

June 2016

Draft amended monitoring framework

Anglesey and Gwynedd Joint Local Development Plan

The wording in bold black print, e.g. **example** or ~~example~~ shows Focus Change that was subject to public consultation. The wording in red, e.g. **example** shows additional amendments suggested in response to an enquiry by the Inspector.

Plan Strategic Objectives	Relevant Plan Policies	Indicators	Policy Targets	Trigger Level
Theme 1: Support and create safe, healthy, distinctive and vibrant communities				
SO1 Safeguard and strengthen the Welsh language and culture and promote its use as an essential part of community life		D1 % Welsh speakers in 2021	Contribute to safeguarding and strengthening the Welsh language	Any development given planning consent where the evidence shows that it will not promote the Welsh language in any one year
		<u>D1A Housing units built on sites in settlements where Policy PS1 and New Policy TAI X requires that the development is phased</u>	<u>All permissions granted for housing in Centres and Service Villages to include a requirement to phase its delivery, if required under Policy TAI X and Policy PS 1 and guidance included in the Supplementary Planning Guidance, to help ensure that community cohesion is sustained, enabling the growth to be absorbed by the community</u>	<u>1 (or more) permission is granted for housing in Centres and Service Villages which fails to include a requirement to phase its delivery, contrary to Policy TAI X and Policy PS 1 and guidance included in the Supplementary Planning Guidance</u>
		<u>D1B Number of Welsh</u>	<u>Increase the number of Welsh Language Schemes</u>	<u>No increase in the number</u>

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		<p><u>Language Schemes published as a result of development</u></p>	<p><u>published as a result of development</u></p>	<p><u>of Welsh Language Schemes published as a result of development</u></p>
		<p><u>D1C Number of applications granted accompanied by a Welsh Language Statement or a Welsh Language Impact Assessment in accordance with Policy PS 1 and guidance included in Supplementary Planning Guidance</u></p>	<p><u>No applications granted without addressing Welsh language issues as set out in Policy PS 1 and guidance included in Supplementary Planning Guidance</u></p>	<p><u>1 (or more) permission is granted without addressing Welsh language issues</u></p>
		<p>D2 Prepare and adopt a Supplementary Planning Guidance to promote the maintenance and creation of distinctive and sustainable communities</p>	<p>Prepare and adopt a Supplementary Planning Guidance to promote the maintenance and creation of distinctive and sustainable communities within 6 months of the Plan's adoption</p>	<p>Not adopting a SPG within 6 months of the Plan's adoption</p>
<p>SO2 Ensure that the</p>		<p>D8 Number of allocated sites</p>	<p>Remove barriers that would</p>	<p>1 allocated site not gaining</p>

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<p>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</p>		<p>that are restricted due to issues that relate to Infrastructure <u>(water supply and waste water)</u></p>	<p>restrict development on allocated sites</p>	<p>planning consent due to issues relating to infrastructure that can't be overcome in any one year</p>
		<p><u>D8A Number of windfall sites restricted due to issues that relate to Infrastructure (water supply and waste water).</u></p>	<p><u>Remove barriers that would restrict development of windfall sites.</u></p>	<p><u>Sites throughout a settlement not gaining consent due to issue relating to infrastructure that cannot be overcome in any one year.</u></p>
		<p><u>D9 Number of community services and facilities lost as a result of change of use that does not meet the requirements of relevant policies</u></p>	<p>Prevent the loss of community services and facilities <u>unless justified by the policy framework</u></p>	<p>Loss of any community service or facility as a result of a change in use unless material planning considerations indicate otherwise</p>

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		<p>D10 Number of <u>applications for</u> new <u>community</u> services and facilities to address the needs from large development projects in the plan area.</p>	<p><u>Ensure that new or upgraded community facilities and services required to</u> That sufficient Services or facilities are provided to address the need from large development projects during the plan period <u>are provided.</u></p>	<p>Lack of key services i.e. educational, health to address the needs of the workforce and the local population. <u>1 (or more) applications relating to large development projects approved where there is an outstanding objection from a Service provider</u></p>
		<p>D11 Protected Open space <u>The area of public open space (ha) that would be gained or lost as a result of development granted planning permission</u></p>	<p>No net loss of <u>public</u> protected open space.</p>	<p>Loss of protected open space without the proposal satisfying the criteria in policy ISA4 in any one year</p>
		<p><u>The area of public open space (ha) that would be gained or lost as a result of development granted planning permission</u></p>	<p><u>That sufficient recreational open space is provided to cater for new residential development</u></p>	<p><u>Lack of recreational open space to address the needs of new residential development which doesn't meet the requirements of</u></p>

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				<u>the Plan in any one year</u>
		<u>D11A The total financial contributions (£) agreed from new development granted planning permission for the provision of community infrastructure</u>	<u>No policy target</u>	<u>No trigger identified¹</u>
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		D3 Levels of private car ownership	Stable or declining number of private car ownership levels	Increase in private car ownership levels
		D4 Levels of public transport usage	Year on year increase in public transport	Decrease in year on year use of public transport
		<u>D4A Development permitted where there is an outstanding objection from Transportation Service with regard to over reliance on the private car and/ or lack</u>	<u>Increase sustainable forms of transport by encouraging walking, cycling and public transport</u>	<u>1 (or more) planning permission granted where there is an outstanding objection from the Transportation Service on the grounds of development</u>

¹ No trigger identified – the amount of financial contribution for community infrastructure secured via Section 106 is a useful indicator to collect for information purposes. The Councils do not have any monetary targets that it needs to meet that relates to this indicator.

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		<u>of sustainable transport initiatives</u>		<u>being unsustainable.</u>
		D5 Average journey times	A decrease in average car journey times from the plan baseline date	An increase in year on year average car journey times
		D6 Frequency of bus services	Increased frequency of bus services	No increase in frequency of bus services
		D7 Number of applications affecting disused railway lines	No applications affecting disused railway lines	<u>1 (or more) planning</u> Any applications <u>permitted that inhibit the potential re-opening of affecting</u> disused railway lines
SO4 Maximise the opportunities of Holyhead as a major international gateway and the A55, E22 Trans European network route and the A5025, A487,		<u>The number of applications permitted within sites/ areas safeguarded for transportation improvements</u>	<u>No applications permitted on sites/ areas safeguarded for transportation improvements</u>	<u>1 (or more) application permitted contrary to the policy framework</u>

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A470 as key transportation corridors				
Theme 2: Sustainable living				
<p>SO5 Ensuring that development in the Plan area supports the principles of sustainable development and creates sustainable communities whilst respecting the varied role and character of the centres, villages and countryside</p>		<p><u>D2 Prepare and adopt a Supplementary Planning Guidance to promote the maintenance and creation of distinctive and sustainable communities</u></p>	<p><u>Prepare and adopt a Supplementary Planning Guidance to promote the maintenance and creation of distinctive and sustainable communities within 6 months of the Plan's adoption</u></p>	<p><u>Not adopting a SPG within 6 months of the Plan's adoption</u></p>
<p>SO6 Minimize, adapt and mitigate the impacts of climate change. This will be achieved by:</p> <ul style="list-style-type: none"> ensuring that highly vulnerable development is directed away from areas of flood risk wherever possible; 		<p>D12 Number of sensitive development (as defined by TAN15) permitted in C1 and C2 floodplain not meeting all TAN15 tests (paragraph 6.2 i-v)</p>	<p>No development permitted that conflicts with TAN15 (not including those considered exceptions in TAN15)</p>	<p>1 or more developments permitted in any one year in C1 and C2 floodplain not meeting all TAN15 tests</p>
		<p>D13 Housing units provided on previously developed land <u>or utilises existing</u></p>	<p>Housing units on previously developed land <u>or utilising existing buildings</u> = 25% of</p>	<p>Less than 20% housing units provided on previously developed land <u>or utilising</u></p>

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<ul style="list-style-type: none"> • 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 		<p><u>buildings</u></p>	<p>all housing development</p>	<p><u>existing buildings</u> in any one year</p>
		<p>D14 Number and type of stand alone renewable energy and low carbon schemes that receive planning consent on annual basis</p>	<p>No policy target</p>	<p>Less than 1 development annually for 3 consecutive years</p>
		<p><u>D14A Planning permission granted for renewable and low carbon energy development, per technology and total energy output (MW)</u></p>	<p>No policy target</p>	<p><u>Less than 1 development annually for 3 consecutive years</u></p>
		<p><u>% of new developments with integrated sustainable drainage systems*</u></p>	<p><u>An increase in the number of sustainable integrated drainage systems</u></p>	<p><u>No increase in the number of new developments permitted with integrated sustainable drainage systems</u></p>
		<p><u>Number of planning applications granted contrary to advice of</u></p>	<p><u>No planning permissions issued where there is an outstanding objection</u></p>	<p><u>1 (or more) permission recorded in any year</u></p>

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		<p><u>water supplier concerning adequate levels of water quality and waste water provision*</u></p>	<p><u>concerning the provision of water quality and quantity and waste water from water supplier</u></p>	
<p>SO7 Ensure that all new development meets high standards in terms of quality of design, energy efficiency, safety, security and accessibility, relates well to existing development, enhances public realm and develops locally distinctive quality places</p>		<p>D15 Prepare and adopt a Supplementary Planning Guidance on design matters</p>	<p>Prepare and adopt a Supplementary Planning Guidance on design matters within 12 months of adoption</p>	<p>Supplementary Planning Guidance not adopted within 12 months of adoption</p>
<p>SO8 Ensure that settlements are sustainable, accessible and meet all the needs of their communities in accordance with the settlement hierarchy</p>		<p>D16 New housing built or with planning consent in accordance with the Plan wide percentage distribution by the end of the Plan period</p>	<p><u>Completions and commitments countywide by the end of the plan period to be:</u> No more than 55% in the Regional Subcentre and the Urban Service Centres; At least 20% in the Local</p>	<p>Less than the identified % in any one year <u>Annual narrative to describe progress towards delivery</u></p>

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			Service Centres; No more than 25% in the Villages and the Clusters	
Theme 3: Support growth and Regeneration under the umbrella of Anglesey Energy Island and other plans and strategies, which will transform the local economy, building on those elements of its unique economic profile that are identified as being of regional and national significance (economy and Regeneration)				
SO9 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		D17 Amount of <u>safeguarded or allocated</u> employment land (use class B1, B2 and B8) and floor space <u>set out in Policy CYF 1</u> lost to other uses.	No loss of employment land/floor space unless in accordance with Policy CYF2 or Policy CYF4.	Any loss of 1 or more <u>safeguarded or allocated</u> premises or area of land within use class B1, B2 or B8 <u>set out in Policy CYF 1</u> that does not accord with Policy CYF2 or Policy CYF4
		D18 Amount of employment development permitted on allocated sites as a % of total employment development permitted. D18A <u>The floorspace (Sq m) granted and refused planning permission for new economic development on allocated employment sites</u>	That employment land allocations meet employment land needs (in terms of quantity, quality and location): and that development is located in accordance with the JLDP's Spatial Strategy. <u>That 50% of employment land allocated by Policy CYF</u>	The development of non-allocated sites for major employment proposals. <u>Less than 50% of employment land allocated by Policy CYF 1 have not been taken up by 2021. Annual narrative to describe progress towards delivery</u>

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			<u>1 either attains planning permission or is available for development by 2021</u>	
		<u>D18B The number of jobs created within the Plan area</u>	<u>That the number of jobs created within the Plan align with the Employment Land Review</u>	<u>Job creation rates fall below the cumulative expected levels for 2 consecutive years 2018 onwards</u>
SO10 Secure opportunities for improving the skills and education of the workforce		<u>Employment status of 16 years +*</u>	<u>To achieve an increase in the rate of economic activity by 2026</u>	<u>The rate of economic activity declines for 2 consecutive years</u>
		<u>Number of people commuting into and out of the Authority areas*</u>	<u>To reduce the number of people commuting out of the Authority areas by 2026</u>	<u>The rate of out commuting increases for 2 consecutive years</u>

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<p>SO11 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</p>		<p><u>D24 Number of applications permitted for small scale employment uses in the pan Village categories and in the countryside</u></p> <p><u>(this does not include sites promoted by Policy CYF 3)</u></p> <p>D24 Number of employment development (B1, B2 or B8) permitted not located on sites set out in Policy CYF2.</p>	<p>Promote opportunities to locate a business on suitable sites or in suitable buildings within or near villages or in the countryside</p>	<p><u>No increase in the number of small scale employment proposals permitted for 2 consecutive years</u> within or close to a village or in the countryside in any one year.</p> <p>Less than 1 development for employment uses (B1, B2 or B8) permitted within or close to a village or in the countryside in any one year.</p>
<p>SO12 Promote vital and vibrant town centres in Amlwch, Bangor, Blaenau Ffestiniog, Holyhead, Caernarfon, Llangefni, Porthmadog and Pwllheli, that have rediscovered their purpose as centres for work and services, and that are vibrant and attractive places for residents and visitors</p>		<p>D19 Amount of retail, office and leisure development permitted <u>(sq m) within and outside established town centre boundaries</u> in town centres as a % of all development permitted.</p> <p>D20 <u>Number of applications</u> Amount of development permitted that could lead to</p>	<p>That development is located in accordance with the JLDP's Retail Hierarchy (policy MAN1) ensuring vital and viable town centres. No application permitted for retail, office or leisure development contrary to the policy framework</p> <p>No loss of retail premises through change of use within</p>	<p>1 or more retail, office or leisure development permitted outside of <u>established</u> designated town centre boundaries contrary to policy MAN1 <u>or Policy MAN 3.</u></p> <p>Loss of a retail premise (A1 use class) <u>within the primary retail core contrary to the</u></p>

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		the loss of retail premises (use class A1) through change of use applications within the primary retail core <u>without meeting the requirements of Policy MAN 1 and Policy MAN 2.</u>	the primary retail core.	<u>policy framework.</u>
		D21 <u>No of applications</u> Amount of development permitted that could lead to the loss of village shops or public houses through change of use applications <u>within villages.</u>	No loss of village shops or public houses.	Loss of a village shop or public house unless material circumstances indicate otherwise.
SO13 Manage the area as an alternative and sustainable destination for tourists by providing facilities of a high standard that meet modern day needs and offer benefits throughout the year		D22 Number of new or improved <u>visitor attractions</u> and <u>tourism</u> facilities <u>approved</u>	All related development proposals <u>No proposals for new or visitor attractions and facilities or improvements to existing developments approved contrary to Policy TWR 1</u>	Failure to deliver <u>1 (or more) application approved for visitor attractions and facilities contrary to the policy framework</u>
		D23 New higher standard of	All related development	Failure to deliver

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		tourism accommodation <u>Number of applications for new holiday accommodation approved</u>	proposals <u>No proposals for new holiday accommodation approved contrary to Policy TWR 2, Policy TWR 3 or Policy TWR 5</u>	<u>1 (or more) application approved for holiday accommodation contrary to the policy framework</u>
Theme 4: To give everyone access to housing appropriate to their needs				
SO14 To ensure that a sufficient and appropriate range of housing sites is available in sustainable locations in accordance with the settlement hierarchy		D25 Supply of land that is available for housing	Maintain a 5 year housing land supply	Housing land supply falling below the 5 year requirement <u>is recorded for any year, taken from the current Housing Land Availability Study</u>
		<u>D25A Total housing units permitted and delivered on allocated sites as a % of overall housing provision</u>	<u>Housing delivery aligns with Policy TAI 14 – TAI 16</u>	<u>Less than ? % of total number of housing units delivered on allocated sites</u>
		D26 The number of permissions given and new housing completed annually <u>The number of net additional open market housing built in the Plan area</u>	That enough units receive planning permission annually to maintain a sufficient supply of housing in the landbank. That the Plan provides 2,604 units between 2011 and 2018 and 5,298 between	Housing land supply falling below the 5 year requirement, taken from the current Housing Land Availability Study Less than 250 units receive planning permission for two consecutive years.

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			<p>2018 and 2026 (i.e. units that have been completed).</p> <p>The rate of development does not exceed the 2,604 units in the 2011 to 2018 period.</p> <p><u>Provide 7,184 housing units over the Plan period, according to the breakdown included in the housing trajectory</u></p>	<p>Growth level less than 372 units per annum for two consecutive years for 2011-18 or 662 units per annum for 2018-26.</p> <p>More than 500 units completed for two consecutive years for the period 2011 to 2018.</p> <p><u>The total number of housing units delivered falls below the cumulative number identified for two consecutive years</u></p>
<p>SO15 To provide a mixture of good quality and affordable housing units, of a range of types and tenures to meet the housing requirements of all sections of the population</p>		<p>D27 Number of affordable housing units that receive planning permission per annum.</p> <p>D28 Number of <u>net</u> affordable housing units <u>built</u> completed annually</p>	<p>No target in the policy</p> <p>At least 1,400 affordable housing units <u>delivered</u> on land identified within the Plan.</p>	<p>Less than 45 new affordable units receiving planning permission for two consecutive years.</p> <p>Growth level <u>Deliver</u> less than 65 affordable units per annum for two consecutive years for 2011-18 or 117 units per annum for 2018-26.</p>
		<p>D29 Number of local market</p>	<p>No permissions for an open</p>	<p>Open market housing unit</p>

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		housing units permitted in the relevant settlements <u>listed in Policy TAI 5.</u>	market unit in the settlements <u>listed in Policy TAI 5.</u>	receiving permission in the settlements listed in Policy TAI 5.
		D30 Monitor affordable housing targets and thresholds on allocated sites.	Correspond with the targets in Policy TAI9.	A level that is less than (at least) 25% or (at least) 15% in the house price areas for two consecutive years without justification from a viability perspective.
		D31 Work to identify permanent and temporary pitches to meet the demand by Gypsies and Travellers. <u>Number of Gypsy/ Traveller pitches for residential accommodation delivered</u>	Identify <u>Deliver</u> appropriate pitches to meet the need <u>for residential pitches</u> within the Plan area <u>as set out in the 2016 Gypsy Traveller Accommodation Needs Assessment.</u>	<u>No residential pitches provided up to 2020</u> That appropriate pitches have been identified within a year of adopting the Plan.
		D31A <u>Number of Gypsy/ Traveller temporary stopping pitches</u>	<u>Deliver appropriate pitches to meet the need for temporary stopping places within the Plan area as set out in the 2016 Gypsy Traveller Accommodation Needs Assessment</u>	<u>No temporary stopping pitches provided to 2020</u>
		D32 Average density of developments that have been permitted on allocated sites.	<u>Development on allocated housing sites will have a minimum of 100% of sites are 30 units per hectare</u>	<u>1 (or more) permission given for housing allocations with an average density of <30 units per hectare</u> That

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			unless it satisfies Policy .	the average total of the permitted units on new allocated sites are less than 10% of the expected level.
		D33 Prepare and adopt a Supplementary Planning Guidance for Affordable Housing.	Supplementary Planning Guidance for Affordable Housing.	No Supplementary Planning Guidance adopted within 12 6 months of the date of adopting the Plan.
		D34 Prepare and adopt a Supplementary Planning Guidance for Local Market Housing.	Supplementary Planning Guidance for Local Market Housing.	No Supplementary Planning Guidance adopted within 12 6 months of the date of adopting the Plan.
Theme 5: Protect and enhance the natural and build environment				
SO16 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		D35 Amount of development permitted which could adversely affect the features of a protected site for nature conservation.	No development will take place that could adversely affect the features of a protected site for nature conservation.	1 or more developments permitted where there is an outstanding objection from the Authority's Biodiversity Unit and /or NRW.
		<u>D35A Development granted permission that leads to the loss of a LNR or a WS that doesn't meet the requirements of the Plan's</u>	<u>No net loss of area of LNR or WS to development (unless it is in accordance with the Plan)</u>	1 or more developments permitted where there is an outstanding objection from the Authority's Biodiversity Unit and /or NRW.

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		<u>policies</u>		
		<u>D35B Development granted permission that leads to the loss of a LBAP habitat that doesn't meet the requirement of the Plan's policies</u>	<u>No net loss of area of LNR or WS to development (unless it is in accordance with the Plan)</u>	1 or more developments permitted where there is an outstanding objection from the Authority's Biodiversity Unit and /or NRW.
		D36 Amount of development permitted which could adversely affect the special qualities of an Area of Outstanding Natural Beauty (AONB).	No development will take place that could adversely affect the special qualities of an AONB.	1 or more developments permitted where there is an outstanding objection from the Authority's Biodiversity Unit/Landscape Officer and/ or NRW.
		D37 Amount of development permitted which could adversely affect a Special Landscape Area (SLA).	No development will take place that could adversely affect a SLA.	1 or more developments permitted where there is an outstanding objection from the Authority's Biodiversity Unit/Landscape Officer and/ or NRW.
		D38 Amount of developments permitted which could adversely affect a European protected	No development will take place with the potential to result in the detriment to the conservation status of	1 or more developments permitted where there is an outstanding objection from the Authority's Biodiversity

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		species, or significant harm to species protected by any other statute.	European protected species, or significant harm to species protected by any other statute.	Unit and/or NRW.
		D39 Amount of developments permitted that would have an adverse impact on a Listed Building, Conservation Area, World Heritage Site, Historic Landscape, Park and Garden, or on their setting	No development will take place that would have an adverse impact on a Listed Building, Conservation Area, World Heritage Site, Historic Landscape, Park and Garden, or on their setting	1 or more developments permitted where there is an outstanding objection from the Authority's Conservation Officer, CADW and/or GAT.
		<u>Development granted permission that leads to the loss of or impact to International sites (i.e. Natura 2000), and National sites (e.g. SSSI)*</u>	<u>No net loss of area of International or National sites (unless it is in accordance with policies within the Plan)</u>	<u>Any net loss of International or National sites to development that does not meet the requirements of the Plan, with an outstanding objection from the Authority's Biodiversity Unit and/ or NRW</u>
SO17 Encourage waste management based on the hierarchy of reduce, re-use,		D42 Supply of sites for waste management or recycling facilities	Maintain a supply of sites for waste management or recycling infrastructure	Loss of 1 of the sites listed in Policy GWA 1 unless material planning considerations

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recovery and safe disposal				indicate otherwise.
SO18 Meet the needs of minerals locally and regionally in a sustainable manner		D40 Mineral land bank in JLDP area.	Maintain a 7 year land supply of sand and gravel and a 10 year land supply of crushed rock aggregate reserves.	Less than 7 year land supply for sand and gravel and less than 10 year supply for crushed rock aggregates.
		D41 Amount of development permitted within a mineral buffer zone that would lead to the sterilisation of the mineral resource.	No development permitted within a mineral buffer zone that would lead to the sterilisation of the mineral resource, <u>unless it is in accordance with Policy MWYN6.</u>	1 or more developments permitted where there is an outstanding objection from the Authority's Mineral's Officer and/or the Coal Authority.