).

As the number of units developed on the housing allocations have consistently not met the targets in terms of this indicator and that the gap between the real provision and the target figures has been significant in recent years, it is believed that there is room to reconsider the sites that are suitable to be allocated when preparing the new Plan. Consideration must be given to the suitability of all the housing allocations in the Plan to contribute effectively to the target.

Action

Explanation of action
Continue to monitor. Full consideration will be given to this during preparation of the Gwynedd Local Development Plan.

Indicator D47

D47 Total number of additional affordable housing built in the Plan area

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

Target:

Build 1,572 affordable houses in the Plan area by 2026

Construction targets for remainder of Plan period (2015 – 2026):

Build 345 additional affordable housing units in the Plan area by 2018

Build 575 additional affordable housing units in the Plan area by 2020

Build 805 additional affordable housing units in the Plan area by 2022

Build 1035 additional affordable housing units in the Plan area by 2024

Build 1266 additional affordable housing units in the Plan area by 2026

Relevant policy:

PS16, TAI1- TAI7, PS 18, TAI 5, TAI 8, TAI 15-TAI 19

Outcome:

AMR Period	Outcome
AMR1	–
AMR2	–
AMR3	–
AMR4	–

AMR5	
AMR6	
AMR7	
AMR8	

Trigger level:

The overall number of additional affordable housing units built within the Plan area is 10% or more below the cumulative requirement set in the Policy Target

Analysis:

In the 2015-23 period, it is noted that 854 affordable units were built in the Plan area. However, the information from AMR periods 6, 7 and 8 applies only to Gwynedd. In 2025-26, 91 affordable units were built in the Gwynedd Planning Authority area. This is in addition to the 68 and 140 affordable units built in the area during 2023-24 and 2024-25 respectively. This therefore means a provision of 1153 affordable units in the relevant period excluding information from Anglesey in the AMR6, AMR7 & AMR 8 periods.

Whilst there is a target of building an additional 1266 affordable homes in the Plan's area by 2026, it is difficult to make a direct assessment against the target set out in the indicator given the lack of information from Anglesey for the previous three years.

However, whilst the provision noted above is lower than the target of constructing 1266 additional affordable dwellings in the Plan area by 2026, this deficit is within the 10% allowance noted in the trigger level (excluding Ynys Môn information for the last three years).

The split of the completed affordable units is as follows:

Year	Gwynedd Planning Authority Area Total	Entire Plan Area Total
2015-16	44 units	82 units
2016-17	54 units	68 units
2017-18	31 units	61 units
2018-19	118 units	187 units
2019-20	98 units	120 units

2020-21	31 units	99 units
2021-22	74 units	115 units
2022-23	58 units	122 units
2023-24	68 units	-
2024-25	140 units	-
2025-26	91 units	-
Total	**807 units**	**854 units* (not including 2023-26)**

Whilst it is difficult to make a direct assessment against the target set out in the indicator by 2026, given that the figure noted is within the 10% slippage allowance without provision for Anglesey for the last three AMR periods, it is believed that no action is required in relation to this indicator. For Gwynedd only, it is noted that whilst the number of affordable units completed in this AMR period (91) is less than the previous AMR 7 (140), it is however the second highest recording since 2019/20.

For the Gwynedd Planning Authority Area only, it is noted that 807 affordable units have been completed in the period noted in the above information (2015-26). When attempting to analyse the target figure up to 2026 for Gwynedd only, it is believed that this provision corresponds very effectively with what is expected. This is the case if the target figure for 2026 is divided in half (target of 633 units) or if it is divided based on the proportion of the total housing provision between Gwynedd and Ynys Môn (target of 654 units).

Due to the requirement to justify affordable units based on 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. In this respect it is noted that the number of affordable units built each year since 2018-19 is significantly higher than the data for previous years. It is noted that the number of affordable units completed in the Gwynedd Planning Authority area in the AMR 8 period is higher than the corresponding information for the Plan area as a whole in the early years of the information shown.

The figure in terms of the number of affordable homes provided is likely to be higher for the area than what is stated, as it does not include housing units that are affordable due to their size and location (but are not formally bound as affordable units by condition or legal obligation). In addition, a financial contribution has been accepted in relation to some developments rather than affordable provision on site.

The fieldwork linked to this indicator (April 2026) indicates that planning permission exists for 358 affordable units in the Gwynedd Planning Authority area which comprises of 260 units

not started and 98 units categorised as under construction. Therefore, there are numerous affordable units within the existing land bank.

Action

Explanation of action
Continue to monitor. Full consideration will be given to this during preparation of the Gwynedd Local Development Plan.

Indicator D48

D48 % affordable housing units permitted per house price area

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

Target:

% affordable housing provision in line with indicative target per house price area

Relevant policy:

PS16, TAI1- TAI7, PS 18, TAI 5, TAI 8, TAI 15-TAI 19

Outcome:

AMR Period	Outcome
AMR1	–
AMR2	–
AMR3	✓
AMR4	✓
AMR5	✓
AMR6	✓
AMR7	✓
AMR 8	✓

Trigger level:

Overall % affordable housing provision falls below the indicative target per house price area for 2 consecutive years, unless justified by Policy TAI 15

Analysis:

It is noted that the information below refers to sites where it is relevant to ask that a

percentage of units be affordable in accordance with Policy TAI 15 i.e. a threshold of two or more units, excluding sites in clusters or in the countryside. It does not consider permission on exception sites where the proposal must be for 100% affordable housing.

The data 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 granted, nor does it consider certificates of lawfulness for residential use.

It is noted that the trigger level refers to 2 consecutive years. Whilst the information for 2025/26 needs to be considered alongside the information for the AMR 7 period, it is noted that the Anglesey information is no longer presented in the information below. The information in terms of this indicator therefore only refers to the relevant information for the house price areas located in Gwynedd.

Table summarising the information for all House Price Areas

House Price Areas	Period	Percentage of affordable housing sought	Actual affordable housing provision (percentage)	Does it meet the target level?
Gwynedd High Value Coastal	2024/25	No relevant planning permission.		
	2025/26	No relevant planning permission.		
Larger Coastal Settlements	2024/25	30%	33%	✓
	2025/26	30%	31%	✓
Rural Centres	2024/25	No relevant planning permission.		
	2025/26	No relevant planning permission.		
Northern Coast and South Arfon	2024/25	20%	56% (*)(**)	✓
	2025/26	20%	78%**	✓
Llŷn				

	2024/25	10%	40%	✓
	2025/26	10%	100%	✓
Western Coastal and Rural Arfon	2024/25	10%	44%**	✓
	2025/26	10%	0%*	✗
The Mountains	2024/25	10%	33%	✓
	2025/26	10%	0%	✗
Eastern Gwynedd and the National Park	2024/25	No relevant planning permission.		
	2025/26	No relevant planning permission.		
Blaenau Ffestiniog				
	2024/25	10%	17%	✓
	2025/26	10%	50%	✓

*Financial contribution (affordable) also

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

Of the nine housing price areas located in Gwynedd, it is noted that there has been no relevant planning permission in three of these during the AMR 8 period. Of the 6 areas where relevant consents were been granted, it is noted that four have met the indicative target (as highlighted in Policy TAI 15) in terms of the general percentage of affordable housing provided as part of relevant residential planning permissions in the AMR 8 period.

Along with the formal affordable provision, it is noted that units deemed to be affordable by design have also been permitted during this period. A financial contribution is also to be received at the expense of affordable provision on one site that received planning permission during 2025/26.

Two housing price areas did not provide the expected affordable provision (Western Coastal & Rural Arfon and The Mountains). However, both figures are based on a single permission in each area. A financial contribution for affordable housing was obtained from the permission in the Western Coastal & Rural Arfon area.

If considering the trigger level, i.e. that the general percentage of the affordable housing provision falls below the indicative target per housing price area for two consecutive years, it is noted that this has not been apparent in any housing price area. It is noted however that

there is no relevant information available for all areas for the two years in question.

Joint House Price Areas: Percentage affordable 30% - Information for Gwynedd only

Period	Number of permissions	Number of units approved	Affordable housing	Percentage of affordable units
2024/25	1	12	4	33%
2025/26	2	36	11	31%

Joint House Price Areas: Percentage affordable 20% - Information for Gwynedd only

Period	Number of permissions	Number of units approved	Affordable housing	Percentage of affordable units
2024/25	6	54	30	56%
2025/26	5	66	53	80%

Joint House Price Areas: Percentage affordable 10% - Information for Gwynedd only

Period	Number of permissions	Number of units approved	Affordable housing	Percentage of affordable units
2024/25	10	65	26	40%
2025/26	5	40	33	83%

When considering the house price areas jointly for the Gwynedd Planning Authority area only (where the percentage of affordable housing sought is consistent), it is noted that the affordable provision corresponds effectively with all policy targets (in terms of the 30%, 20% and 10% requirements). Along with the above formal provision of affordable units, it should also be borne in mind that further units have been permitted which are considered 'affordable by design' and also that a financial contribution has been received for one site rather than providing affordable units on site.

The number of planning permissions that are relevant to consider in relation to this indicator

in the Gwynedd Planning Authority area in the AMR 8 period (12 applications) is less than the information for the AMR 7 period (17 relevant applications). It noted however, that there are some house price areas where no relevant planning permissions has been given in neither 2025/26 nor 2024/25 in terms considering the requirements of Policy TAI 15.

Action

Explanation of action
Continue to monitor. Full consideration will be given to this during preparation of the Gwynedd Local Development Plan

Indicator D49

D49 The number of planning applications permitted on rural exception sites

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

Target:

An increase in the number of affordable housing exception sites compared to average during 2015/16 – 2016/17

Relevant policy:

Outcome:

AMR Period	Outcome
AMR1	✓
AMR2	✓
AMR3	–
AMR4	–
AMR5	–
AMR6	✓
AMR7	✓
AMR8	✓

Trigger level:

No increase in the number of affordable housing exception sites permitted for 2 consecutive years

Analysis:

Planning permission on exception sites during the period of this AMR (Gwynedd Planning Authority Area only)[1]:

Site	Number of units
Near Maes Llwyd, Llanystumdwy	**5**
Land Opposite Deunant, Aberdaron	**8**
Henllys land, Llanbedrog	**1**
Land off Glanffynnon Road, Llanrug	**17**
Land near Llys yr Eifl, Trefor	**15**
Total (Gwynedd Planning Authority Area only)	**46**

Previous information:

Plan Area

Period	Number of sites	Number of units
AMR 1 (all in 2018/19)	6	24
AMR 2[2]	4	45
AMR 3	3	10
AMR 4	2	24
AMR 5	5	33
AMR 6	-	-
AMR 7	-	-

1 New permissions only

2 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.

Gwynedd Planning Authority Area only

Period	Number of sites	Number of units
AMR 1 (all in 2018/19)	-	-
AMR 2[3]	1	10
AMR 3	2	8
AMR 4	1	1
AMR 5	2	4
AMR 6	3	26
AMR 7	4	14

It is difficult to make a direct comparison with figures from previous periods since the information from this AMR period does not consider information from Anglesey. However, when looking at the information from of the recent Annual Monitoring Reports periods, and particularly in terms of Gwynedd information individually, it is noted that this year's figures are extremely acceptable. More exception sites have been permitted in the Gwynedd Planning Authority area in AMR period 8 than in any other AMR period (Information for Gwynedd separately not available for AMR period 1). More affordable units have also been granted on these sites than any other year noted in any previous AMR period, including those years where consideration was also given to sites in Anglesey.

It is likely that the reason for this was a combination of fewer suitable sites being available within development boundaries as the Plan is reaching the end of its period, and the programmes and scale of Housing Association (Land off Glanffynnon Road, Llanrug, Land near Llys yr Eifl, Trefor and Land Opposite Deunant, Aberdaron) and Cyngor Gwynedd developments (Maes Llwyd, Llanystumdwy). It is noted that one site for an individual unit has also been approved.

Whilst the trigger level is relevant for the Plan area as a whole, it is believed that the information from this AMR period, in terms of Gwynedd only, corresponds effectively with it. Whilst the trigger level refers to a number of approved sites instead of the number of units approved on them, it is noted that there has been a consistent increase of one site annually in the number of exception sites that have received consent in the Gwynedd planning area since the AMR 4 period, therefore meaning that there is compliance with the trigger level.

3 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.

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 plans being brought forward in locations where the demand for affordable housing cannot be met within the development boundary. Whilst it is important to consider the additional provision of affordable units, it is believed that it is important to consider this in relation to the affordable provision in its entirety.

It is noted that the target in terms of this indicator states "Increase in the number of affordable housing exception sites compared to the 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) - for the Plan area as a whole. It is noted that the information in relation to exception site permissions granted in 2024/25 in the Gwynedd Planning Authority area only, in terms of the number of sites plus the number of units on these sites, compares positively with this target. The information for the AMR 8 period is therefore acceptable compared with the target information

Based on the above information, it does not appear that any action is required in relation to this indicator but it is believed that there is a need to consider facilitating a sufficient provision of affordable units when preparing the new Plan.

Explanation of action
Continue to monitor. Full consideration will be given to this during preparation of the Gwynedd Local Development Plan

Indicator D50

D50 Changes in residual Values across the housed price areas identified in Policy TAI 15.

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

Target:

Deliver the maximum level of affordable housing considered viable in accordance with policy TAI 15.

Relevant policy:

PS16, TAI1- TAI7, PS 18, TAI 5, TAI 8, TAI 15-TAI 19

Outcome:

AMR Period	Outcome
AMR1	✓
AMR2	
AMR3	✓
AMR4	✓
AMR5	✓
AMR6	
AMR7	
AMR8	

Trigger level:

An increase or decrease of 5% of residual value in any house price area in any one year.

Analysis:

An updated evidence base for the viability of different areas to provide affordable units on residential sites will be prepared as part of the preparation of the new Local Development

Plan. In addition, the Council is currently preparing a Local Housing Market Assessment and the draft version identifies housing market areas that differ from that in the current JLDP.

Because of this the Council has not carried out work assessing the changes within the residual values of house price areas contained in the Joint Local Development Plan and therefore this indicator could not be updated.

Action

Explanation of action
Detailed viability studies will be undertaken as part of the evidence base for the new Local Development Plan.

Indicator D52

D52 Number of local market housing units built in settlements noted in Policy TAI 5

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

Target:

Deliver the highest possible level of local market housing in settlements listed in Policy TAI 5.

Relevant policy:

Outcome:

AMR Period	Outcome
AMR1	
AMR2	
AMR3	
AMR4	
AMR5	
AMR6	
AMR7	
AMR8	

Trigger level:

Fewer than 10 local market housing units built in settlements noted in Policy TAI 5 in any one year.

Analysis:

2025/26: 0 local market units have been completed (Gwynedd Planning Authority Area only)

Please see below for information on the number of local market units completed per year (since the adoption of the Joint LDP)

Period	Joint LDP Area	Gwynedd Planning Authority Area only
AMR 8*	-	0
AMR 7*	-	0
AMR 6*	-	1
AMR 5	3	1
AMR 4	0	0
AMR 3	0	0
AMR 2	1	1
AMR 1	0	0
Total	**5**	**3**

***** Not including any potential local market units in Anglesey

It is obvious, in terms of considering the Gwynedd Planning Authority area individually, that the above information does not correspond effectively with the target level and trigger in terms of this indicator.

It is noted that there is permission for 1 local market unit in the Gwynedd planning authority area (permitted during the AMR 7 period). In Gwynedd, it is noted that this is the only extant consent for a local market unit (on 31/3/26).

It is noted that a total of 5 local market units has been completed in the Plan's area (without including any potential units in Anglesey during periods AMR 6 - AMR 8). 3 of these units are in Gwynedd.

Whilst there was a suggestion in previous annual monitoring reports, specifically AMR 5, that this new policy requirement has started to have a real impact, this however has not been conveyed in the information since then.

It must be borne in mind that Policy TAI 5 in relation to Local Market Housing has introduced a brand-new policy principle that was not evident in previous development plans and this may possibly mean differences from year to year in terms of the number of completed local market units. It is accepted, however, that some time has now elapsed since the adoption of the Plan and the new principles introduced in it should by now be transferred to permissions and then relevant developments. The fact that only 1 local market unit has extant planning consent in

the Gwynedd Planning Authority area means that the completion figures in the short term are not going to be very high.

There was also a suggestion in the assessment of the AMR 5 information specifically that the policy requirement is beginning to be accepted more broadly by the public and housing developers (although it is noted that this is for the Plan area as a whole). Given the information in the periods since then, ongoing monitoring would be able to confirm any specific trends.

Whilst it is hoped that there will be a further increase in the number of such units being built and permitted as the policy principle is established and further accepted in order to meet the needs of the local communities, it is noted that the policy has obviously restricted speculative developments in the locations with the most intense problems in terms of the housing market.

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

It is not believed that there is a need for any action in terms of this indicator. A further assessment of this policy would be an important part of the preparation for the new Plan. In this respect, it would be important, for example, to update the evidence base and possibly also consider other sources of evidence. Also, research needs to be conducted to understand the reasons for the low number of local market units which have received planning permission and been developed including any new aspects and barriers which have been highlighted since the introduction of the policy. It must be ensured that there is robust evidence to support such a policy in the new Plan.

Action

Explanation of action
Continue to monitor. This will be considered as part of the preparation of the new Plan.

Indicator D53

D53 Planning applications and appeals to modify or remove section 106 agreements or conditions relating to local market housing

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

Target:

Retain S106 agreements and conditions that facilitate delivery of local market housing in accordance with Policy TAI 5.

Relevant policy:

Outcome:

AMR Period	Outcome
AMR1	✓
AMR2	✓
AMR3	✓
AMR4	✓
AMR5	✓
AMR6	✓
AMR7	✓
AMR8	✓

Trigger level:

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

Analysis:

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

In accordance with the Planning Act 1990, it is possible to appeal a planning obligation to the Planning Inspectorate after five years, on the grounds that it has no relevant planning reasons. 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 policy within the Joint LDP that was adopted in 2017, it is highly unlikely that the Local Planning Authority would be willing to amend or remove a section 106 condition/agreement relating to restricting a property to a local market house.

Action

Explanation of action
Continue to monitor. This will be considered as part of the preparation of the new Plan.

Gypsy and Traveller Accommodation

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

The GTAA identified the following residential need within Gwynedd:

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

For transit requirements, it was concluded that there wasn't any need for an additional site in Gwynedd since there is currently a site in Caernarfon.

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

The Welsh Government has approved the GTAA, but up to the end of March 2025 the Council has yet to agree/adopt it. The Council is working to accommodate the additional need and continues to be in discussions with landowners in the search for a suitable site.

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

Indicator D57

D57 The number of additional Gypsy pitches provided on an extension to the existing residential Gypsy site, adjacent to the Llandygai Industrial Estate, Bangor

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:

- 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.

Target:

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

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

Relevant policy:

PS1

Outcome:

AMR Period	Outcome
AMR1	–
AMR2	–
AMR3	–
AMR4	–
AMR5	–
AMR6	–

AMR7	
AMR8	

Trigger level:

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

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:

An additional 5 pitches have been provided with a total of 12 permanent pitches now available to Gypsies all of which were occupied in March 2024.

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

Action

Explanation of action
Continue to monitor. Consideration will be given to this as part of the new Gwynedd Local Development Plan.

Indicator D58

D58 The need for additional pitches identified in a Gypsy Traveller Accommodation Needs Assessment (GTANA)

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:

- 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

Target:

Provide number and type of pitches to address need identified in the GTANA by the end of 2026

Relevant policy:

PS1

Outcome:

AMR Period	Outcome
AMR1	–
AMR2	–
AMR3	–
AMR4	–
AMR5	–
AMR6	–
AMR7	–

AMR8	

Trigger level:

Failure to provide number and type of additional pitches to address need identified in the GTANA by the end of 2026

Analysis:

The Gypsies and Travellers Accommodation Needs Assessment 2022 identified the need for transit sites, one in the Caernarfon area of 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.

Action

Explanation of action
Continue to monitor. Consideration will be given to this as part of the new Gwynedd Local Development Plan.

Indicator D59

D59 The number of unauthorised Gypsy & Traveller encampments reported annually and length of stay

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:

- 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.

Target:

Monitor changes in need for pitches and compare with supply of pitches in the inter GTANA period.

Relevant policy:

PS1

Outcome:

AMR Period	Outcome
AMR1	–
AMR2	–
AMR3	–
AMR4	–
AMR5	–
AMR6	–
AMR7	–
AMR8	–

Trigger level:

The number of encampments and length of stay suggests a need for additional supply of pitches.

Analysis:

There was no unauthorised encampment during this year in Gwynedd.

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

Action

Explanation of action
Continue to monitor. This will be considered as part of the preparation of the new Gwynedd Local Development Plan.

Indicator D60

D60 - Number of planning applications permitted on locally important biodiversity and geodiversity sites

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

Target:

Biodiversity or geodiversity value of locally important sites maintained or enhanced in accordance with Policy AMG 5 and Policy AMG 6

Relevant policy:

PS19, AMG1, AMG2, AMG3, AMG4, AMG5, AMG6, PS20, AT1, AT3, AT4

Outcome:

AMR Period	Outcome
AMR1	✓
AMR2	✓
AMR3	✓
AMR4	✓
AMR5	✓
AMR6	✓
AMR7	✓
AMR8	✓

Trigger level:

One application permitted contrary to Policy AMG 5 or Policy AMG 6

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

Explanation of action
Continue to monitor. Full consideration will be given to this during preparation of the Gwynedd Local Development Plan.

Indicator D61

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

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

Target:

No planning applications permitted that are harmful to the biodiversity or geodiversity value of nationally or internationally designated sites

Relevant policy:

PS19, AMG1, AMG2, AMG3, AMG4, AMG5, AMG6, PS20, AT1, AT3, AT4

Outcome:

AMR Period	Outcome
AMR1	✓
AMR2	✓
AMR3	✓
AMR4	✓
AMR5	✓
AMR6	✓
AMR7	✓
AMR8	✓

Trigger level:

One planning application permitted contrary to Policy PS 19

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. C25/0559/37/TR - Application to replace the existing transformer single pole with a larger transformer on two poles.
2. C25/0888/39/TC - Lawful Development Certificate for a proposed change of use from main residence (C3) to mixed use second home (C5) and short term holiday let (C6)
3. C26/0028/39/DT – Householder application

It was not considered that any planning permission granted disturbed the 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 is continuing to be implemented effectively.

Action

Explanation of action
Continue to monitor. Full consideration will be given to this during preparation of the Gwynedd Local Development Plan.

Indicator D62

D62 Number of planning applications permitted for major development in an Area of Outstanding Natural Beauty (AONB).

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

Target:

No planning applications permitted for major development, which are harmful to an AONB's natural beauty.

Relevant policy:

PS19, AMG1, AMG2, AMG3, AMG4, AMG5, AMG6, PS20, AT1, AT3, AT4

Outcome:

AMR Period	Outcome
AMR1	✓
AMR2	✓
AMR3	✓
AMR4	✓
AMR5	✓
AMR6	✓
AMR7	✓
AMR8	✓

Trigger level:

One planning application permitted contrary to Policy PS 19 and Policy AMG 1

Analysis:

One planning application was permitted for a 'major development' within the AONB during the monitoring period, namely:

C25/0824/37/LL - Full application for the erection of up to 15 No. Affordable Dwellings

and Associated Development including creation of a new vehicular access and estate road, landscaping and creation of a sustainable surface water drainage area, Land near Llys yr Eifl, Trefor

Having regard to all relevant planning issues including policies and local and national guidance this proposal was considered acceptable.

Action

Explanation of action
Continue to monitor. Full consideration will be given to this during preparation of the Gwynedd Local Development Plan.

Indicator D63

D63 – Number of Planning applications permitted in Conservation Areas and World Heritage Sites or sites that affect their historic or cultural values

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

Target:

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

Relevant policy:

PS19, AMG1, AMG2, AMG3, AMG4, AMG5, AMG6, PS20, AT1, AT3, AT4

Outcome:

AMR Period	Outcome
AMR1	✓
AMR2	✓
AMR3	✓
AMR4	✓
AMR5	✓
AMR6	✓
AMR7	✓
AMR8	✓

Trigger level:

One Planning application permitted contrary to Policy PS 20 or Policy AT1

Analysis:

1 planning application (nonsignificant) was approved within the Castles and Town Walls of King Edward' WHS, 39 (nonsignificant) within the 'Slate Landscapes of Northwest Wales' WHS, and a total of 50 planning applications (full/outline) within the Plan's Conservation Areas.

These include installation of heat pumps, solar panels, change of uses, new dwelling/apartment houses, new office/employment buildings/structures, conversion of buildings, new front windows, and extensions.

It is considered that these permissions comply with Policies PS 20 and AT 1 and that these policies continue to be implemented effectively.

Action

Explanation of action
Continue to monitor. Full consideration will be given to this during preparation of the Gwynedd Local Development Plan.

Indicator D64

D64 – Prepare and adopt a Supplementary Planning Guidance relating to Heritage Assets

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

Target:

Prepare and adopt a Supplementary Planning Guidance in relation to Heritage Assets within 18 months of the Plan's adoption

Relevant policy:

PS19, AMG1, AMG2, AMG3, AMG4, AMG5, AMG6, PS20, AT1, AT3, AT4

Outcome:

AMR Period	Outcome
AMR1	–
AMR2	–
AMR3	–
AMR4	–
AMR5	–
AMR6	–
AMR7	–
AMR8	–

Trigger level:

Not adopting a Supplementary Planning Guidance within 18 months of the Plan's adoption

Analysis:

Initial work relating to preparing the SPG has been undertaken. However, with the release of TAN 24 (Historic Environment) and several CADW guidance publications, it is considered that there is no longer a need for a specific SPG on this matter. In addition, it is noted that the adopted Supplementary Planning Guidance: The North West Wales Slate Landscape World

Heritage Site outlines how Gwynedd Council and its partners would manage the Site in the future, by protecting our heritage and by ensuring high quality and appropriate development.

Action

Explanation of action
Continue to monitor. Full consideration will be given to this during preparation of the Gwynedd Local Development Plan.

Indicator D65

D65 – The amount of land and facilities to cater for waste in the Plan area

Objective:

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

Target:

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)

Relevant policy:

GWA 1

Outcome:

AMR Period	Outcome
AMR1	✓
AMR2	✓
AMR3	✓
AMR4	✓
AMR5	✓
AMR6	✓
AMR7	✓
AMR8	✓

Trigger level:

Triggers to be established at a regional level in accordance with TAN21

Analysis:

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

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

Action

Explanation of action
Continue to monitor. Full consideration will be given to this during preparation of the Gwynedd Local Development Plan.

Indicator D66

D66 – Number of planning applications for waste management facilities on employment sites identified in Policy GWA 1 and Policy CYF 1.

Objective:

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

Target:

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.

Relevant policy:

GWA 1

Outcome:

AMR Period	Outcome
AMR1	✓
AMR2	✓
AMR3	✓
AMR4	✓
AMR5	✓
AMR6	–
AMR7	✓
AMR7	✓

Trigger level:

No planning applications for waste management facilities on employment sites identified in Policy GWA 1 and Policy CYF 1.

Analysis:

1 new application for waste facilities during this AMR period on a site identified within Policy GWA 1, namely application C26/0046/34/LL for the operation of inert waste materials

recycling, screening and recovery plant at Cefn Graianog, Llanllyfni (received permission 15/6/26).

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

Action

Explanation of action
Continue to monitor. Full consideration will be given to this during preparation of the Gwynedd Local Development Plan.

Indicator D67

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)

Objective:

SO19: Meet the needs of minerals locally and regionally in a sustainable manner.

Target:

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

Relevant policy:

PS 22, MWYN 6

Outcome:

AMR Period	Outcome
AMR1	✓
AMR2	✓
AMR3	✓
AMR4	✓
AMR5	✓
AMR6	✓
AMR7	✓
AMR8	✓

Trigger level:

Less than a 12 year land supply of crushed rock aggregate reserves in the Plan area in any one year

Analysis:

At the end of 2016, there was a residual 42.94 million tonnes of permitted crushed rock aggregate reserves, which is far above the threshold level (Source: North Wales Regional Aggregates Working Group Annual Monitoring Report (2016)). The information is based on

the distribution outlined in the Second Review of the Regional Technical Statement (RTS) that is undertaken every five years.

Each review of the Regional Technical Statement provides a mechanism 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.

Action

Explanation of action
Continue to monitor. Full consideration will be given to this during preparation of the Gwynedd Local Development Plan.

Indicator D68

D68 – Sand and gravel land supply in the Plan area.

Objective:

SO19: Meet the needs of minerals locally and regionally in a sustainable manner.

Target:

Maintain a minimum 7 year land supply of sand and gravel throughout the Plan period in the Plan area in line with Policy PS22.

Relevant policy:

PS 22, MWYN 6

Outcome:

AMR Period	Outcome
AMR1	✓
AMR2	✓
AMR3	✓
AMR4	✓
AMR5	✓
AMR6	✓
AMR7	✓
AMR8	✓

Trigger level:

One Planning application permitted contrary to Policy MWYN 6

Analysis:

North Wales had approximately 15.70 million metric tunnels 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

Explanation of action
Continue to monitor. Full consideration will be given to this during preparation of the Gwynedd Local Development Plan.

Indicator D69

D69 – Number of Planning applications permitted within a mineral buffer zone

Objective:

SO19: Meet the needs of minerals locally and regionally in a sustainable manner.

Target:

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

Relevant policy:

PS 22, MWYN 6

Outcome:

AMR Period	Outcome
AMR1	✓
AMR2	✓
AMR3	✓
AMR4	✓
AMR5	✓
AMR6	✓
AMR7	✓
AMR8	✓

Trigger level:

One Planning application permitted contrary to Policy MWYN 6

Analysis:

18 planning permissions were granted on sites within a mineral buffer zone. The type of permission varies from being householder development, new offices, local infrastructure, adventure activity facility, car park and applications relating to the mineral site.

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

Council will continue to monitor the indicator.

Action

Explanation of action
Continue to monitor. Full consideration will be given to this during preparation of the Gwynedd Local Development Plan.

CHAPTER 4: CONCLUSIONS AND RECOMMENDATIONS

4.1 As with the previous AMRs, AMR8 will provide evidence on the indicators to enable the Council to identify any trends. AMR8 along with the previous AMRs will also provide important evidence for the preparation of the new Local Development Plan.

4.2 As has been noted above the AMRs provide important evidence which will need to be considered by the when preparing the new LDP. While there are issues where further work is needed and the policies need to be revisited, the statutory steps of preparing new Plans must be followed with the preparation of a sound evidence base to support any changes to policy or new policies.

4.3 The number of houses completed in the Plan area since the Plan's start date (2011) is lower than the expected figure. There are a number of reasons for this including economic growth has not been at the expected scale, large scale infrastructure projects have not progressed, consequences of the Pandemic or that demand for housing in some areas of the Plan has not been at the expected rate.

4.4 Permission was granted for 98 affordable housing units during 2025-26. In addition, 709 affordable housing units have been completed during the 2017-26 period. 91 affordable housing units have been completed during 2025-26 which is lower than the previous year for the Gwynedd Planning Authority area. These figures do not include housing that is affordable due to their location and size, as would be the case in certain areas within the Plan area and therefore the provision of housing that is affordable is likely to be higher than this figure. Of the units given permission and completed since the Plan's adoption the percentage of affordable housing is approximately 56%. This means that new permissions under the Plan thus far, have delivered a high percentage of affordable housing, ensuring that local needs are being addressed and this assists to maintain the language within the Plan's area.

4.5 On the whole the indicators contained within the monitoring framework are performing in accordance with expectations under the circumstances. Where policy targets are not being achieved this overall is due to factors which are outside of the control of the JLDP. Where other policy targets are not being achieved there are currently no concerns regarding policy implementation. These matters will be considered whilst the Council prepares the evidence base for its new Local Development Plan. Despite the contextual changes, it is considered that the JLDP policies are still relevant and provide a sound planning framework for determining applications across the plan area. The following points highlights how the plan is still delivering for the area:

- No policies have been identified as failing to deliver the objectives of the plan. However, it is noted that some indicate that the policy is not being implemented as effectively as was expected. Most of these indicators relate to failing to reach expected growth targets e.g. employment land, renewable energy and housing growth level. As detailed in the AMR, these failures are due to factors outside of the control of the LDP.
- 3 application were refused partly due to language issues and 8 applications were granted permission with a planning condition for language mitigation measures.

- Some developments reported on are decisions which were made before the adoption of the JLDP.
- On the whole appeal decisions since the adoption of the JLDP have supported the policies and strategy of the Plan. However, some decisions have highlighted matters which will require careful consideration when considering the content and in preparing policies for the new Local Development Plan.
- Permission has been granted for 215 new residential units (including applications to reconsider or extend the expiry date of current permissions) during 2025/26. 98 units (45.6%) were for affordable housing.
- 91 affordable housing units have been completed in 2025-26.
- The housing land bank (sites with extant permission) in 2026 in Gwynedd excluding units the JLDP has noted are unlikely to be developed during the Plan period stood at 872 units (553 not started and 319 under construction) of which 357 are affordable units (260 units not started and 97 units under construction).
- It is noted that 2805 units have been completed in the Gwynedd Planning Authority area between the base date (2011) and 2025/26, whilst the Plan's trajectory (conveyed for the Gwynedd Planning Authority area) notes a figure of 3712 units. This is therefore 24.4% (907 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.
- 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.
- Overall, the indicators contained within the monitoring framework are performing in accordance with expectations, where they are not being achieved there is no concerns regarding policy implementation.

4.6 Full consideration will be given to the conclusions of the Annual Monitoring Reports in preparing the evidence base that will support the policies of the new Local Development Plan.

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 several SA indicators where information is not published annually, for example those based on the census. The implications of the Covid pandemic have also meant that some information has not been available. The purpose of the monitoring framework is to review changes on an annual basis, consequently these are not necessarily going to be useful moving forward in terms of future monitoring. They have however been retained 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 eighth 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 seventh AMR of the JLDP. The data collected includes a mix of qualitative and quantitative data with a commentary under each SA objective to describe progress. Each SA Objective is assessed against the relevant monitoring indicators, with the findings set out in the sections below. The following colour coding has been used to give an overall summary of the findings for each indicator:

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

Summary of SA Monitoring

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

Table 1: Sustainable Appraisal Monitoring - Summary

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

Summary of Results

1.7 The results of the Sustainability Appraisal monitoring indicate that out of the 11 Sustainability Objectives, overall positive effects were identified for 9 objectives, neutral effects for 1 objective and 1 objective identified as having a negative effect. The table shows that for most 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	2024/2025	See explanation below	✓
2) Net loss of biodiversity in LDP area caused by development	Decrease	-	See explanation below	**0**
3) % of features (various types) in favourable condition, including both land and marine based	Increase	2019/2020	See explanation below	**0**
4) Achievement of BAP objectives and targets	Increase	-	See explanation below	**0**
5) Trends and 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:

- C25/0559/37/TR - Application to replace the existing transformer single pole with a larger transformer on two poles.
- C25/0888/39/TC - Lawful Development Certificate for a proposed change of use from main residence (C3) to mixed use second home (C5) and short term holiday let (C6)
- C26/0028/39/DT – Householder application

2) While this is not currently monitored by the Authority due to limited resources, polices within the LDP ensure that biodiversity is protected.

3) 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) 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.

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

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 - 2024	See explanation below	✓

Explanation / Analysis

The following tables highlights CO2 emission estimates (KtCO2) in all 5 sectors in Gwynedd since 2018:

Gwynedd

	2018	2019	2020	2021	2022	2023	2024
Industry	49.6	46.9	44.4	50.2	49.5	44.5	41.9
Commercial	59.6	49.3	40.2	48.2	46.7	41.0	44.3
Domestic	198.1	189.5	183.3	184.1	151.8	147.8	145.7
Transport	277.1	269.9	212.4	227.2	230.0	232.6	237.9
Forestry and Land Use Change	-142.6	-145.7	-150.1	-152.4	-153.7	-154.1	-154.1

(Source: Department for Energy Security and Net Zero)

SA Objective 4: Welsh Language

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

Explanation / Analysis

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

An 'Annual Report of the population' who say they speak Welsh by the ONS is published quarterly, the basis of this is data from a survey. The latest figures are April 2026 which states that there are 844, 300 Welsh speakers in Wales. For Gwynedd it states that there are 92,3002,500 able to speak Welsh, which is 76% of the County's population.

However, as a result of figures in the 2021 Census (538,300 Welsh Speakers in Wales, and 73,560 or 64.4% in Gwynedd) and the difference between these and figures in the Annual Report the Welsh Government has commission work to establish why there is a difference between the figures.

The Chief Statistician's blog (25 April 2023) states that "... it has always been clear that we regard the census as the authoritative source of information on the number of Welsh speakers in Wales...". He further states that "... There are several other data sources available that provide some information about the Welsh language that we can use to monitor trends in the period between censuses. These sources have their own strengths and limitations when it comes to statistics on the Welsh language...".

The Annual Population Survey is based on a Labour Force Survey. Although household surveys usually give us higher estimates of ability to speak Welsh, they have generally moved in a similar direction to the census estimates. However, with the results of the 2021 Census, this is the first time that the census estimates that the number of Welsh speakers has decreased and the household surveys estimate that the numbers have increased.

Due to the range of data sources available, it is not easy for users of statistics about ability in Welsh to reconcile the different estimates, especially as some estimates show an increase in the number of Welsh speakers and others show that the numbers are decreasing. This can make it challenging to know how to use these statistics to inform Welsh language public policy.

Within the Report 'Differences between estimates of ability in Welsh in the 2021 Census and household surveys' the main points were:

- Of the people who said they could speak Welsh in the Labour Force Survey or Census 2021, the following groups tended to agree across the two sources most often: people aged 65 or over; people living in North West Wales; people born in Wales; and people with Welsh national identity.
- Of the people who say they can speak Welsh in the Labour Force Survey or Census 2021, the following groups tended to disagree across the two sources most frequently: people younger than

25; people living in the South East and North East; people born elsewhere in the UK; and people without a Welsh national identity.

- Of the people who agreed that they could speak Welsh on both sources, over two-thirds (68.6%) indicated that they spoke Welsh on a daily basis. Of the people who said they could speak Welsh in the Labour Force Survey but not in the 2021 Census, only around a quarter (24.8%) said they spoke Welsh on a daily basis.
- A smaller proportion of couple households agree on their ability to speak Welsh between the two sources where neither or only one adult can speak Welsh compared to couple households which have two or more adults who can speak Welsh.

Therefore, on the basis of all this, it is not believed that any weight should be given to the increase in the number of Welsh speakers seen in Gwynedd within the 'Annual Population Report' December 2024.

AMR 5 highlighted the changes within the different neighbourhoods of the Lower Super Output Area (LSOA) identifying that there are a number of factors affecting the changes between 2011 and 2021 in the percentage and number of Welsh speakers in them.

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

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

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

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

For more detail relating to the Welsh language please refer to the Welsh language indicators in Chapter 3.

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	2024/2025	See explanation below	✓

Explanation / Analysis

1 planning application (nonsignificant) was approved within the Castles and Town Walls of King Edward' WHS, 39 (nonsignificant) within the 'Slate Landscapes of Northwest Wales' WHS, and a total of 50 planning applications (full/outline) within the Plan's Conservation Areas. These include installation of heat pumps, solar panels, change of uses, new dwelling/apartment houses, new office/employment buildings/structures, conversion of buildings, new front windows, and extensions.

SA Objective 6 Economy and Employment

SA Indicator	Target	Baseline/Previous Data	Recent Data	Performance
1) Economic activity by sector	Increase	2023/2024	See explanation below	✓
2) Employment status of residents 16 years +	Increase	2024/2025	See explanation below	✓
3) Number of people commuting into and out of authority areas	Decrease	2023/2024	See explanation below	+/-

Explanation / Analysis

1 & 2) Statistics show that there has been a increase in economic activity and employment rate in the Gwynedd Local Authority areas between March 20254 and 2026 as can be seen in the table below.

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

	Year ending Mar 2021	Year ending Mar 2022	Year ending Mar 2023	Year ending Mar 2024	Year ending Mar 2025	Year ending Mar 2026
Ynys Môn	78.8%	74.1%	79.6%	Not Monitoring	Not Monitoring	Not Monitoring
Gwynedd	77.9%	75.9%	77.7%	73.7	76.7%	80.5 (+3.8%)
Wales	76.6%	75.6%	75.5%	76.2	75.1%	75.5% (+0.4%)

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

3) Statistics show that there has been an increase in the number of people commuting out of Gwynedd and Anglesey in 2025. Whilst there has been an increase in the number of people commuting into Gwynedd the number of people commuting into Anglesey has remained constant since 2022 as can be seen in the tables below. Continue to monitor the indicator.

Commuting Patterns by Welsh Local Authority

Year	Gwynedd	Wales
Number of people commuting out of the area 2018	8,600	95,400

Number of people commuting out of the area 2019	8,700	98,500
Number of people commuting out of the area 2020	8,000	100,300
Number of people commuting out of the area 2021	5,700	92,100
Number of people commuting out of the area 2022	7,100	78,500
Number of people commuting out of the area 2023	6,800	81,800
Number of people commuting out of the area 2024	7,300	92,600
Number of people commuting out of the area 2025	7,800	94,400

, *Source: Stats Wales*

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

Number of people commuting into the area 2023	8,900	31,600
Number of people commuting into the area 2024	11,200	37,400
Number of people commuting into the area 2025	12,800	33,800

Source: StatsWales

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	2024/25	See explanation below	✓

Explanation / Analysis

The table below compares the percentage of affordable housing completions since the plan's adoption (Gwynedd Planning Authority area only):

Year	Affordable housing units completed	Total housing units completed	Affordable units as a percentage of total housing completions
2017-18	31	208	14.9%
2018-19	118	281	42.0%
2019-20*	102	245	41.6%
2020-21*	36	135	26.7%
2021-22	74	169	43.8%
2022-23	58	107	54.2%
2023-24	67	137	48.9%
2024-25	140	212	66.0%
2025-26	91	118	77.1%

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

Whilst there has been a decrease in the number of affordable housing units completed compared to the previous year, it is noted that there has been a significant decrease in the overall total number of houses completed. As such the percentage of affordable housing units completed compared to total housing completions has increased since last year. The target for this indicator has therefore been met.

SA Objective 8: Landscape and Townscape

SA Indicator	Target	Baseline/Previous Data	Recent Data	Performance
1) Proportion of high/very high quality landscapes identified by LANDMAP	Increase	2019-2020	See analysis below	✓
2) Number / proportion of new developments within AONBs	Decrease	2023-2024	See analysis below	✓
3) Number / proportion of new developments within areas classed as outstanding by LANDMAP	Decrease	2023-2024	See analysis below	✓

Explanation / Analysis

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

2) The number of approved planning applications within AONBs are as follows:
   - 2018/2019 = 540
   - 2019/2020 = 219
   - 2020/2021 = 222
   - 2021/2022 = 340
   - 2022/2023 = 209
   - 2023/2024 = 100 (Gwynedd LPA Only)
   - 2024/2025 = 96 (Gwynedd LPA Only)
   - 2025/2026 = 70 (Gwynedd LPA Only)

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

LANDMAP Category	AMR 1	AMR 2	AMR 3	AMR 4	AMR 5	AMR 6*	AMR 7*	AMR 8*
Visual and Sensory	81	26	20	24	31	7	4	5
Cultural	1587	619	613	861	687	502	523	525
Geological	724	291	287	374	322	235	255	218
Historical	1270	532	528	691	493	278	255	325
Landscape Habitats	70	26	24	36	36	20	19	21

*Gwynedd LPA only

The overall number of approved planning applications within areas classed as outstanding by LANDMAP have remained constant since the previous AMR. The above indicators will continue to be monitored.

SA Objective 9: Land, Minerals, Waste

SA Indicator	Target	Baseline/Previous Data	Recent Data	Performance
1) % of development on previously developed land	No data	2021/2022	See analysis below	**0**
2) % municipal wastes sent to landfill	Decrease	2018-2019	See analysis below	✓
3) % municipal waste re-used/recycled	Increase	2024/25	See analysis below	✓

Explanation / Analysis

1) % proportion of development on previously developed land is as follows:

- Gwynedd: 2017-2018 12.82ha (64%);
- Gwynedd 2018 to current – information is not collated. Unable to report on the indicator.

Due to the lack of availability of information for the Gwynedd Local Planning Authority area, it is not possible to fully conclude if the target has been met.

2] % Municipal waste to landfill is as follows (*Source: StatsWales*):

- 2016-2017 = Gwynedd (31%)
- 2017-2018 = Gwynedd (24.3%)
- 2018-2019 = Gwynedd (18.1%)
- 2019-2020 = Gwynedd (7.6%)
- 2020-2021 = Gwynedd (0.6%)
- 2021-2022 = Gwynedd (1%)
- 2022-2023 = Gwynedd (0.5%)
- 2023-2024 = Gwynedd (0.4%)
- 2024-2025 = Gwynedd (0.7%)

The percentage of waste taken to landfill in Gwynedd has decrease significantly since 2018-2019.

3] % Municipal waste recycled is as follows (*Source: My Recycling Wales):*

- 2016-2017 = Anglesey (66%) Gwynedd (61%)
- 2017-2018 = Anglesey (72%) Gwynedd (60%)
- 2018-2019 = Anglesey (70%) Gwynedd (62%)
- 2019-2020 = Anglesey (68%) Gwynedd (65%)
- 2020-2021 = Anglesey (65.7%) Gwynedd (65.5%)
- 2022-2023 = Anglesey (62.3%) Gwynedd (64.2%)
- 2023 – 2024 = Gwynedd (65%)
- 2024 – 2025 = Gwynedd (64%)

Gwynedd has seen a slight decrease in the percentage of municipal waste recycled between 2023/2024 and 2024/2025.

SA Objective 10: Transport and Access

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

Explanation / Analysis

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

Ynys Môn

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

Gwynedd

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

Wales

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

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

2) 100% of new residential development within 30 minutes.

3) No update in data since previous AMR.
   - Anglesey has the third lowest number of concessionary bus pass holders aged 60+ (75.6%).
   - Gwynedd has the fourth lowest number (80.0%).
   - The area with the lowest number is Powys (71.5%).
   - The area with the highest number is Cardiff (98.9%).
   - The national average is 87.0%. Therefore, Gwynedd is 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 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	SA Indicator	SA Indicator	SA Indicator	SA Indicator
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	2023-2024	See analysis below	✓

Explanation / Analysis

1) This information is not currently collected by the Authorities.

2) No updated data from the previous AMR was available. The indicator will continue to be monitored.

3) On the 31/03/2025 new Technical Advice Note 15 (Development, flooding and coastal erosion) came into force, together with a new Wales Flood Map containing the following 'Planning flood zones':

- Flood Zone 1
- Flood Zone 2
- Flood Zone 3
- TAN 15 Defended Zones

For the purposes of the AMR it is considered that the new Flood Zone 2 is a close match to the former C1 flood zone. However, it should be noted that applications validated before 31st March 2025 and any subsequent appeals are to be determined under the previous TAN15 (2004). This is to allow a period of grace and determination against the policy framework that was in effect at the time that they were registered.

31 full planning applications were permitted on sites that were wholly/partly within Flood Zone 2; 14 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 (Development, flooding and coastal erosion); it was determined that they complied with the requirement of the tests set out in TAN 15.

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

Appendix 2 – Distribution of Residential Permissions

Information for the Gwynedd Planning Authority area only on the basis that joint working arrangement between Anglesey and Gwynedd came to an end on 31st March, 2023.

Sub-regional Centre:

1. Bangor (Planning permission for 66 residential units in this AMR period / Planning permission for 429 units since the Plan was adopted)

Urban Service Centre:

2. Blaenau Ffestiniog (4 units / 35 units),
3. Caernarfon (3 unit / 116 units),
4. Porthmadog (1 units / 20 units),
5. Pwllheli (38 unit / 115 units)

Local Service Centres:

6. Abermaw (1 units / 24 units),
7. Abersoch (0 unit / 2 units),
8. Bethesda (1 units / 62 units),
9. Criccieth (4 units / 71 units),
10. Llanberis (0 units / 15 units),
11. Llanrug 17 units / 36 units),
12. Nefyn (15 units / 30 units),
13. Penrhyndeudraeth (5 units / 64 units),
14. Penygroes (1 units / 40 units),
15. Tywyn (1 units / 29 units)

Service Villages:

16. Bethel (0 units / 46 units),
17. Bontnewydd (0 units / 29 units),
18. Botwnnog (0 units / 1 unit),
19. Chwilog (0 unit / 85 units),
20. Deiniolen (0 units / 74 units),
21. Rachub (0 units / 31 units),
22. Tremadog (0 units / 1 unit)
23. Y Ffôr (1 unit / 2 units)

Local, Rural and Coasatal Villages:

A) Local Villages

24. Abererch,
25. Brynrefail (0 units / 1 unit)
26. Caeathro (0 units / 12 units)
27. Carmel (0 units / 4 units),
28. Cwm y Glo,
29. Dinas (Llanwnda (0 units / 28 units),
30. Dinas Dinlle (0 unit / 1 unit),
31. Dolydd a Maen Coch,
32. Efailnewydd,
33. Garndolbenmaen (0 units / 1 unit),
34. Garreg-Llanfrothen,
35. Groeslon,
36. Llandwrog,
37. Llandygai,
38. Llangybi (0 unit / 2 units),
39. Llanllyfni (1 unit / 1 unit),
40. Llanystumdwy (1 units / 8 units)
41. Nantlle (0 units / 1 unit),
42. Penisarwaun (4 units / 7 units)
43. Pentref Uchaf (0 units / 3 units),
44. Rhiwlas (0 unit / 6 units)
45. Rhosgadfan (0 units / 4 units),
46. Rhostryfan,
47. Sarn Mellteyrn (0 units / 2 units)
48. Talysarn (0 units / 2 units),
49. Trefor (15 units / 17 units),
50. Tregarth (1 units / 20 units),
51. Tudweiliog,
52. Waunfawr (0 units / 2 units),
53. Y Fron

B) Coastal/Rural Villages:

54. Aberdaron (8 units / 14 units),
55. Borth-y-Gest (0 units / 1 unit),
56. Clynnog Fawr,
57. Corris (0 units / 1 unit),
58. Edern (4 units / 6 units),
59. Fairbourne,
60. Llanaelhaearn (1 unit / 3 units),
61. Llanbedrog (1 units / 2 unit),
62. Llangian,
63. Llithfaen (0 units / 2 units),
64. Morfa Bychan (0 units / 2 units),
65. Morfa Nefyn, (12 units / 15 units)
66. Mynytho,
67. Rhoshirwaun,
68. Sarn Bach,
69. Y Felinheli (1 units / 26 units)

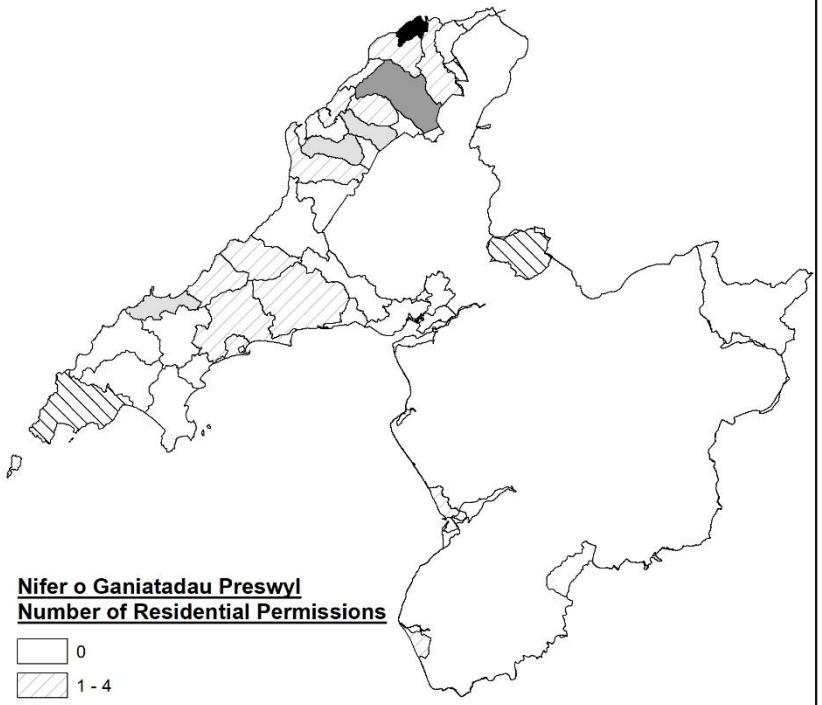
Clusters:

70. Aberdesach,
71. Aberllefenni,
72. Aberpwll,
73. Bethesda Bach,
74. Bryncir,
75. Bryncroes,
76. Caerhun/Waen Wen,
77. Capel y Graig,
78. Corris Uchaf,

79. Crawia,
80. Dinorwig (0 units / 1 unit)
81. Gallt y Foel,
82. Glasinfryn (0 units / 9 units),
83. Groeslon Waunfawr,
84. Llanaber (0 units / 1 unit),
85. Llandderfel,
86. Llanengan (0 units / 2 units),
87. Llanfor,
88. Llanllechid,
89. Llannor,
90. Llanwnda,
91. Llwyn Hudol,
92. Minffordd,
93. Minffordd (Bangor),
94. Mynydd Llandygai,
95. Nebo,
96. Pantglas,
97. Penmorfa,
98. Penrhos,
99. Penrhos (Caeathro),
100. Pentir,
101. Pentrefelin (1 unit / 1 unit),
102. Pistyll (0 units / 1 unit),
103. Pontllyfni,
104. Rhoslan,
105. Saron (Llanwnda),
106. Swan,
107. Tai'n Lôn,
108. Talwaenydd,
109. Talybont,
110. Tan y Coed,
111. Treborth (0 units / 4 units),
112. Ty'n-lôn,
113. Ty'n y Lôn,
114. Waun (Penisarwaun) (0 units / 1 unit).

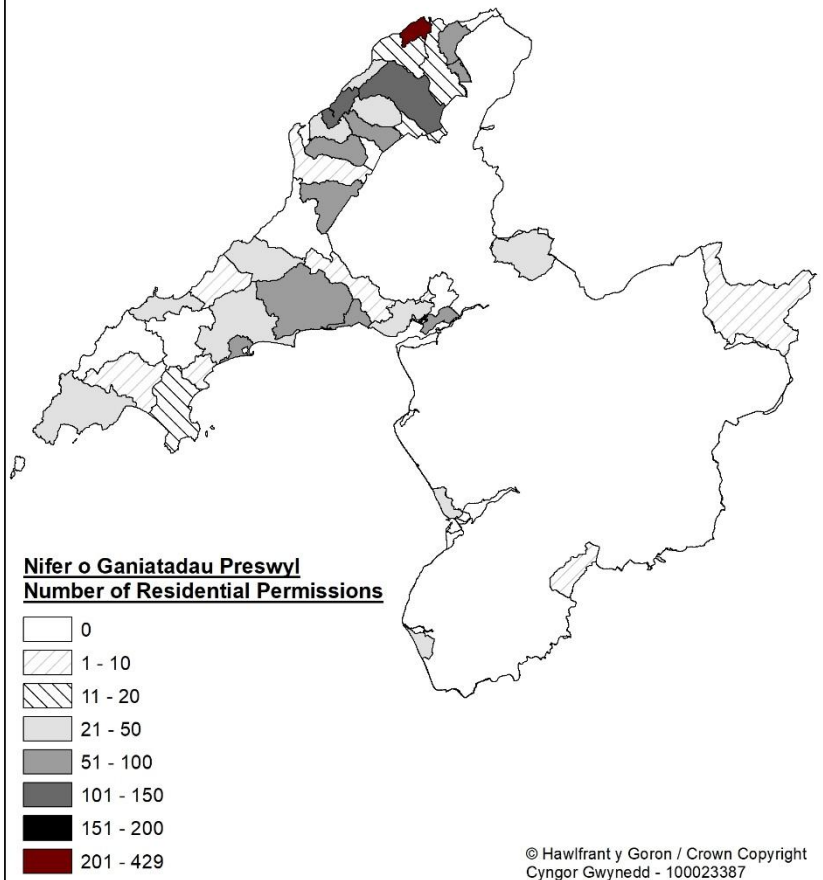
DOSBARTHIAD CANIATADAU PRESWYL FESUL CYNGHORAU CYMUNED
1 EBRILL 2025 - 31 MAWRTH 2026

DISTRIBUTION OF RESIDENTIAL PREMISSIONS PER COMMUNITY COUNCIL
1 APRIL 2025 - 31 MARCH 2026



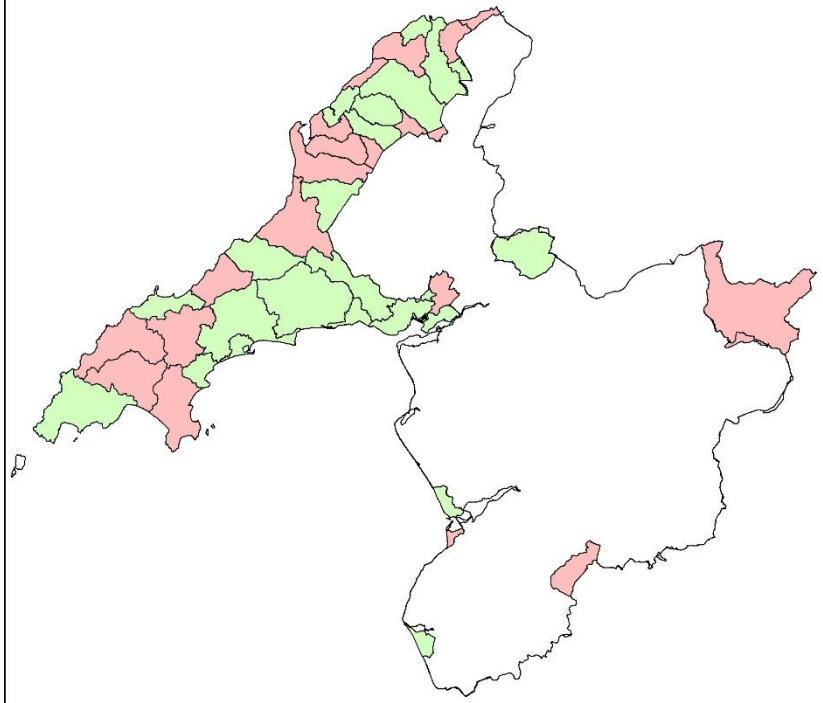
DOSBARTHIAD CANIATADAU PRESWYL FESUL CYNGHORAU CYMUNED
ERS MABWYSIADU'R CYNLLUN - 1 AWST 2017 - 31 MAWRTH 2026

DISTRIBUTION OF RESIDENTIAL PREMISSIONS PER COMMUNITY COUNCIL
SINCE THE PLAN'S ADOPTION -1 AUGUST 2017 - 31 MARCH 2026



DOSBARTHIAD CANIATADAU PRESWYL FESUL CYNGHORAU CYMUNED
1 EBRILL 2025 - 31 MAWRTH 2026

DISTRIBUTION OF RESIDENTIAL PREMISSIONS PER COMMUNITY COUNCIL
1 APRIL 2025 - 31 MARCH 2026



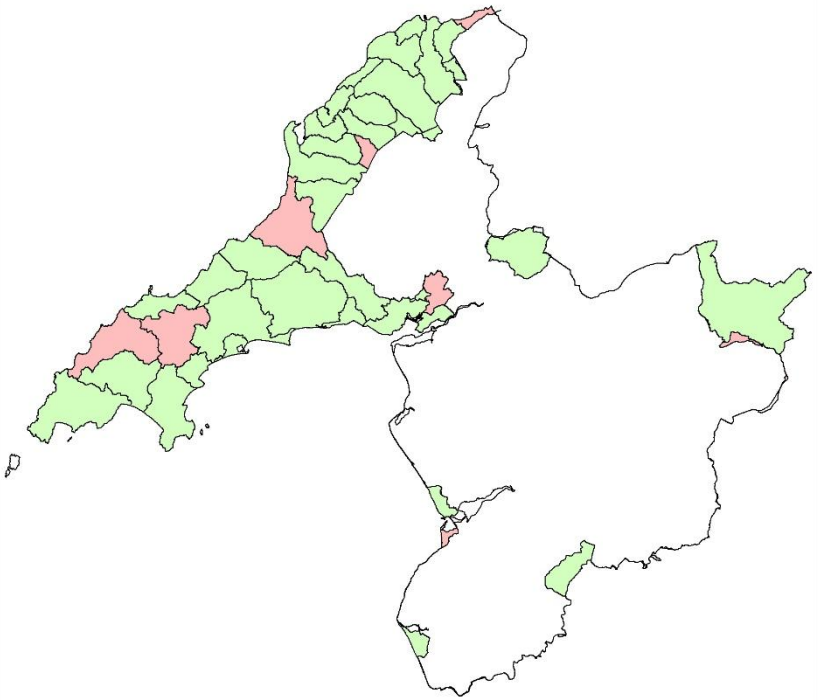
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DOSBARTHIAD CANIATADAU PRESWYL FESUL CYNGHORAU CYMUNED
ERS I'R CYNLLUN CAEL EI FABWYSIADU - 1 AWST 2017 - 31 MAWRTH 2026

DISTRIBUTION OF RESIDENTIAL PERMISSIONS PER COMMUNITY COUNCIL
SINCE THE PLAN'S ADOPTION - 1 AUGUST 2017 - 31 MARCH 2026



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Appendix 3 – The provision of land for housing

Table A1: The timing and phasing of sites with planning permission – Large land bank sites (Gwynedd Planning Authority area)

LPA reference	Settlement tier	Site name	Planning permission reference	Total site capacity	Units remaining	Overall completions	Completions in JLDP period	Under construction	Units beyond the Plan period
4	Sub-regional Centre	30-32, Holyhead Road, Bangor	3/11/722B	8	8	0	0	0	8
1932	Sub-regional Centre	Neuadd Deiniol & Wayside, Holyhead Road, Bangor	C11/0342/11/TC	24	24	0	0	0	24
178	Sub-regional Centre	Coed y Maes (Caeau Briwas), Penrhos, Bangor	3/25/195AB	20	2	18	0	0	2
179	Sub-regional Centre	Land at Y Garnedd, Penrhosgarnedd, Bangor	C06A/0663/25/LL	5	1	4	0	0	1
5105	Sub-regional Centre	Railway Institute, Euston Road, Bangor	C21/0803/11/LL	25	25	0	0	0	25
5200	Sub-regional Centre	Blenheim House, Holyhead Road, Bangor	C20/0669/11/LL	36	36	0	0	0	36
5201	Sub-regional Centre	Maes Berea, Bangor	C18/0365/11/AM	9	9	0	0	0	9
5255	Sub-regional Centre	Plas Llwyd Terrace, Bangor	C07A/0755/11/MG	10	10	0	0	0	10
5305	Sub-regional Centre	Coed Mawr, Bangor	C24/0436/11/LL	10	10	0	0	10	10

LPA reference	Settlement tier	Site name	Planning permission reference	Total site capacity	Units remaining	Overall completions	Completions in JLDP period	Under construction	Units beyond the Plan period
5273	Sub-regional Centre	290-294 High Street, Bangor	C21/0959/11/LL	24	24	0	0	24	24
5298	Sub-regional Centre	Independent School, Bangor	C24/0074/11/LL	9	9	0	0	0	9
5322	Sub-regional Centre	Halifax, 243-245 High Street, Bangor	C25/0186/11/LL	13	13	0	0	13	13
2206	Urban Service Centre	Part OS 8825, Cae Clyd, Manod, Blaenau Ffestiniog	C14/0248/03/LL	5	5	0	0	0	5
1660	Urban Service Centre	Former Marine Hotel, North Road, Caernarfon	C18/1040/14/LL	15	15	0	0	15	15
5209*	Urban Service Centre	Lleiod Garage, Llanberis Road, Caernarfon	C22/0745/14/LL	21	**SITE COMPLETED**				
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, Snowdon Street, Porthmadog	C07D/0707/44/LL	24	24	0	0	24	24
1640	Urban Service Centre	Plot 31, Awel y Grug, Porthmadog	C15/0224/44/LL	10	1	9	0	0	1
4838	Urban Service Centre	Ysgubor Wen land, Pwllheli	C20/0870/45/LL	5	1	4	4	1	1
743	Local Service Centre	Promenad Abermaw	5/51/815B	26	26	0	0	0	26

LPA reference	Settlement tier	Site name	Planning permission reference	Total site capacity	Units remaining	Overall completions	Completions in JLDP period	Under construction	Units beyond the Plan period
4100	Local Service Centre	Whitehouse Hotel site, Abersoch	C14/1208/39/LL	18	18	0	0	18	18
5249	Local Service Centre	Brig y Nant, Bethesda	C22/0256/13/LL	18	18	0	0	0	18
24	Local Service Centre	OS 8361, 8958, 8650, Bryn Caseg, Bethesda	3/13/130A-E	22	1	21	0	0	1
5269	Local Service Centre	Natwest bank, Bethesda	C23/0969/13/LL	6	6	0	0	0	6
224	Local Service Centre	Gorseddfa Estate, Cricieth	2/15/143A-Z	13	1	12	0	0	1
225	Local Service Centre	Wern y Wylan Estate, Cricieth	C96D/0181/15/CL	9	1	8	0	0	1
5353	Local Service Centre	Land by Glanffynnon Road, Llanrug	C25/0651/23/LL	17	17	0	0	0	17
5198	Local Service Centre	Land near Treddafydd, High Street, Penygroes	C19/1089/22/LL	12	12	0	0	12	12
2495	Local Service Centre	Seion Chapel, Stryd y Plas, Nefyn	C04D/0722/42/LL	7	7	0	0	7	7
285	Local Service Centre	Bro Gwylwyr Estate, Nefyn	C07D/0699/42/LL	35	1	34	1	0	1
3790	Local Service Centre	Tir y Farchnad, Sandilands Road, Tywyn	C13/0102/09/LL	18	18	0	0	18	18

LPA reference	Settlement tier	Site name	Planning permission reference	Total site capacity	Units remaining	Overall completions	Completions in JLDP period	Under construction	Units beyond the Plan period
76	Service Village	Bro Eglwys, Saron, Bethel	3/18/202J	50	14	36	0	0	14
5177	Service Village	Ebeneser Chapel, High Street, Deiniolen	C19/1194/18/LL	7	7	0	0	0	7
2477	Service Village	Llwyn Bedw Estate, Rachub	C10A/0040/21/MG	13	1	12	8	0	1
3966	Local Village	Plot of land near Hen Gapel, Waunfawr Road, Caeathro	C09A/0412/26/LL	12	12	0	0	0	12
2216	Local Village	Ceir Cwm, Cwm y Glo	C10A/0087/23/LL	8	5	3	3	0	5
5310	Local Village	Land near Talardd, Dinas	C20/1093/24/LL	16	16	0	0	16	16
5171*	Local Village	Land near Maes Llwyd, Llanystumdwy (1)	C21/1091/41/LL	6	**SITE COMPLETED**				
5320	Local Village	Land near Maes Llwyd, Llanystumdwy (2)	C25/0204/41/LL	5	5	0	0	0	5
5351	Local Village	Land near Llys yr Eifl, Trefor	C25/0824/37/LL	15	15	0	0	0	15
5274	Coastal / Rural Village	Bodernabwy, Aberdaron	C24/0011/30/AM	5	5	0	0	0	5
5343	Coastal / Rural Village	Land opposite Deunant, Aberdaron	C25/0418/30/LL	8	8	0	0	8	8
1669	Coastal / Rural Village	Plots 15-23 Heol Seithendre, Fairbourne	C04M/0072/01/LL	9	5	4	0	0	5
5290	Coastal / Rural Village	Maes Twnti land, Morfa Nefyn	C24/0689/42/LL	9	9	0	0	0	9

LPA reference	Settlement tier	Site name	Planning permission reference	Total site capacity	Units remaining	Overall completions	Completions in JLDP period	Under construction	Units beyond the Plan period
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
1428	Coastal / Rural Village	Harbwr, Y Felinheli	C05A/0750/20/LL	22	3	19	0	0	3
5256*	Coastal / Rural Village	Land near Y Wern, Y Felinheli	C23/0772/20/LL	23	**SITE COMPLETED**				
2428	Cluster	OS 3910, Near St Engan Church, Llanengan	C11/1186/39/MG	6	1	5	5	1	1 4
TOTAL				**712**	**473**	**189**	**21**	**176**	**465**

*Site completed during 2025/26

Table A2: The timing and phasing of housing allocations (Gwynedd Planning Authority area only)

LPA reference	Settlement tier	Allocated site number	Allocated site name	Total site capacity*	Time lag to construction start in months	Completions	Completions in JLDP period	Under construction	Units beyond the Plan period
3944	Sub-regional Centre	T1	Goetra Uchaf, Bangor	**SITE COMPLETED**					
4591	Sub-regional Centre	T2	Former Friars School Playing Field, Bangor	43					43
4225	Sub-regional Centre	T3	Former Jewsons site, Bangor	17					17
4592	Sub-regional Centre	T4	Land opposite the Crematorium, Bangor	48	Planning permission C25/0686/11/LL	0	0	0	48
4596	Urban Service Centre	T23	Former Playing Fields, Blaenau Ffestiniog	95					95
4597	Urban Service Centre	T24	Land at Congl y Wal, Blaenau Ffestiniog	60					60
4443	Urban Service Centre	T25	Former Hendre School, Caernarfon	**SITE COMPLETED**					
1373	Urban Service Centre	T26	To the rear of Maes Gwynedd, Caernarfon	29					29
1372	Urban Service Centre	T27	Cae Phillips Road, Caernarfon	**SITE COMPLETED**					

LPA reference	Settlement tier	Allocated site number	Allocated site name	Total site capacity*	Time lag to construction start in months	Completions	Completions in JLDP period	Under construction	Units beyond the Plan period
5336	Urban Service Centre	T28	Land near Caernarfon Road, Pwllheli (Eastern plot) (It is noted that a supermarket has been built on part of allocation T28)	26	Planning permission C23/0673/45/AM	0	0	0	26
5337	Urban Service Centre	T28	Land near Caernarfon Road, Pwllheli (Western plot) (It is noted that a supermarket has been built on part of allocation T28)	12	Planning permission C23/0671/45/AM	0	0	0	12
1400	Urban Service Centre	T29	Cae Deiniol, Pwllheli	14	Planning permission C21/0111/45/LL	12	12	2	2
1399	Urban Service Centre	T30	Former Hockey Field, Pwllheli	14	Planning permission C18/1198/45/AM	0	0	14	14
2205	Canolfan Gwasanaeth Lleol	T41	Land near North	23	Planning permission C21/1136/35/LL	20	20	3	3

LPA reference	Settlement tier	Allocated site number	Allocated site name	Total site capacity*	Time lag to construction start in months	Completions	Completions in JLDP period	Under construction	Units beyond the Plan period
			Terrace, Criccieth						
1374	Local Service Centre	T42	Land near Victoria Hotel, Llanberis	16					16
2790	Local Service Centre	T43	Land near Tŷ Du Road, Llanberis	**SITE COMPLETED**					
3602	Local Service Centre	T44	Church Field, Llanrug	10	Planning permission C18/0942/23/LL & C23/0033/23/LL	9	9	0	1
2567	Local Service Centre	T45	Land near Rhythallt Road, Llanrug	**SITE COMPLETED**					
4603	Local Service Centre	T46	Land near Helyg, Nefyn	14	Planning permission C24/1119/42/LL	0	0	14	14
3832	Local Service Centre	T47	Former Allotments, Nefyn	**SITE COMPLETED**					
1405	Local Service Centre	T48	Canol Cae, Penrhyndeud raeth	**SITE COMPLETED**					
4604	Local Service Centre	T49	Land near Former Bron Garth Hospital, Penrhyndeud raeth	46					46
4605	Local Service Centre	T50	Land near Canol Cae, Penrhyndeud raeth	31					31

LPA reference	Settlement tier	Allocated site number	Allocated site name	Total site capacity*	Time lag to construction start in months	Completions	Completions in JLDP period	Under construction	Units beyond the Plan period
1379	Local Service Centre	T51 (rhan)	Land near Maes Dulyn, Penygroes Permission C20/0942/22/LL (5064) on part of the site - Number of units based on the area of the site remaining	15					15
5064	Local Service Centre	T51 (rhan)	Land near Maes Dulyn, Penygroes	**SITE COMPLETED**					
2142	Local Service Centre	T52	Sŵn y Tonnau, Tywyn	41	Planning permission C06M/0069/09/LL	32	23	0	9
667	Local Service Centre	T53	Garreglwyd, Tywyn	23	Planning permission 5/79/134	11	2	0	12
4598	Pentref Gwasanaeth	T57	Land opposite Cremlyn Estate, Bethel	**SITE COMPLETED**					
4599	Pentref Gwasanaeth	T58	Land opposite Rhoslan Estate, Bethel	7	Planning permission C18/0545/18/MG	6	6	1	1

LPA reference	Settlement tier	Allocated site number	Allocated site name	Total site capacity*	Time lag to construction start in months	Completions	Completions in JLDP period	Under construction	Units beyond the Plan period
2478	Pentref Gwasanaeth	T59	Land near Glanrafon Estate, Bontnewydd	**SITE COMPLETED**					
4593	Pentref Gwasanaeth	T60	Land near Pont Glan Beuno, Bontnewydd	10					10
4594	Pentref Gwasanaeth	T61	Land near Cefn Capel, Botwnnog	18	Planning permission C24/0205/32/LL				18
4595	Pentref Gwasanaeth	T62	Land near Pentre, Botwnnog	11					11
4125	Pentref Gwasanaeth	T63	Land to rear of Madryn Arms, Chwilog	**SITE COMPLETED**					
1364	Pentref Gwasanaeth	T64	Land near Cae Capel, Chwilog	20					20
3959	Pentref Gwasanaeth	T65	Land near Pentre Helen, Deiniolen	27	Planning permission C09A/0396/18/AM	0	0	0	27
4600	Pentref Gwasanaeth	T66	Land near Maes Bleddyn, Rachub	**SITE COMPLETED**					
4601	Pentref Gwasanaeth	T67	Land near Tyn Lôn, Y Ffor	18					18
4602	Pentref Gwasanaeth	T68	Land near the School, Y Ffor	10					10
2214	Pentref Gwasanaeth	T69	Land near Bro Gwystil, Y Ffor	**SITE COMPLETED**					
TOTAL						**90**	**72**	**34**	**608**

*	For sites with planning permission, the figure indicates the number of units that have been permitted.
	Completed
	Extant planning permission (not yet completed)