

RHYBUDD O GYFARFOD / NOTICE OF MEETING



Awdurdod Parc Cenedlaethol Eryri

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Prif Weithredwr
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Snowdonia National Park Authority

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Cyfarfod : *Pwyllgor Cynllunio a Mynediad*

Dyddiad: *Dydd Mercher 20 Hydref 2021*

Gofynnir i'r Aelodau ymuno â'r cyfarfod 15 munud cyn yr amser cychwyn dynodedig

Amser *10.00 y.b.*

Anfonir cyfarwyddiadau ymuno at yr Aelodau ar wahân

Meeting: *Planning and Access Committee*

Date: *Wednesday 20 October 2021*

Members are asked to join the meeting 15 minutes before the designated start time

Time: *10.00 a.m.*

Joining instructions will be sent to Members separately

Aelodau wedi'u penodi gan Gyngor Gwynedd

Members appointed by Gwynedd Council

Y Cynghorydd / Councillor:

*Elwyn Edwards, Alwyn Gruffydd, Annwen Hughes,
Judith Mary Humphreys, Edgar Wyn Owen, Elfed Powell Roberts,
John Pughe Roberts, Mike Stevens, Gethin Glyn Williams;*

Aelodau wedi'u penodi gan Gyngor Bwrdeistref Sirol Conwy

Members appointed by Conwy County Borough Council

Y Cynghorydd / Councillor:

Philip Capper, Wyn Ellis-Jones, Ifor Glyn Lloyd;

Aelodau wedi'u penodi gan Llywodraeth Cymru

Members appointed by The Welsh Government

*Mr. Brian Angell, Ms. Tracey Evans, Mrs. Sarah Hattle,
Mr. Tim Jones, Mr Owain Wyn.*

**This Agenda is also available in Welsh*

A G E N D A

1. **Apologies for absence and Chairman's Announcements**
To receive any apologies for absence and Chairman's announcements.
2. **Declaration of Interest**
To receive any declaration of interest by any members or officers in respect of any item of business.
3. **Minutes**
The Chairman shall propose that the minutes of the meeting of this Committee held on 8th September 2021 be signed as a true record (copy herewith) and to receive matters arising, for information.
4. **Reports by the Director of Planning and Land Management**
To submit the reports by the Director of Planning and Land Management on applications received. (Copies herewith)
5. **Report by the Director of Planning and Land Management**
To submit reports by the Director of Planning and Land Management on policy matters. (Copies herewith)
 - (1) Draft Supplementary Planning Guidance: The Slate Landscapes of Northwest Wales
 - (2) Summary of LUC's assessment of the Awel y Môr wind farm S/LVIA
 - (3) Eryri Local Development Plan – Annual Monitoring Report for 2020-21
6. **Update Reports**
To submit update reports, for information. (Copies herewith)
7. **Delegated Decisions**
To submit the list of applications which have been determined in accordance with delegated authority, for information. (Copy herewith)
8. Letter of response from the Welsh Government, for information. (Copies herewith)

**SNOWDONIA NATIONAL PARK PLANNING AND ACCESS COMMITTEE
WEDNESDAY 8th SEPTEMBER 2021**

Councillor Elwyn Edwards (Gwynedd) (Chairman)

PRESENT:**Members appointed by Gwynedd Council**

Councillors Alwyn Gruffydd, Annwen Hughes, Judith Humphreys, Edgar Wyn Owen, Elfed Powell Roberts, John Pughe Roberts, Mike Stevens;

Members appointed by Conwy County Borough Council

Councillor Philip Capper, Wyn Ellis Jones, Ifor Glyn Lloyd;

Members appointed by the Welsh Government

Mr. Brian Angell, Ms. Tracey Evans, Mr. Owain Wyn;

Officers

Mr. G. Iwan Jones, Mr. Jonathan Cawley, Mrs. Jane Jones, Mr. Aled Lloyd, Mr. Richard Thomas, Mr. Sion Roberts, Mrs. Anwen Gaffey.

As the meeting was being held remotely, the Director of Corporate Services stated:-

- that the meeting was subject to Covid-19 Regulations on how the Authority conducts its business, and
 - o that a Notice of the Meeting had been published and the Agenda and reports were available on the Authority's website.
 - o the meeting was not open to the public.
 - o the meeting was being recorded and will be available on the Authority's website.

1. **Apologies**

Councillors Gethin Glyn Williams; Mrs. Sarah Hattle, Mr. Tim Jones.

2. **Declaration of Interest**

Councillor Annwen Hughes declared both a personal and prejudicial interest in Item 6 (3) on the Agenda (NP5/69/16J – Land near Castell Mawr, Llanegryn) under paragraphs 10 (2) (c) (i) and 12 (1) of the Code of Conduct for Members and left the meeting whilst the matter was being discussed.

3. **Minutes**

Subject to correcting the minutes to record:-

Item 9 – Supplementary Planning Guidance (3): Planning and the Welsh Language

- the Planning (Policy) Officer presented the report, not the Principal Planning Policy Officer as was reported, and
 - that it was possible to amend the SPG but not the principle of the policy itself.
- The minutes of the Planning and Access Committee meeting held on the 30th June 2021 were accepted and the Chairman signed them as a true record.

Arising thereon,

11 (1) Planning Appeals

In response to a question, the Director of Planning and Land Management confirmed that the Planning Inspectorate had responded to his letter and had clarified their position. A copy of the letter was circulated to Members at the end of July, for information.

Schedule of Planning Decisions

8 (2) Section 106 Agreements

The Director of Planning and Land Management confirmed that a letter had been sent to the Minister and a full response was awaited.

4. **Reports by the Director of Planning and Land Management**

Submitted – Reports by the Director of Planning and Land Management on planning applications and compliance matters.

Please see the Schedule of Planning Decisions attached.

5. **Report by the Director of Planning and Land Management**

Supplementary Planning Guidance: Telecommunications and Masts

Submitted – A report by the Planning (Policy) Officer to formally adopt the Supplementary Planning Guidance (15): Telecommunications and Masts, with any necessary changes.

Reported – The Planning (Policy) Officer presented the report and background and advised that the Supplementary Planning Guidance had now been updated to reflect the amendments following consultation.

Members considered the report and recommended the following amendment:-

- para 4.7 “..... A record of this analysis ‘*must*’ be included within the supplementary information accompanying planning applications. A Landscape and Visual Impact Assessment ‘*must*’ be included with the submitted planning application”.

RESOLVED

1. **to note the contents of the Consultation Report and comments made during the Public Consultation.**
2. **subject to including the amendment as outlined above, to endorse the changes proposed and adopt the Supplementary Planning Guidance (15): Telecommunications and Masts for use in determining future planning applications as a material planning consideration.**

6. **Update Reports**

Submitted – Update reports by the Director of Planning and Land Management on planning applications and compliance matters.

Please see the Schedule of Planning Decisions attached.

7. **Delegated Decisions**

Submitted and Received – List of applications determined in accordance with delegated authority.

RESOLVED to note the report.

8. **Planning Appeals**

Submitted and Received – copies of the following appeal decisions:-

- (1) Appeal by Mr. Christopher Bennett against the Authority's decision to refuse planning permission for the demolition of a number of existing outbuildings and replacement with a new single unit at Nantcol Kennels, Pentre Gwynfryn, Llanbedr. LL45 2PB (Appeal allowed)
RESOLVED to note that the Community Council has been provided with a copy of the Inspector's decision.

- (2) Appeal by Mr. Willis against the Authority's decision to refuse planning permission for the construction of a new dwelling on existing land associated with Brig y Don, Aberdyfi. LL35 0NH (Appeal dismissed)

The meeting ended at 11.55

SCHEDULE OF PLANNING DECISIONS – 8th SEPTEMBER 2021

Item No.

4. Report by the Director of Planning and Land Management

- (1) NP2/16/6B – Retrospective application for the retention of a timber chalet for use in connection with a smallholding and electrical contracting business, Tan-y-Bryn, Garndolbenmaen.

Reported – Case Officer presented the report and background, and Members discussed the Community Council's objections. Case Officer was asked to advise Gwynedd Council that the timber chalet now had a valid planning permission and also, to further discuss erecting a sign to address narrow access road concerns.

RESOLVED to grant permission in accordance with the recommendation.

- (2) NP4/11/160V – Redevelopment of hotel to include partial demolition, alterations and extensions to existing hotel; erection of mixed use development building comprising of retail and café space, serviced apartments and multi-function/conference suite; demolition of existing chalet buildings, creation of new accesses, alterations and closures to existing access points; creation of gateway feature; creation of overflow car parking; change of use of land to be used for recreational purposes and creation of viewing platform together with associated landscaping, parking and other works (full application); and erection of spa pool building (outline application), The Waterloo Hotel, Betws y Coed.

Reported – The Case Officer presented the report and background. He reported that the results of the protected species report re-survey had now been received and that the Authority Ecologist and the NRW had now given their full support.

Public Speaking

Mr. Glenn Evans, Operations Director of The Royal Oak Hotel Limited, addressed the Planning and Access Committee and asked Members to consider the following:-

- Mr. Evans thanked Members for allowing him to address the Committee and thanked the Director of Planning and Land Management and the Case Officer for their support throughout the process.
- Mr. Evans' family own and run the Royal Oak and Waterloo Hotels in Betws y Coed and have operated in the village since 1956 when the family first opened a shop in the old A5 Toll House.
- the Royal Oak was acquired in 1971, the Stables bar was developed in 1993, the lodge and retail complex in 1999, and the recent addition of a glass canopy had maximized seasonal resilience.
- the business employs around 150-170 staff, and with the help of the furlough and Welsh Government Schemes, they had been able to safeguard 150 jobs over the winter lockdowns over the last 18 months.
- the applicant had engaged with local planning officers, the Design Commission for Wales as well as restarting the design process with a new team in order to enhance the project.
- the phased plan provides certainty of long-term growth within the business.
- it was fundamental that visitors and guests experience the heritage, language and community whilst enjoying the best Welsh hospitality, local food and drink.
- the applicant was committed to following good design guidance provided by the Welsh Language Commission and ensure its prominent use and display within the development.

- the rooms in the mixed-use building were designed to provide flexibility all year round with couples, families and small groups all at a 4* serviced hotel quality. The cookery school and retail would showcase the best local produce and offer all year-round experiences.
- local knowledge of attractions and activities, as well as e-bike hire, would ensure that visitors make the most of their stay, leaving their car whilst travelling around the National Park with overnight electric car charging stations being provided.
- the main building pays tribute to the original Victorian hotel on this site from the early 1800's which was demolished in 1967, but not by the family.
- the outline application for a spa facility for hotel guests, visitors and local residents will strengthen and add to the sustainability and productivity of the business, particularly in the long off-season and winter months.
- the year-round business presents personal development and management progression for the existing team and will assist with initial opening, training and development, and will ensure that new staff will be working alongside experienced team members who are able to share their knowledge, language and culture.
- the application underlines company values as an independent Welsh family-owned business.

Members considered the application and discussed the following in detail:-

- footpath flood risk (C2 flood risk zone)
- Waterloo Bridge and the satisfactory response from Cadw.
- impact on traffic flow.
- sustainable drainage scheme to be produced in accordance with regulations.
- case officer indicated on the plan that the proposed spa pool building (outline application) would be located to the rear of the site (phase 4).
- use of the Welsh language and importance of employing a local workforce.
- use of local supply chain for quality local produce.
- recruitment and retention matters.
- arising thereon, Members recommended an additional condition requiring the applicant to develop a language plan to promote and improve the use of the Welsh language in consultation with the Welsh Language Commissioner.
- Members welcomed the application and congratulated the applicant on his proposal.

RESOLVED to **grant** permission in accordance with the conditions outlined in the report together with the additional condition to mitigate and improve use of the Welsh Language.

- (3) NP5/58/598B – Change of use of part of land from play area to car park to accommodate 11 parking spaces and alterations to existing pedestrian access to create vehicular access, Llidiart Playing Field, Dyffryn Ardudwy.

Reported – Case Officer presented the report and planning considerations.

RESOLVED to **grant** permission in accordance with the recommendation and to include that Condition 4 should be in accordance with paragraph 2.9 of Supplementary Planning Guidance 3 – Planning and the Welsh Language (Eryri Local Development Policy 18).

6. Update Reports

- (1) Enforcement Notices, Listed Building Enforcement Notices served under delegated powers and List of Compliance Cases – **For Information**

Arising thereon, Members were provided with further details on the following:-

NP3/12/ENF191 – Castell Cidwm, Betws Garmon.

The Acting Planning Manager confirmed that an update would be provided once the owner had been contacted and a site visit arranged.

NP5/56/ENF165 - Land to West of A487, Pant Perthog.

The Acting Planning Manager confirmed that an update would be provided to the next meeting of the Planning and Access Committee.

NP5/54/ENFLB33M – Nannau Hall, Llanfachreth

The Acting Planning Manager confirmed that a report and video of the drone footage would be presented to the October Planning and Access Committee.

RESOLVED to note the report.

- (2) Section 106 Agreements – **For Information**

RESOLVED to note the report.

- (3) Outstanding Applications where more than 13 weeks have elapsed – **For Information**

Arising thereon,

NP5/73/26B – Utica Buildings, Trawsfynydd.

Case Officer to contact the Agent and provide an update to the next meeting of the Planning and Access Committee.

NP5/69/16J – Land near Castell Mawr, Llanegryn.

The Director of Planning and Land Management advised that the application would be presented to the Planning and Access Committee for determination, in due course.

RESOLVED to note the report.

<u>Rhif Eitem / Item No.</u>	<u>Cyfeirnod / Reference No.</u>	<u>Disgrifiad / Description.</u>	<u>Swyddog Achos / Case Officer</u>
1	NP5/78/45C	Codi adeilad amaethyddol, Bwthyn Jerusalem, Trawsfynydd. / Erection of agricultural building, Bwthyn Jerusalem, Trawsfynydd.	Mrs. Sara Thomas

Snowdonia National Park Authority Date: 20/10/2021
– Planning & Access Committee

Application Number: NP5/78/45C

Date Application Registered: 23/06/21

Community: Trawsfynydd

Grid Reference: 271430 330027

Case Officer: Mrs. Sara Thomas

Location:

Bwthyn Jerusalem, Trawsfynydd. LL41 4YE

Applicant:

Mr. Ieuan Thomas
 Bwthyn Jerusalem
 Trawsfynydd
 Blaenau Ffestiniog
 Gwynedd
 LL41 4YE

Description:

Erection of agricultural building.

Summary of the Recommendation:

To **APPROVE** subject to conditions which are summarised below:

- Start work within 5 years
- In accordance with approved plans
- External colour of building to be slate blue BS18 B29
- Submission of Construction Traffic Management Plan
- Retention and maintenance of boundary hedge

Reason(s) Application Reported to Committee:
Scheme of Delegation

Applicant is related to an Authority employer

Environmental Impact Assessment (EIA):

The development has been subject to a screening opinion which concluded that the development is not EIA development.

Land Designations / Constraints:

Open countryside
 Within Phosphorus Catchment area for the Afon Eden SAC

Site Description:

The site is located within an agricultural field adjacent to the A470 approximately 1.7km to the south of the Bronaber, Trawsfynydd.

The field adjoins the applicants dwelling, Bwthyn Jeriwsalem which also fronts onto the A470 trunk road.

The site is not subject to any other statutory designation but does lie within the Phosphorus Catchment area for the Afon Eden SAC.

Proposed Development:

The proposal involves the construction of a small agricultural building within the agricultural field to the south/ southeast of the associated dwelling, Bwthyn Jeriwsalem.

The shed is shown measuring 7m x 5m with a mono pitched roof extending up to 3m in height.

The building would be clad with metal profiled sheeting on its rear, sides and roof, with an open front.

The application form details that the building would not be used to house animals only for the storage of animal fodder and materials.

Relevant Planning Policies:

Eryri Local Development Plan 2016-2031

- SP A: National Park Purposes and sustainable Development
- SPC: Spatial Development Strategy
- DP 1: General Development Principles
- DP 2: Development and the Landscape
- DP6: Sustainable design and Materials
- SPD: Natural Environment

National Policy

Future Wales 2040

- Policy 4 – Supporting rural communities

Planning Policy Wales (Edition 11) 2021

Consultations:

Community Council	No response received
Cyngor Gwynedd Highways	No observations- matter for the Trunk Road Authority
North and Mid Wales Trunk Road Authority	No objection subject to pre commencement condition for the submission and approval of a Construction Traffic Management Plan (CTMP)
Natural Resources Wales	No objection
SNPA ecology	No objection
SNPA Agriculture	No objection, building is appropriate to the size of the holding and materials acceptable.
Cyngor Gwynedd –SAB	No observations
Third parties	No comments received

Response to Publicity:

The application has been publicised by way of site notice.

1 Assessment:

Principle of Development

- 1.1 Based on the context of Strategic Policy C and Development Policy 1, it is considered that the principle of the construction of a small agricultural building on this site is acceptable.

1.2 Planning Assessment

Site context, design and justification

- 1.3 The proposed development is located on a relatively new small holding of approximately 0.26 ha. There are no other agricultural outbuildings located on the site.
- 1.4 Taking into consideration the scale (less than 35sqm) and form of the building it is considered that the development is compatible with the capacity and character of the site. The materials proposed are considered acceptable for an agricultural building. For the avoidance of doubt a condition will be imposed to secure the coloured finish of the metal profiled sheet cladding as slate blue BS18B29 colour.

Landscape and visual impact

- 1.5 While the building would be visible from the adjoining highway it would be of small scale and be located close to existing buildings, therefore it would not be unduly prominent in the landscape.

Ecology

- 1.6 The applicant has recently planted a native hedgerow along the site boundary with the A470 trunk road. Given the limited opportunities to provide a viable biodiversity measure on the site due to its proximity to a busy trunk road, (e.g. danger of birds or bats being disturbed or killed by passing traffic) it is considered, in consultation with the Authority's ecologist, that this requirement could be satisfied through the imposition of a planning condition to ensure the retention and maintenance of the newly planted hedgerow. The long-term retention and maintenance of the hedgerow would provide a two-fold benefit by providing an additional habitat for local wildlife and screening the building from the road.
- 1.7 Due to the location of the proposed building within the phosphorus sensitive SAC catchment for the Afon Eden the Authority's ecologist has undertaken a screening as required under Regulation 63 of the Conservation of Habitats and Species Regulations 2017.
- 1.8 This screening concluded that the proposal would not result in a likely significant effect on any of the features of the Afon Eden Cors Goch Trawsfynydd Special Area of Conservation (SAC). Consequently, it concluded that *likely significant effects could be ruled out alone* on the qualifying features of the Afon Eden Cors Goch Trawsfynydd SAC.

Highway safety

- 1.9 The site is located adjacent to the A470 (T) and in their consultation response received on the 11th August 2021, the North and Mid Wales Trunk Road Authority have directed that planning approval should only be granted subject to a pre commencement condition for the submission of a Construction Traffic Management Plan to ensure the safety and free flow of traffic during construction of the building.

Conclusions

- 1.10 Taking the above into consideration, it is concluded that the proposal can be acceptable and conform with the policies set out in the ELDP subject to appropriate conditions, including a pre-commencement condition in relation to a Construction Traffic Management Plan and a condition to retain and maintain the existing hedgerow as a biodiversity enhancement.

Background Papers in Document Bundle No.1: No

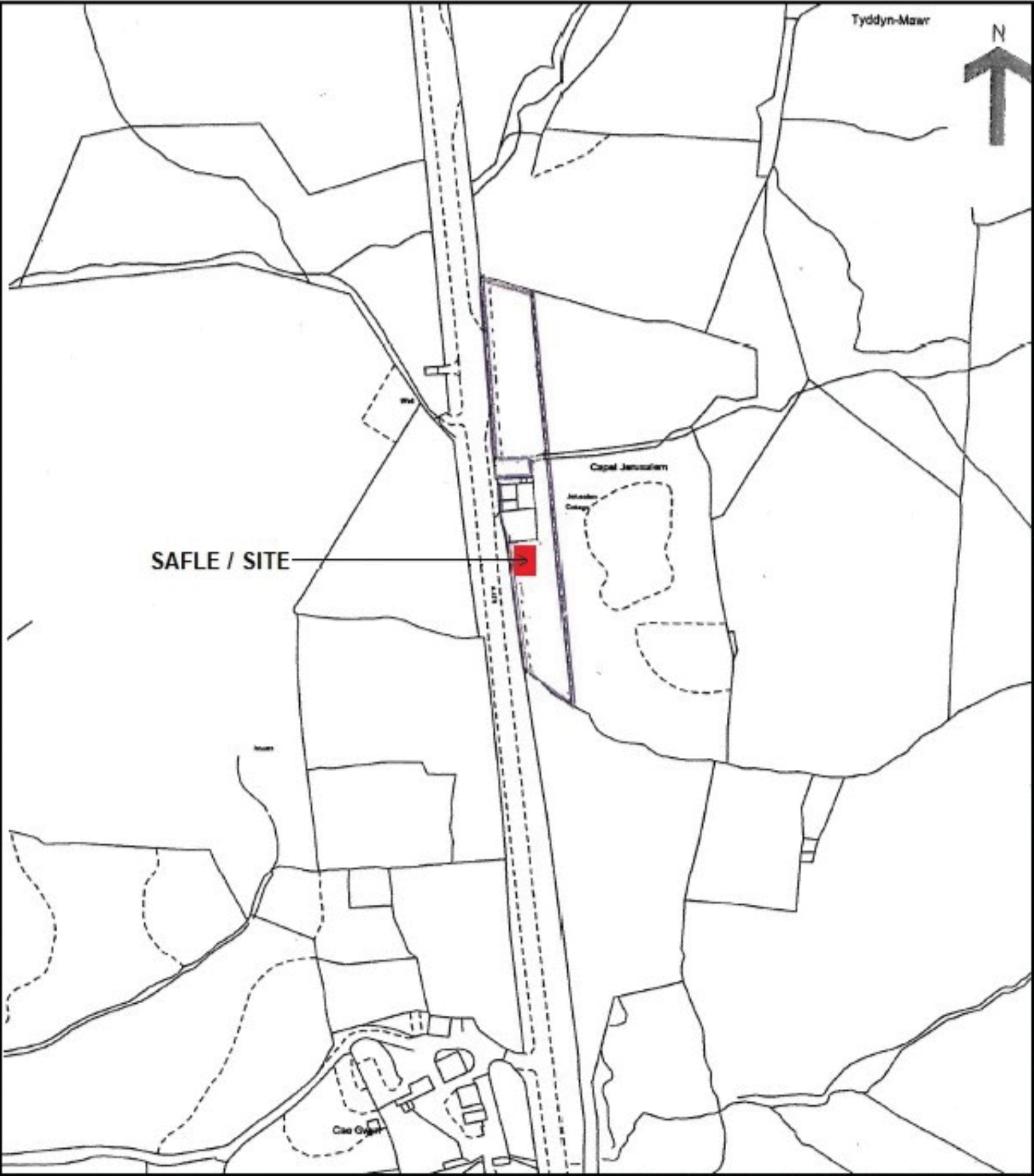
RECOMMENDATION: To APPROVE the development subject to the following conditions:

1. The development hereby permitted shall be commenced before the expiration of FIVE years from the date of this decision.

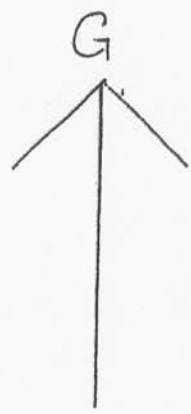
2. The development hereby permitted shall be carried out in accordance with the following approved plans:
 - Cynllun Lleoliad received 22.06.21
 - Cynllun safle received 22.06.21
 - Cynllun llawr received 22.06.21
 - Edrychiad ochr received 22.06.21
 - Edrychiad Blaen/cefn received 22.06.21
3. The roofing sheets & wall cladding of the new building hereby approved shall be finished in slate grey BS18B29 colour box profile steel sheeting and retained as such.
4. No development shall commence until a Construction Traffic Management Plan (CTMP) has been submitted to and approved by means of a formal application to the Local Planning Authority. The approved CTMP shall be adhered to throughout the construction period.
5. The newly planted hedgerow (as shown on drawing Cynllun yn dangos y gwrych received on the 25th August 2021) shall be maintained and retained. Should any of the plants within the hedgerow die, are removed or become seriously damaged or diseased within the period of 5 years from the completion of the development hereby permitted, they shall be replaced in the next planting season with others of similar size and species.

Reasons:

1. To Comply with Section 91 (as amended) of the Town and Country Planning Act 1990.
2. To define the permission and for the avoidance of doubt.
3. To ensure a satisfactory standard of appearance of the development and the use of appropriate local building materials, in accordance with Eryri Local Development Plan Policies and in particular policies 1, 6 and A.
4. To maintain the safety and free flow of trunk road traffic in accordance with ELDP policies and in particular Development Policy 1.
5. To preserve and enhance the visual amenities of the area and to ensure the delivery of biodiversity enhancement on the site in accordance with Eryri Local Development Plan policies and in particular Policy 1, Strategic Policy D and Paragraph 6.4.5 of Planning Policy Wales.



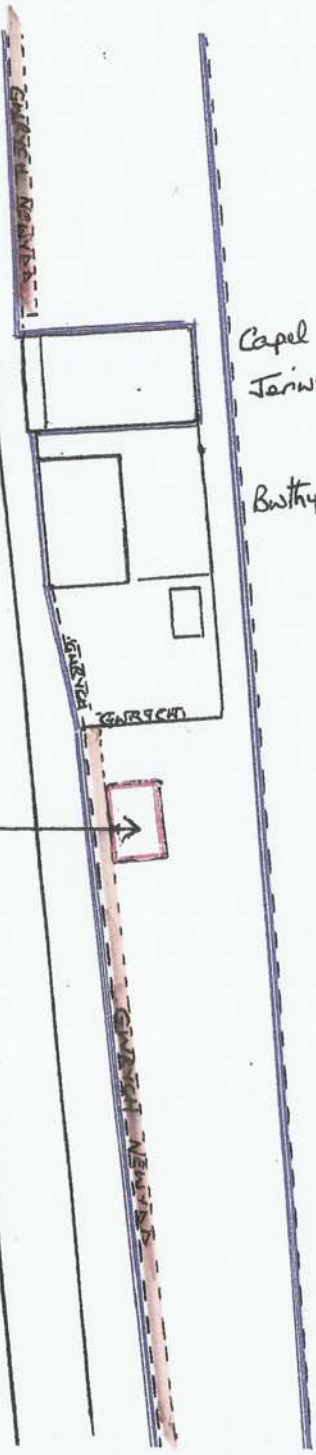
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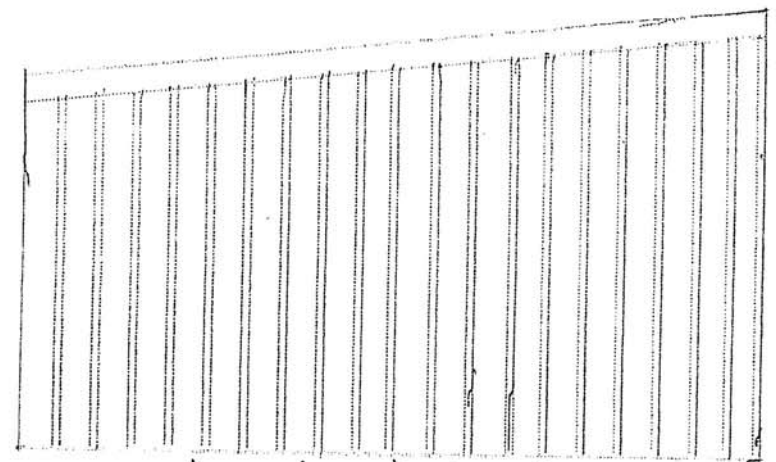


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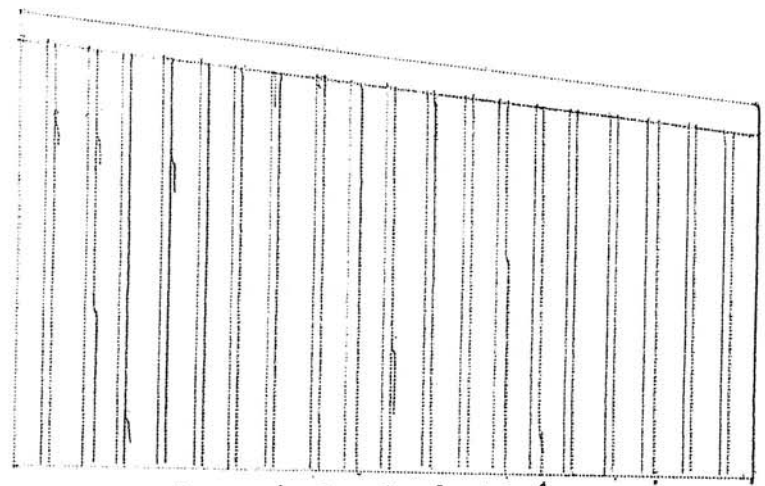
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Drychiad Deheuol



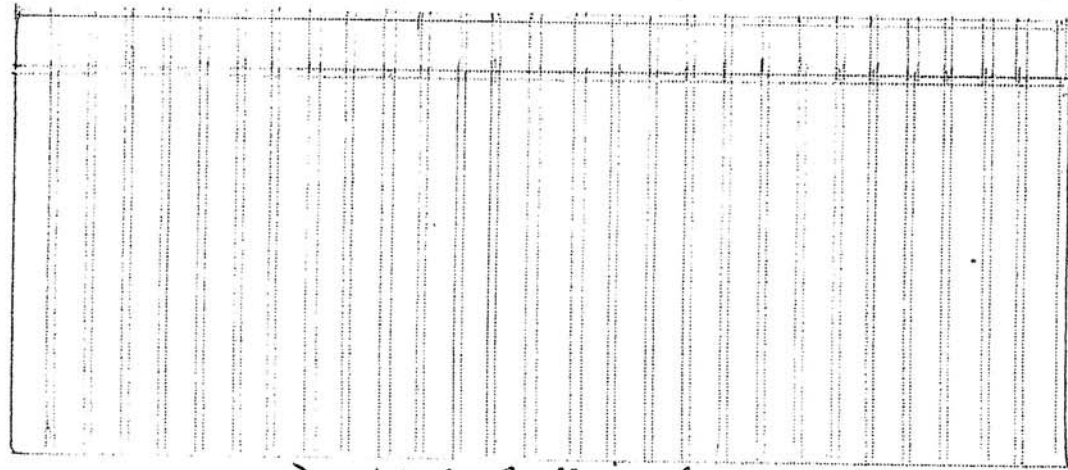
Drychiad Gogleddol

SWYDDFA PARC CENEDLAETHOL
22 JUN 2021
NATIONAL PARK OFFICE
REF _____ ACK _____

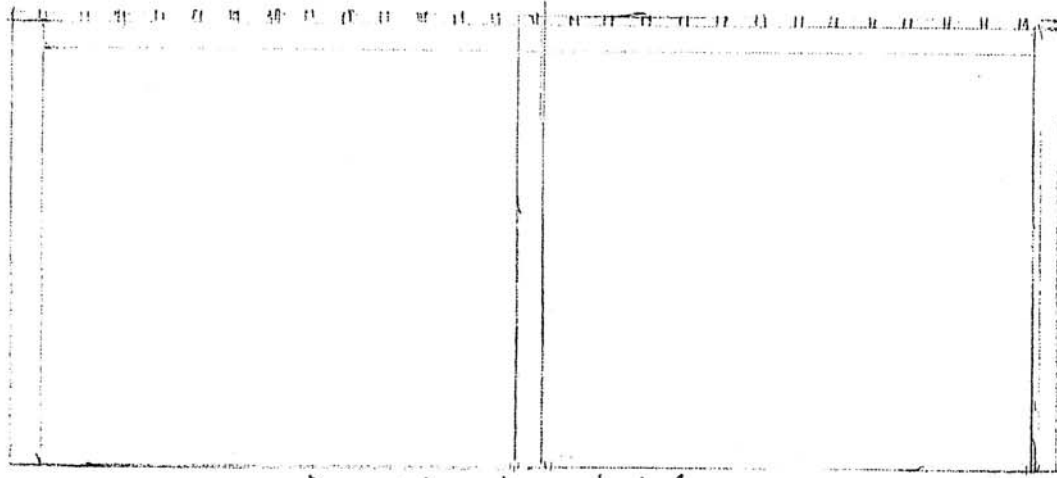
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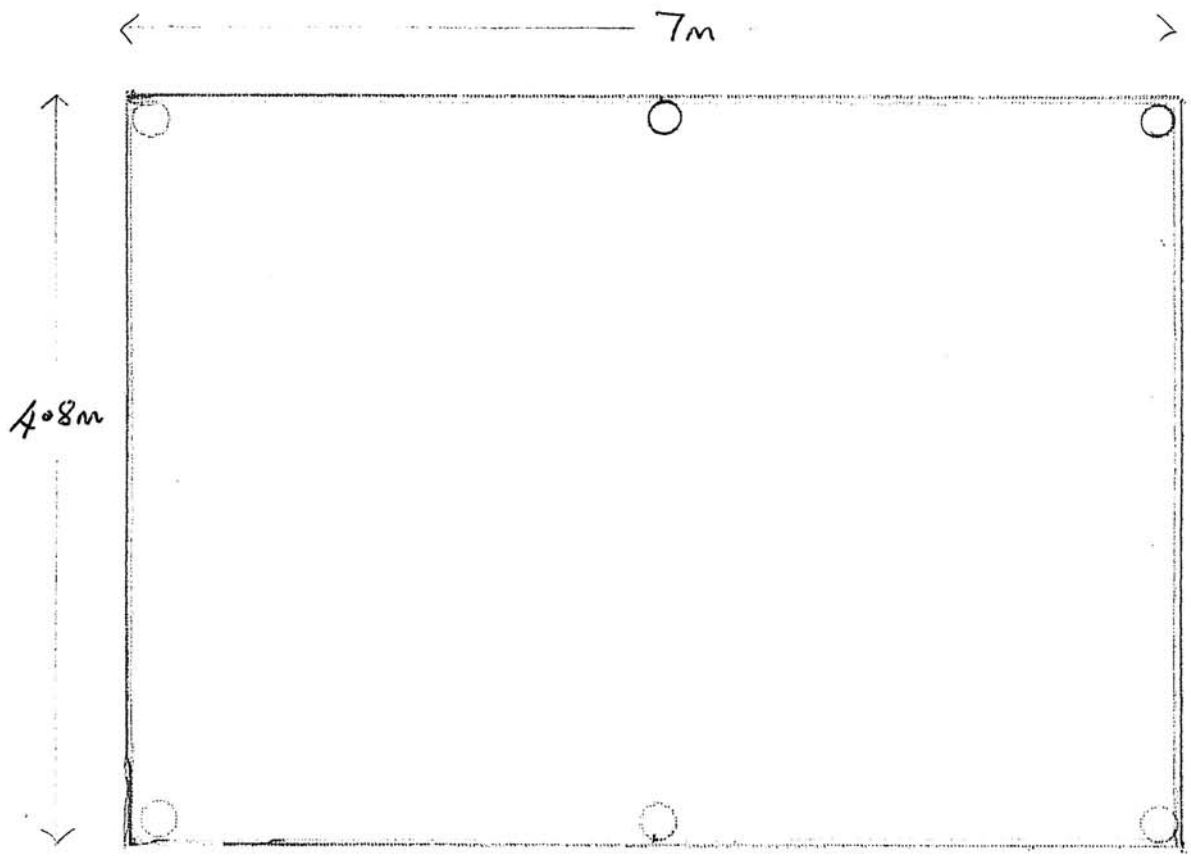
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ITEM NO. 4.1



SWYDDFA PARC CENEDLAETHOL
22 JUN 2021
NATIONAL PARK OFFICE
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ITEM NO. 5.1

MEETING	Planning and Access Committee
DATE	October 20 th 2021
TITLE	Draft Supplementary Planning Guidance: The Slate Landscapes of Northwest Wales
REPORT BY	Rebeca Jones (Anglesey and Gwynedd Council Planning Policy Manager) and Elen Hughes (SNPA Planning Policy Officer)
PURPOSE	To approve the draft Supplementary Planning Guidance: The Slate Landscapes of Northwest Wales, with any necessary changes for public consultation.

1. Introduction

Both Gwynedd Council and the Snowdonia National Park Authority are committed to preparing a range of Supplementary Planning Guidance to support their respective Local Development Plans, which contain strategic and development policies as a basis for deciding planning applications. Supplementary Planning Guidance documents (SPGs) provide further detailed information, in support of the Local Development Plan policies. SPGs should expand and interpret planning policies and not in themselves, form new areas of policy. The aim and purpose of this Planning and Access Committee is to therefore agree upon the current content of the draft SPG, for it to be subject to a public consultation to receive input by organisations, developers, and members of the public.

2. Background

The Slate Landscape of Northwest Wales which comprises of six Component Parts was added to the UNESCO World Heritage Sites in July 2021. The World Heritage Site (WHS) is considered to represent an exceptional example of an industrial cultural landscape that was profoundly shaped by large-scale slate quarrying and underground mining, and by the working and transport of slate for national and international markets. This industry transformed both the environment and the way of life of those who lived and worked in the mountains of Snowdonia and Gwynedd.

The six Component Parts are as follows:

- Component Part 1: Penrhyn Slate Quarry and Bethesda, and the Ogwen Valley to Port Penrhyn
- Component Part 2: Dinorwig Slate Quarry Mountain Landscape

- Component Part 3: Nantlle Valley Slate Quarry Landscape
- Component Part 4: Gorseddau and Prince of Wales Slate Quarries, Railway and Mill
- Component Part 5: Ffestiniog: its Slate Mines and Quarries, 'city of slates' and railway to Porthmadog
- Component Part 6: Bryneglwys Slate Quarry, Abergynolwyn Village and the Talyllyn Railway

The majority of the World Heritage Site is primarily located within the county of Gwynedd, with some of the areas also sitting within and adjacent to the Snowdonia National Park boundary.

Within each Component Part, physical features which embody the attributes of Outstanding Universal Value have been identified within the Management Plan (see link below)

https://www.llechi.cymru/sites/default/files/Slate_cym_MP_210517p4.pdf

Each Component Part has its own unique character and were chosen for their scale (all the largest relic quarries and quarrying areas are represented), for their significant landscape impact, for their integrity, and for the way in which they exemplify technology transfer and the transformation of a minority rural culture into a modern industrial society.

The focus of the SPG is therefore to provide further guidance on any proposals within the WHS to preserve and where appropriate enhance the significant features that have been awarded World Heritage Site status by supporting appropriate and sustainable development within and adjacent to the component parts.

The SPG contains four sections, a summary of which is outlined below

- (1) **SECTION 1 - Purpose** - explains why the SPG has been produced and how it supports the Local Development Plans.
- (2) **SECTION 2 - The World Heritage Site** - defines WHSs and describes the area inscribed for WHS status in Northwest Wales. It states that the area comprises six separate Component Parts or areas and these are shown on maps in Appendix 1 of the SPG together with further information on the history, Outstanding Universal Value and physical and social attributes of the WHS.
- (3) **SECTION 3 - National and Local Planning Policies** – introduces the planning policy background which is relevant to guiding new development within the WHS or its essential setting. The relevant local planning policies are shown in Appendix 2 of the SPG.
- (4) **SECTION 4 – Submitting Development Proposals** – gives guidance on which issues are important when developing new proposals and how the information should be submitted to the Local Planning Authority. Appendix 3 of the SPG refers to specific types of development proposals that may come forward

A copy of the draft supplementary planning guidance can be seen in appendix A of this report.

3. The process so far

For over a decade, with Gwynedd Council leading on the project to secure the North West Wales Slate Landscape 'World Heritage Site' status to protect and promote the special qualities of these Areas for future generations. As the process evolved it became clear that a policy would be required within both the Gwynedd and Anglesey Joint Local Development Plan and the Eryri Local Development Plan to protect the slate landscape while the work to secure WHS status continued. As a result of this policies were included to protect and enhance the then 'Candidate World Heritage Site' within their historic environment policies.¹ Since its inscription as a WHS, the protection and enhancement of the designated landscapes continues to be protected by policies within the LDPs.² The SPG provides further detailed information, in support of these Local Development Plan policies.

Gwynedd Council Policy Officers, and National Park Authority Policy Officers have been working together to prepare the SPG since the summer of 2019 and have received extensive input from key stakeholders. These include the Historic Environment Services, Land and Business Owners.

4. Next Steps

Following any amendments agreed by the Planning and Access Committee and Gwynedd Council's Cabinet Meeting it is proposed for the Slate Landscapes of Northwest Wales SPG to be subject to a 6 week public consultation. All responses received following this consultation will be included in a report to the SNPA's Planning and Access Committee and Gwynedd Council's Cabinet Meeting before formally adopting the guidance as a material planning consideration. An indicative timetable is outlined below;

Gwynedd Council's Cabinet Meeting	October 12 th
SNPA Planning and Access Committee	October 20 th
Conduct a 6 week Consultation	November - December / January 2022
Analyse comments and responses	December – January 2022
To submit and agree any necessary changes to SNPA January's / March's Member Working Group (pending responses received)	January 19 th / March 2 nd 2022
Gwynedd Council's to propose formal adoption of the SPG at January's Cabinet Meeting	15 th February 2022
Following any necessary changes, propose formal adoption of the SPG at March or April's Planning and Access Committee.	March 2 nd / April 6 th 2022

¹ ELDP 2016-2031 (Adopted February 6th, 2019): Strategic Policy Ff: Historic Environment
Anglesey and Gwynedd Joint Local Development Plan 2011-2026 (Adopted July 31st, 2017): Policy PS20: Preserving and where appropriate enhancing heritage assets

² ELDP 2016-2031 (Adopted February 6th, 2019): Strategic Policy Ff: Historic Environment
Anglesey and Gwynedd Joint Local Development Plan 2011-2026 (Adopted July 31st, 2017): Policy AT1: Conservation Areas, World Heritage Sites and Registered Historic Landscapes Parks and Gardens

5. RECOMMENDATION

For Members to approve the Slate Landscapes of Northwest Wales SPG for a 6 week public consultation, subject to any modifications considered appropriate.

The Slate Landscape of Northwest Wales World Heritage Site
Draft Supplementary Planning Guidance

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October 2021

Foreword

Gwynedd Council is extremely proud to be the lead body for The Slate Landscape of Northwest Wales World Heritage. For over a decade now, we have been working with several partners across the region on this exciting project.

The slate industry of this area was a hugely important part of the global economy in the eighteenth, nineteenth and twentieth centuries, with the hard efforts of local workers being exported globally and whose labour is still visible on palace and terrace roofs across the world.

Today, the industry continues to make an important contribution to Gwynedd's economy, with quarries at work and secondary processing taking place adjacent to the UNESCO World Heritage Site, and continuing to supply the world with the best quality products. They continue an important tradition and positively contribute to our understanding of the past.

Here in Gwynedd, the legacy of the quarries remains extremely evident around us, from the striking landscape, the industrial buildings and steam railways to our villages and towns. This is a living legacy where people can experience and learn about our story through museums, archives, interpretative tours, long-distance paths, volunteering, archaeology and adrenalin-fuelled activities such as zip-wires and down-hill biking. Not only is the influence of the quarrying industry visible, but its heritage is still heard strongly in the language, traditions and rich histories of these areas.

Our aim is to celebrate this heritage and landscape and recognise their historic and industrial importance in the world. By celebrating our history, we want to regenerate our communities and create exciting opportunities for the benefit of our citizens.

This Supplementary Planning Guidance (SPG) outlines how Gwynedd Council and its partners will manage the World Heritage Site in the future, by protecting our heritage and by ensuring high-quality and appropriate development within the compelling landscape that we have inherited.

By implementing projects such as LleCHI we have engaged with communities and supported cultural events, renewing and reviving interest in our children, young people and adults for our outstanding local and international story.

With enthusiastic collaboration between local government, the Welsh Government, partners, stakeholders, quarry-operators, landowners and communities, we will be able to fulfil the ambitious but realistic aims and policies set out in this SPG and the World Heritage Site Management Plan.

As part of fulfilling the objectives of the Management Plan this Supplementary Planning Guidance has been produced in partnership with Gwynedd Council and Snowdonia National Park, which outlines the important features of the WHS which will need to be considered when preparing and determining planning applications. It offers useful guidance for both applicants and officers on the type of information which will need to be submitted alongside applications.

Furthermore it provides the link between the objectives of the management plan and the objectives of both the Anglesey and Gwynedd Joint Local Development Plan and the Eryri Local Development Plan.

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CONTENTS

SECTION 1 – PURPOSE.....	4
SECTION 2 – THE WORLD HERITAGE SITE.....	6
SECTION 3 – NATIONAL AND LOCAL PLANNING POLICIES.....	13
SECTION 4 – SUBMITTING DEVELOPMENT PROPOSALS.....	18

APPENDICES

APPENDIX 1 – EXTRACTS FROM THE WORLD HERITAGE MANAGEMENT PLAN 2020 - 2030.....	20
APPENDIX 2 – LOCAL PLANNING POLICIES.....	42
APPENDIX 3 – DEVELOPMENT SCENARIOS.....	48

This Supplementary Planning Guidance is funded by the European Agricultural Fund for Rural Development through the Welsh Government



SECTION 1 – PURPOSE

1.1 The Purpose of this Guidance is to:

- assist the public and their agents in preparing planning applications and in guiding them in discussions with officers before submitting planning applications,
- assist officers to assess planning applications, and officers and councillors to make decisions about planning applications within the Gwynedd Council Local Planning Authority area and Snowdonia National Park Authority area, and
- help Planning Inspectors make decisions on appeals and,
- give specific advice on planning issues relating to the Slate Landscape of Northwest Wales World Heritage Site (WHS).

1.2 The general aim is to improve the quality of new developments and facilitate a consistent and transparent way of making decisions.

The Policy Context

1.3 Under planning legislation, the planning policies for every area are contained within the 'development plan'. The Anglesey and Gwynedd Joint Local Development Plan was adopted on 31 July 2017. It relates to the Gwynedd and Anglesey Planning Authority area. The Eryri Local Development Plan 2016 – 2031 was adopted on the 6th February 2019 and applies to the Snowdonia National Park Authority area.

1.4 Both plans provide wide-ranging policies along with allocations for the main land uses, such as housing, employment and retail. These will help shape the physical and environmental future of the areas, and will encourage a positive impact on their economy, and on their cultural and social attributes. The Plans, therefore, attempt to:

- guide the Local Planning Authorities (LPA's) to make rational and consistent decisions on planning applications by providing a policy framework that is consistent with national policy; and
- guide developments to suitable areas during the relevant plan period.

The need for Supplementary Planning Guidance

1.5 Although both Plans contain policies that enable the Local Planning Authorities to make consistent and transparent decisions on development applications, they cannot provide all the detailed advice required by officers and prospective applicants to steer proposals locally. In order to provide this detailed advice, the Planning Authorities are preparing a range of Supplementary Planning Guidance to support the Plans that will provide more detailed guidance on a variety of topics and matters to help interpret and implement the Plan policies and proposals.

The Status of Supplementary Planning Guidance

- 1.6 Supplementary Planning Guidance (SPG) is a material planning consideration during the process of assessing and determining planning applications. Welsh Government and the Planning Inspectorate will place considerable weight on supplementary planning guidance that stem from, and are consistent with, a development plan. The SPGs do not introduce any new planning policies. It has been jointly prepared by Gwynedd Council and the Snowdonia National Park Authority.
- 1.7 In accordance with Welsh Government advice, the SPG has been the subject of a public consultation and a resolution to adopt by the relevant authorities. A draft version of this SPG was approved for public consultation on [date by Committee name]. The Supplementary Planning Guidance was the subject of a public consultation exercise between [date]. The [x] observations presented to the Authorities were considered and, where appropriate, appropriate changes have been included in the final draft approved by the [relevant committee on date] to be used as a material consideration when assessing and determining planning applications and appeals. A summary of the observations and the Councils' response are given in [include within appendix or reference to the relevant Committee report].

Using this Guidance

- 1.8 This guidance is split into four main sections. They are:-

SECTION 1 - Purpose - explains why the SPG has been produced and how it supports the Local Development Plans.

SECTION 2 - The World Heritage Site - defines WHS in Northwest Wales. It states that the area comprises six separate Component Part or areas and these are shown on maps in Appendix 1 together with further information on the history, Outstanding Universal Value and physical and social attributes of the WHS.

SECTION 3 - National and Local Planning Policies – introduces the planning policy background which is relevant to guiding new development within the WHS or its essential setting. The relevant local planning policies are shown in Appendix 2.

SECTION 4 – Submitting Development Proposals – gives guidance on which issues are important when developing new proposals and how the information should be submitted to the Local Planning Authority. Appendix 3 refers to specific types of development proposals that may come forward.

SECTION 2 – THE WORLD HERITAGE SITE

- 2.1 The United Nations Educational, Scientific and Cultural Organization (UNESCO) is responsible for designating World Heritage Sites. UNESCO’s mission is to build peace through international cooperation in Education, the Sciences and Culture. It defines World Heritage Sites as “**places of Outstanding Universal Value to the whole of humanity. This means that their cultural and/or natural significance is so exceptional as to transcend national boundaries and to be of common importance for present and future generations of all humanity**”.
- 2.2 The Slate Landscape of Northwest Wales WHS, comprises of six Component Parts, located in Gwynedd. It represents an exceptional example of an industrial cultural landscape that was profoundly shaped by large-scale slate quarrying and underground mining, and by the working and transport of slate for national and international markets. This industry, particularly in the period from 1780 to 1940, dominated the world production of roofing slates, opened up new slate quarries and mines across the world through the cultural transfer of technology and skills, and transformed both the environment and the way of life of those who lived and worked in the mountains of Snowdonia.



'Australia' Gallery Mill Saw Tables, Dinorwig Slate Quarry (Component Part 2)
© Gwynedd Archaeological Trust



Ynyspandy Slate Slab Mill (Component Part 4)
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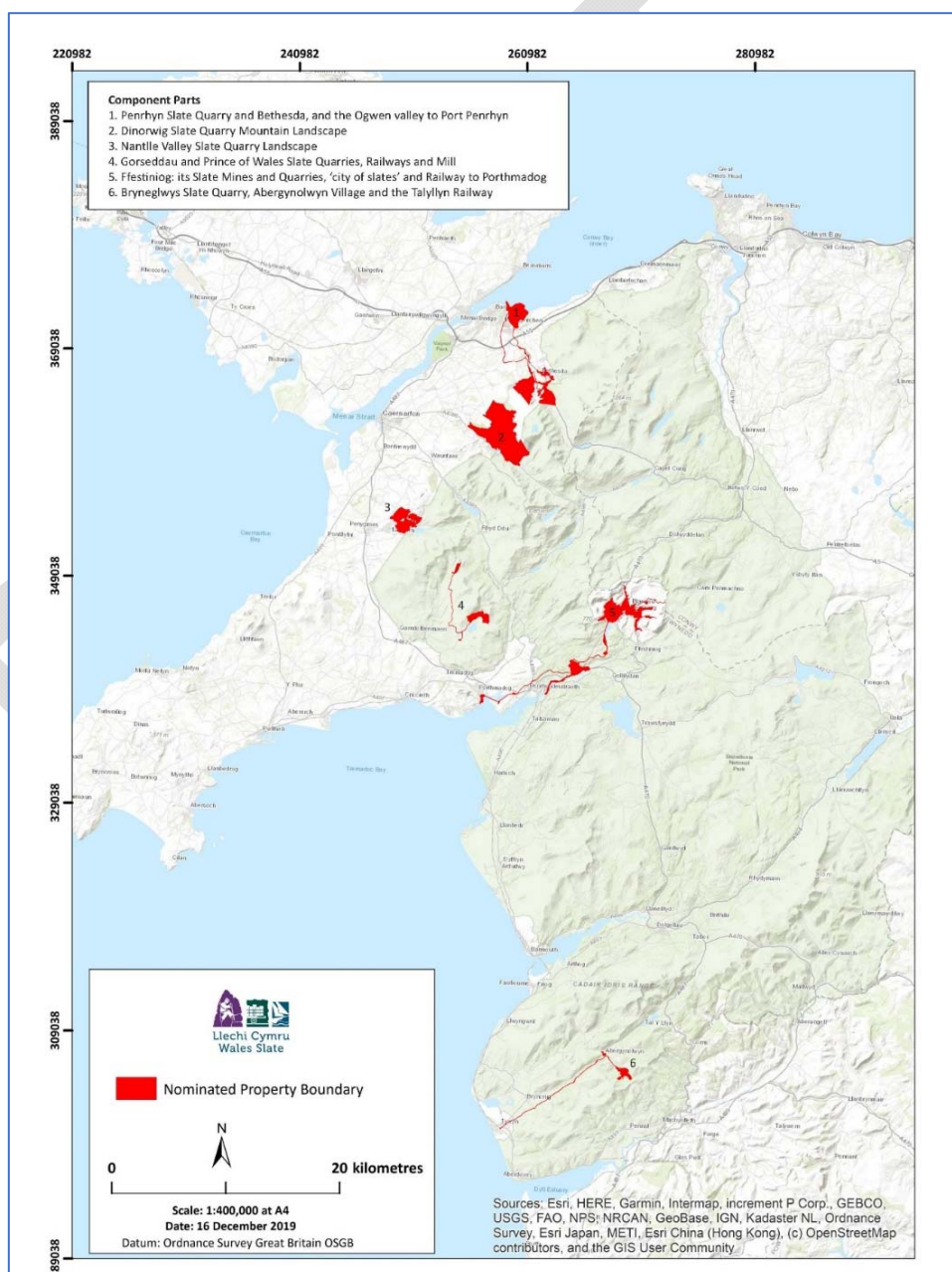
Location

- 2.3 The World Heritage Site is located within the county of Gwynedd and the Snowdonia National Park, historically the heartland of the Welsh slate industry, and comprises six separate Component Parts, chosen to reflect the full nature of this cultural landscape, in which quarrying once flourished in valley communities. The six Component Parts are as follows:-

- Component Part 1: Penrhyn Slate Quarry and Bethesda, and the Ogwen Valley to Port Penrhyn
- Component Part 2: Dinorwig Slate Quarry Mountain Landscape
- Component Part 3: Nantlle Valley Slate Quarry Landscape

- Component Part 4: Gorseddau and Prince of Wales Slate Quarries, Railway and Mill
- Component Part 5: Ffestiniog: its Slate Mines and Quarries, ‘city of slates’ and railway to Porthmadog
- Component Part 6: Bryneglwys Slate Quarry, Abergynolwyn Village and the Talyllyn Railway

2.4 Within each Component Part, physical features which embody the attributes of Outstanding Universal Value have been identified. Each Component Part has its own unique character. They have been chosen for their scale (all of the largest relic quarries and quarrying areas are represented), for their significant landscape impact, for their integrity, and for the way in which they exemplify technology transfer and the transformation of a minority rural culture into a modern industrial society.



Map: World Heritage Site and Component Parts

Property Management Plan

2.5 There is a Property Management Plan for the Slate Landscape of Northwest Wales World Heritage Site, the management plan sets out the Partnership's vision:

To protect, conserve, enhance and transmit the Outstanding Universal Value of The Slate Landscape of Northwest Wales to reinforce cultural distinctiveness and strengthen the Welsh language, and become a significant driver for economic regeneration and social inclusion.

- A thriving regional economy with high quality skilled all-year employment opportunities across all sectors, including the tourism sector, and within that acknowledging the critical importance of heritage and adventure tourism.
- Harnessing the heritage of slate to create skilled jobs.
- The continuation of the slate extraction industry and associated activities as a significant contributor to the economy of Northwest Wales, and ensuring the continued supply of slate materials for the future.
- Ensuring a sustainable, evolving landscape which will support the economic development of the area.
- Ensuring that the communities within and around The Slate Landscape of Northwest Wales remain viable and vibrant places to live, both now and in the future.
- Celebrating the heritage of slate and its role in the development of the landscapes, towns and communities of today.
- Utilising existing legislation and planning policy to form the foundations of the Designation.
- Promoting the cultural heritage of The Slate Landscape of Northwest Wales to the world.
- Linking individuals and communities to their past.
- Conserving and enhancing the physical heritage of the landscape by adhering to the vision and objectives of the Management Plan and any thematic or Local Management Plans.

2.6 The Management Plan outlines that, the Slate landscapes of Northwest Wales are cultural landscapes subject to the processes of evolution, growth, decline and regeneration which are common to all living places. It is an evolving landscape. In moving forward the principles of sustainable development will be applied to meet the needs of the slate communities today and in the future.

2.7 The Management Plan sets out 5 themes for the management of the World Heritage Site. Theme 2 and 3 are most relevant to this document.

Theme 2. Caring for The Slate Landscape of Northwest Wales to ensure that the Outstanding Universal Value of the World Heritage Site is effectively protected, conserved and managed.

Theme 3. Supporting the Sustainable Development of The Slate Landscape of Northwest Wales to ensure that the designation helps to sustain a living, thriving landscape.

These themes consider the needs of residents and businesses in the region and identify opportunities to support the goals of the *Well-being of future generations (Wales) Act 2015*. The Themes set out in the management plan contribute to the seen well-being goals.

- 2.8 In addition to the vision, the management plan outlines a number of objectives for the World Heritage site in the future. The most relevant Objectives to the SPG are as follows:

Objective 6: Protect and enhance the Outstanding Universal Value of the World Heritage Site by sustaining a living landscape and thriving communities.

A principle outlined to support this objective is that slate heritage will be a priority within the Gwynedd Council strategic plan for economic regeneration. An action outlines that, the slate landscape of North West Wales will continue to be identified as a priority within the economic regeneration priorities of the Gwynedd Council Strategic Plan.

Objective 7: Maintaining a sustainable mineral industry.

While primary mineral extraction does not take place within the boundary of the World Heritage Site or within the Boundary of the Snowdonia National Park Authority, primary mineral extraction and secondary working outside the World Heritage Site will be managed through the existing mineral planning process.

Objective 8 - Ensure renewable energy ambitions are developed in harmony with the Outstanding Universal Value of the World Heritage Site.

The principles outlined under this objective state that proposals that make use of natural resources without impacting on Outstanding Universal Value will be supported subject to the requirements of the Eryri Local Development Plan 2016-2031: Development Policy 3 and where relevant, Strategic Policy B (February 2019), and the Anglesey and Gwynedd Joint Local Development Plan.

Objective 9: The Partnership Steering Group will promote The Slate Landscapes of Northwest Wales to support economic diversity and heritage-led regeneration.

The principles which support this objective outline that regeneration opportunities that complement or enhance the world heritage site and comply with the policies of the Local Development Plans will be encouraged.

Objective 10 - Sustainable communities.

The principles outlined under this objective are to ensure that all new housing within or adjacent to the World heritage site will need to take account of the need to protect and enhance the outstanding universal value.

Both the Anglesey and Gwynedd Joint Local Development Plan and the Eryri Local Development Plan aim to create sustainable mixed communities. Both contain policies which encourage the appropriate types of housing and also support the appropriate re-use of redundant historic buildings, including places of worship.

Objective 11: Sustainable agriculture and forestry.

The principles outlined under this objective state that agricultural diversification will be welcomed.



Ffestiniog Railway 9 (Component Part 5)
© Ffestiniog & Welsh Highland Railway



Tallylyn Railway crossing Dolgoch viaduct (Component Part 6)
© Rheilffordd Tallylyn Railway

2.9 In order to provide further information for applicants and decision makers extracts from the Property Management Plan for the WHS¹ are included in Appendix 1 and include

- A description of the six component parts with location maps
- The statement of Outstanding Universal Value
- Individual attributes
- Information on the setting

2.10 Before submitting any development proposals, it is important to read Appendix 1 in order to gain an understanding and empathy with the “universal value” of the WHS and its individual attributes.

Sustainable Economic Development

2.11 Sustainable development meets the needs of the present without compromising the aspirations of future generations. It is at the core of the planning system in Wales and is implemented by both Gwynedd Council and Snowdonia National Park Authority. Policies contained within the LDPs enable the Outstanding Universal Value to be balanced with the need to sustain communities, now and in the future. As outlined within the Property Management Plan for the World Heritage Site *‘Development that is sensitive to the slate landscape and to the local character of our settlements will be encouraged, as will proposals that respect and enhance the values of the World Heritage Site.*

¹ [The Slate Landscape of Northwest Wales Property Management Plan 2020-2030](#)

The fundamental ambition of Gwynedd Council and its partners is the development of sustainable and viable communities that provide housing and employment as foundations to safeguard a thriving and living Welsh language and culture'

- 2.12 As has been outlined previously the WHS and the surrounding areas are an evolving, living landscape. Outlined below are the current activities that are taking place within the WHS today.

Mineral Workings

- 2.13 While no mineral working takes place within the boundary of the World Heritage Site, the active mineral extraction, tipping processing and secondary re working that takes place outside the boundary and are managed under existing mineral planning legislation and do not impact on the attributes of Outstanding Universal Value. They contribute positively to the local economy by providing continued employment to local people and sustain an existing mineral industry that meets the priority of Planning Policy Wales Edition 11 and Mineral Technical Advice Note 1 (MTAN 1) which note the importance of the secondary aggregates sector as a source of materials for the construction industry. The Mineral Industry will continue to be supported and managed through application of the policies of the Local Development Plans (relevant policies are contained within appendix 2)

Renewable Energy

- 2.14 UNESCO's Sustainable Development Goals, specifically Goal 7, Affordable Clean Energy, highlight the importance of renewables in achieving a sustainable future. Large scale renewable energy schemes provide economic benefit through direct employment and tourism as in the case at Dinorwig Power Station. Both Local Development Plans contain policies to support the development of appropriate renewable energy developments.

Sustainable Tourism

- 2.15 Gwynedd Council will be producing a Destination Management Plan and this plan will take account of the United Nations World Tourism Organisations aim of seeing tourism as a driver for economic growth, inclusive development and environmental sustainability. The redevelopment or construction of new buildings for commercial uses to support these economic activities will be supported where they conform to the relevant planning policies set out in the Local Development Plans.

Adventure Tourism

- 2.16 Adventure tourism is a growing market which is leading to an increased number of visitors to the area. Parts of the World Heritage site have benefitted from the introduction of adventure tourism facilities including mountain biking, underground exploration and zip wires. Such activities have had minimal impact on the Outstanding Universal Value of the World Heritage Site. The redevelopment and construction of new buildings to support these tourism facilities have been supported by policies in the local development plans.

Further development to support new and existing tourism facilities will be supported where they conform to relevant policies within the Local Development Plans.

Agricultural Diversification

2.17 Diversification has already led to farmhouses and outbuildings being used for bed- and-breakfast or converted into self-catering accommodation, and farmers increasingly embrace tourism-related and other commercial activities. Both the Anglesey and Gwynedd Joint Local Development Plan and the Eryri Local Development Plan contain policies which support agricultural diversification to benefit the rural economy.

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SECTION 3 – NATIONAL AND LOCAL PLANNING POLICIES

The role of the Planning System

- 3.1 The planning system seeks to manage change in the environment in a sustainable, consistent, and fair manner. Today’s environment is the result of the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and deliberately planted or managed. Managing change must respect the past but also look at the social and economic well-being of future generations. Conservation is the careful management of change. This is encompassed in the overall vision of the WHS contained in its Management Plan which is **“To protect, conserve, enhance and transmit the Outstanding Universal Value of the Slate landscape of Northwest Wales to reinforce cultural distinctiveness and strengthen the Welsh language, and become a significant driver for economic regeneration and social inclusion”**
- 3.2 The role of the planning system, in this context, is to balance protection and conservation against allowing development without adversely impacting the overall inherent values and attributes of the WHS which have been identified in Appendix 1. The two need not be incompatible. It is succinctly put in Planning Policy Wales (PPW)² regarding the historic environment - **“It is central to Wales’s culture and its character, whilst contributing to our sense of place and identity. It enhances our quality of life, adds to regional and local distinctiveness and is an important economic and social asset”**
- 3.3 There is a recognition within national planning policy that historic assets do contribute to economic and social life and that the overall vision for the WHS is fundamentally sound and compatible with planning policy. Furthermore, detailed information on how national and local policies should be applied in the WHS is expanded in the following paragraphs.

National Planning Policy

- 3.4 In this section the most relevant and useful national policies in relation to WHS are discussed. They are contained in Planning Policy Wales (PPW) and are a material planning consideration when determining planning applications. Local planning policies, although more locally specific are based on the national policy framework. In paragraph 6.0.2 of PPW it states that **“special and unique characteristics and intrinsic qualities of the natural and built environment must be protected in their own right, for historic, scenic, aesthetic and nature conservation reasons”**. Examples of historic assets include World Heritage Sites, listed buildings, conservation areas, historic parks and gardens, townscapes, historic landscapes and archaeological remains. These are physical tangible attributes, and many have been identified as specific elements within the Component Areas in Appendix 1.

² [Planning Policy Wales \(Edition 11\)](#)

Intangible attributes such as the Welsh language or social values and emotional attachments also contribute to the sense of place and character and are strongly identified with the WHS.

3.5 The overall objectives of the Welsh Government for the historic environment are to:-

- Protect the Outstanding Universal Value of World Heritage Sites.
- Conserve archaeological remains, both for their own sake and for their role in education, leisure, and the economy.
- Safeguard the character of historic buildings and manage change so that their special architectural and historic interest is preserved.
- Preserve or enhance the character or appearance of conservation areas, whilst the same time helping them remain vibrant and prosperous.
- Preserve the special interest of sites on the register of historic parks and gardens
- Protect areas on the register of historic landscapes in Wales.

Technical Advice Note (TAN 24)³ Historic Environment

3.6 TAN 24 explains and interprets national policies in more practical detail. It states that significant weight should be given to protect WHSs for the benefit of future generations and this should be reflected in local planning policies. Local Planning Authorities should also adhere to specific Management Plans for a WHS. It refers to a WHS as a “sensitive area” for the purposes of the Environmental Impact Assessment Regulations⁴ Schedule 3(2) (viii). This means that certain developments within the WHS may require an Environmental Impact Assessment to accompany a planning application. It mentions the importance of assessing the impact of development within the immediate setting of the WHS and on important views.

Managing Change in World Heritage Sites in Wales⁵

3.7 *Managing Change in World Heritage Sites* is a best practice guide, produced by Cadw on behalf of the Welsh Government. It states that the government’s approach to the sustainable management of WHSs are based on three principles which are:

- The statutory designation of specific historic assets
- The implementation of Management Plans
- The use of the spatial planning system to guide appropriate development.

3.8 It states that change is inevitable and should not be prevented but be managed to allow the sustainable use of the landscape, while retaining what is important from the past. The WHS has preserved many of its key physical elements due to the slowdown of the economic activity in the twentieth century. The cultural landscape has also remained relatively intact which adds to the integrity and authenticity of the designation (see pages *, * of Appendix 1)

³ [Technical Advice Note 24 Historic Environment](#)

⁴ [The Town and Country Planning \(Environmental Impact Assessment\) \(Wales\) Regulations 2017](#)

⁵ [Managing Change in World Heritage Sites, Cadw 2017](#)

- 3.9 The Cadw guidance further expands on some of the procedures required for applications for scheduled monument, listed building, conservation area consent and planning applications. The impact of development on a WHS is a material planning consideration including its setting and buffer zones. In the case of this WHS there are no defined buffer zones. The setting of the World Heritage Site within the wider cultural landscape of Gwynedd and the wider protected area provides the context to its Outstanding Universal Value. Appropriate modern design that respects its location and contributes positively should be allowed. Planning Authorities will need to consult Cadw (acting on behalf of the Welsh Ministers) on planning applications which are likely to have an impact on the WHS.

Heritage Impact Assessments

- 3.10 Heritage Impact Assessments set out the general principles to consider when planning changes to historic assets and applying for listed building, conservation area consent and scheduled monument consent. Heritage Impact Assessments (HIA's) are not required when applying for planning permission in a WHS. However, it is good practice to adopt the principles of the HIA process to help identify the most appropriate way to accommodate change in any new development proposal within the WHS. Cadw has produced a best practice guidance⁶ on how to prepare HIA and for which types of development.
- 3.11 Although a HIA may not be required for a specific planning application within the WHS they can be incorporated within a Design and Access Statement⁷ which may be a requirement.
- 3.12 The process of preparing an assessment should follow five stages and is explained in more detail in the Cadw guidance. The five basic stages which should be followed are:-
- Explanation of the objective and why changes are desirable or necessary
 - Understanding the significance of the historic asset
 - Identifying the proposed changes
 - Assessing the impact of the proposals
 - Setting out reasoning behind the preferred design
- 3.13 The overall impact on an individual historic asset or, the WHS, may have the following consequences.

Positive – repair of damage to a building or bringing a building back to beneficial use. Possible erection of a new building sympathetically designed and located.

Neutral – small changes to a building which are less sensitive or possibly new build in a less sensitive part of the WHS.

⁶ [Heritage Impact Assessments in Wales, Cadw 2017](#)

⁷ [Design and Access Statements in Wales 2017 Welsh Government](#)

Negative – an important physical fabric is removed, or design altered of a historic building or structure which impacts on the building and possibly on the integrity of the WHS.

- 3.14 A minor proposal is likely to have a minimal impact and therefore an assessment will be relatively short and focus on part of the historic asset which is changing. On larger proposals a more detailed analysis will be required on how the integrity and attributes of individual historic assets or the WHS may be compromised and how they can be overcome.
- 3.15 A formal Heritage Impact Assessment (HIA), following the ICOMOS guidance⁸, will be required for larger-scale development within the World Heritage Site and its setting, and/or where there is the potential for significant impacts on the Site's Outstanding Universal Value (OUV).

Local Planning Policies

- 3.16 Local planning policies reflect national policies at a local level in adopted local development plans and supplementary planning guidance. The WHS straddles the local planning areas of Gwynedd Council and the Snowdonia National Park Authority – both have adopted development plans⁹ with specific policies relating to the WHS. For the purposes of this document the most relevant policies discussed are included in Appendix 2. However, in determining planning applications the Local Planning Authorities will read their plans as a whole and apply other policies to specific forms of development such as industrial or mining proposals.
- 3.17 Both Local Development Plans contain strategic objectives which support economic development within the Local Planning Authority areas. The Strategic objectives which are most relevant to economic development are set out below.

Anglesey and Gwynedd Joint Local Development Plan 2011-2026

SO12 – Diversify the Plans 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

SO14 – Manage the area and 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.

Eryri Local Development Plan 2017-2031

Encourage sustainable economic growth by supporting a rural economy that provides employment opportunities and maintains thriving communities.

⁸ [Guidance on Heritage Impact Assessments for Cultural World Heritage Properties](#)

⁹ [Anglesey and Gwynedd Joint Local Development Plan 2011-2026](#)
[Eryri Local Development Plan 2016-2031](#)

Support tourism and outdoor recreation which maximise local economic benefits, minimise environmental impact and are in sympathy with the ‘Special Qualities’ of the National Park.

- 3.18 In the Anglesey and Gwynedd Joint Local Development Plan **Policy PS 20: Preserving and Where Appropriate Enhancing Heritage Assets**, the emphasis is on enhancing and preserving historic assets, including candidate world heritage sites, their setting and significant views. It is also implied in the policy that managing change in these areas is part of a wider economic and social initiative. More detail is provided in **Policy AT 1: Conservation Areas, World Heritage Sites and Registered Historic Landscapes, Parks and Gardens** where regard must be given to World Heritage Site Management Plans. Reference is also made to Parks and Gardens of Special Historic Interest in Wales¹⁰ which are designated in areas immediately outside the WHS. There is reference to the need for Heritage Impact Assessments in paragraph 6.5.38 and to provide sufficient information proportionate to the significance of the heritage asset.
- 3.19 Three of the more remote component areas 4, 5 (part) and 6 are located within the Snowdonia National Park. Similar planning policies to those in Gwynedd apply in the National Park although with an overall emphasis on national park purposes and sustainable development. These principles are included in **Strategic Policy A : National Park Purposes and Sustainable Development** The emphasis is on giving the highest priority to the protection and enhancement of the natural beauty, wildlife and cultural heritage whilst affording the opportunities for the understanding and enjoyment of the “special qualities” of the area. Furthermore there is a duty to foster the economic and social well-being of local communities which is reflected in criterion (iii) to the policy **Strategic Policy Ff: Historic Environment** refers to candidate and designated WHSs and the need to avoid the impact of adverse development affecting the designation, their setting or significant views. The emphasis is on conservation and enhancement as heritage and cultural aspects are part of the Park’s “special qualities”.

¹⁰ [Registered Historic Parks and Gardens, Cadw](#)

SECTION 4 – SUBMITTING DEVELOPMENT PROPOSALS

Introduction

- 4.1 As well as applying the relevant national and local planning policies, the local planning authorities (LPA's) will look at the overall impact of the proposal and require sufficient information to reach an informed decision. The amount of information required, either for a pre-application enquiry or planning application, will depend on the scale and location of the proposal. LPA's can assist applicants in progressing their proposals by providing advice through the statutory pre-application process and developers are encouraged to make use of this system prior to submitting a planning application .
- 4.2 This guidance is primarily aimed at new proposals which require planning permission. In some cases, scheduled ancient monument consent (a list of designated historic assets can be found on the [Cadw](#) website) listed building consent or conservation area consent may be required. The pre-application process will assist in determining what consents are necessary.
- 4.3 Certain types of work can be undertaken without the requirement to apply for planning permission. These are called "permitted development rights". Work classified as permitted development undertaken within the World Heritage Site and its setting should be mindful of preserving and enhancing the local historic character. Further guidance on design principles can be found in The Slate Landscape of Northwest Wales Community Design Guide¹¹.
- 4.4 Small scale proposals are more likely to have a minimal impact on the WHS or individual historic assets therefore less information is likely to be required by the LPA's. Some component areas such as **Component Part 4 Gorseddau and Prince of Wales Slate Quarries, Railways and Mill** are in more remote rural areas where new development proposals are less likely, but their impact could be significant within the wider landscape. Proposals may also have a limiting impact depending on their location – they could be within the WHS, the essential setting or affect significant views. If a proposal is more extensive and in a sensitive location the impact will be more significant, and a more detailed assessment will need to be carried out in any pre-application enquiry or in the submission of a planning application.
- 4.5 For development within conservation areas and the WHS a Design and Access Statement¹² (DAS) will be required with a planning application for one or more dwellings or the creation of 100m² (gross) or more of floorspace. The guidance provided on the preparation of a DAS should be followed to ensure adequate information is provided within a formal structure. For smaller proposals within the WHS and within its essential setting there will be no need for a DAS (see Appendix 3 table 1). The LPA's will however require sufficient

¹¹ [Insert link to the document after it's been prepared]

¹² [Design and Access Statements in Wales – Welsh Government 2017](#)

information to process either a pre-application enquiry or a planning application and there is guidance on this on their respective websites.

- 4.6 In planning and developing a new proposal an applicant should consider the following factors which will assist in identifying key issues and impacts. This may lead to possible alternative options and designs to overcome or mitigate and harmful impacts and give a better chance for obtaining the necessary consents. The information and plans developed during this process can eventually form part of a pre-application enquiry for discussion with the LPA or a formal planning application.

Factors to Consider in developing New Proposals

Site Context and Analysis

- 4.7 This element should look at what currently exists on the site rather than what is proposed. This will be particularly important if the site includes an ancient monument or listed building. It may also identify ecological or landscape constraints or possible impacts on the community and culture of the area. It should identify if there is a need for further information on for example ecological or historical issues and whether consultation with neighbours or the wider community would be desirable or in some cases statutory¹³.
- 4.8 Clearly identifying the proposal and its location is a fundamental requirement. For smaller projects such as house extensions this will be relatively straightforward. For more complex projects a brief may be developed with an overall vision for the proposal. Whatever the project it should be clearly defined and explained with sketch plans and drawings and more detailed plans when submitting a planning application. There should be an understanding of the WHSs key attributes and universal value and how this has shaped and influenced the project. This may conclude at the outset that the proposal should be moved to a less sensitive area. Some types of development i.e. mineral working are restricted to a specific location and therefore are not able to move to a less sensitive area. Development proposals relating to mineral workings (for example) will need to give due consideration to any potential impact on the WHS.

Questions to Consider

- 1. Has the proposal been properly defined and explained?**
- 2. Is the site suitable or is there a better alternative site available?**
- 3. Has the potential impact on the WHS been assessed?**
- 4. Is the scale of the proposal proportionate to the site and its surroundings?**
- 5. Is there a need for further studies on specific issues?**
- 6. Is statutory public consultation required?**

¹³ [Pre-application Community Consultation :Best Practice Guidance for Developers – Welsh Government](#)

Design and Character

4.9 Attention to design details will assist in enhancing the value of the WHS. On the other hand, the cumulative impact of poor design or the lack of attention to detail can erode distinctiveness and quickly cause harm to individual attributes and ultimately the overall universal value of the WHS. Good quality design does not need to be elaborate or expensive, - usually the best design solutions are those simply conceived and executed. They are respectful of their immediate surroundings and the setting in which they are placed be that in the open countryside or amongst other buildings. The guidance on Managing Change in World Heritage Sites states that modern good design can be appropriate and the juxtaposition of old and new can work in the most sensitive sites if undertaken sympathetically. For example, many castle sites in Wales have new modern interpretation centres or cafés. Indeed, such examples are found in the National Slate Museum in Component Area 2. In PPW design is defined as:-

“the relationship between all elements of the natural and built environment. To create sustainable development, design must go beyond aesthetics and include the social, environmental, and economic aspects of the development, including its construction, operation and management, and its relationship to its surroundings”

4.10 To sustain or enhance local character a proposal would need to take into account historic street patterns, listed building features , archaeological features and historic monuments, prevalent materials, architectural quality and features, distinctive views (in and out of the site), skylines and vistas, prevailing land uses and locally distinctive features and traditions. Appendix 1 lists the attributes of the WHS and individual physical features. These are an obvious starting point to see how these features create a sense of place and how the proposal might add to this and the quality of life of those interacting with the development. Equally important are the intangible attributes including the Welsh language, traditions, spirit, social values and feeling, all of which contribute to the character of a place.

4.11 With even smaller proposals the LPA’s will want to ensure that small extensions to traditional cottages are in scale and in keeping with the existing architectural design and materials and do not adversely impact on the amenity of neighbouring properties.

4.12 Further information on design issues is included in Technical Advice Note 12 Design¹⁴ produced by the Welsh Government along with *The Slate Landscapes of North West Wales – Community Design Guide*¹⁵ along with the *Caring for Slate Landscapes*¹⁶ document.

¹⁴ [Technical Advice Note 12 – Design \(Welsh Government\)](#)

¹⁵ [Insert link to the document after it’s been prepared]

¹⁶ [Insert link to the document after it’s been prepared]

Questions to consider

- 7. Is the design enhancing the value of the WHS and has due consideration been given to the Outstanding Universal Value (OUV)?**
- 8. Does the design consider existing architectural features and materials?**
- 9. Can a more modern design approach be sympathetically achieved and justified?**
- 10. Does the proposal impact on surrounding land or neighbours?**
- 11. Does the proposal include suitable material – type and colour?**
- 12. Has due consideration been given to intangible factor such as the Welsh language and cultural activities?**

Environmental Sustainability

- 4.13 This element should consider site assets and resources such as development form, soils slope drainage, landscape context biodiversity and natural habitats. This would possibly include opportunities for renewable energy to lessen effects relating to climate change and to find environmentally resilient sustainable solutions. Opportunities to achieve for the efficient use of natural resources and enhancing biodiversity will have to demonstrate compatibility with sustaining and enhancing the special qualities of the area. This could include sustainable forms of drainage and the re-use of materials and resources on the site.
- 4.14 There may be opportunities to improve existing landscape and biodiversity quality and how these will be managed. The initial assessment of the site will have indicated whether ecological surveys are required and as a result how the proposal can accommodate any protected species and other biodiversity interests.

Questions to consider

- 13. Is the site making the best sustainable use of its location?**
- 14. Are natural resources and biodiversity interests enhanced and maintained?**
- 15. Is the proposal resilient to climate change?**

Landscape and Setting

- 4.15 All the component parts of the WHS are located within attractive rural settings with surrounding spectacular panoramic views. Larger proposals which have a visual impact will need to be assessed within their overall landscape context and setting (setting is explained in more detail starting on page 14 of Appendix1). As a starting point, is the proposal within the WHS, its essential setting or affecting significant views. It has not been possible to physically define the essential setting areas on a map or those comprising of significant views. In some cases, the LPA's will need to discuss with applicants on whether individual proposals fall into these areas and as a result whether additional landscape appraisals will be required. Appendix 1 also includes the term "sense of arrival" and again these areas are not defined on a map.

They describe the approaches to the component areas on public roads and comprise part of the overall setting, giving an immediate impression of opening vistas upon arrival.

- 4.16 Both Gwynedd Council and Snowdonia National Park have identified local landscape character areas - these are included in their respective landscape strategies.¹⁷ In these documents, The WHS and surrounding areas have been identified within specific local character areas and what contributes to this character within different landscape types. They describe in some detail the inter-relationship between natural and built landforms and give some information on habitats and historic landscapes. An understanding of individual character areas will assist an applicant in assessing whether there is any impact from a proposal and whether this could be mitigated in some way whilst some proposals will have very limited landscape implications others may have significant impact on views possibly from surrounding higher ground and therefore a more detailed visual assessment will be required.
- 4.17 The Historic Landscapes Register provides a national overview of the historic content of the Welsh landscape. On a local level, information provided within the Historic Landscape Character Area¹⁸ provides further guidance and detailed information about the character of the historic landscape along with guidance in relation to conservation and management.
- 4.18 Any new development should be assessed against its immediate environment and within its wider landscape setting. This is especially true in a protected landscape¹⁹ where long distance views are important and need to be protected. Higher ground opens wider vistas over the surrounding countryside allowing the eye to scan greater distances. Very often the visibility of development from greater distances is overlooked and although scale is diminished by distance, from certain viewpoints, development can look out of place and prominent. The same can apply when looking up at higher ground which is visible from valley bottoms.
- 4.19 Care should therefore be taken to steer development away from the skyline, open elevated ground or sites overlooked from higher ground. The visible impact of new development will be minimised if sited in more enclosed landscapes, hidden by existing landforms and a screen of hedgerows, trees and woodland. Development should work with the contours/flow of the landform and prevailing patterns of landcover to minimise disturbance. Whilst elements of the landscape may be locally changed to accommodate development, the prevailing character of the landscape should remain intact. Visual prominence is when development forms a new focal point in the landscape which detracts from the general scene, visual focus, and sense of place.

¹⁷ [Landscapes and Seascapes of Eryri – SNPA](#)
[Landscape Sensitivity and Capacity Assessment – SNPA](#)
[Landscape Sensitivity and Capacity Study, Gwynedd Council](#)
[Special Landscape Areas Review Anglesey and Gwynedd](#)
[Gwynedd Landscape Strategy \(Update\) 2012](#)

¹⁸ <http://www.heneb.co.uk/hlc/hlc.html>

¹⁹ Protected landscapes are defined as areas which are designated on an International, National, regional and local level as a means of ensuring the conservation and enhancement of their natural beauty for future generations..

Questions to consider

- 16. Is the proposal within the WHS, its essential setting, affecting significant views or immediately adjacent?**
- 17. Is the proposal visually intrusive in the landscape from near and distant views?**
- 18. Is the proposal located on the skyline or highly visible from surrounding higher ground?**
- 19. Could the proposal be relocated to a less visible position?**
- 20. Is the overall setting of the WHS compromised?**

Sustainable Employment

- 4.20 Economic Development is an important pillar of sustainable development. An important part of the vision for the World Heritage Site is the creation of sustainable employment, providing high quality skilled all-year round employment. This vision is one that is shared by the objectives outlined in both Local Development Plans.
- 4.21 A thriving regional economy is an important theme for management of the WHS and there are already examples within the component parts of successful developments which have provided sustainable employment for the local area. The adventure tourism developments of recent years are a good example, alongside the longstanding businesses which provide local employment opportunities.

Questions to consider

- 21. Will the development offer employment opportunities that have not been available in the area before?**
- 22. How will the development ensure opportunities for local people to stay in their communities?**
- 23. How many full and/ or part time jobs will be created?**
- 24. Will high quality all-year round employment opportunities be provided?**

Access and Movement

- 4.22 A proposal should ensure ease of access for all into the development and within the site. Access arrangements should make reasonable provision to ensure all users will have equal convenient access. Circulation between buildings should be considered, together within gradients and types of materials used to create routes. The use of new buildings or facilities which will be open to the public will need more careful consideration and possibly management solutions if access is restricted
- 4.23 Movement to the site will need to consider how people will get to and from the site and movement within it. The principles of sustainable development that promote walking, cycling and the use of public transport and less reliance on the private car should be reflected in the proposal. Vehicular access arrangements will need to be safe and adequate for the likely volume and size of vehicles that will use the site, together with approach roads.

Questions to consider

25. Are access arrangements easily available for all users?

26. Does the proposal incorporate sustainable transport considerations?

27. Is the site access and approach roads adequate for the purpose proposed?

Archaeology

- 4.24 Most archaeological sites are not formally designated (as scheduled monuments, listed buildings, conservation areas or registered historic parks and gardens) but can still be of regional or national importance. In addition to remains associated with the slate industry, the WHS contains archaeological remains of other periods, which are of value in their own right as well as contributing to the historical context of the WHS. Especially in rural areas, there may also be archaeological sites that have not yet been discovered. These remains may be affected by development whether or not there is an impact on components of the WHS or its essential setting.
- 4.25 Proposals will need to consider whether there will be an impact on archaeological remains and whether any such impact affects the OUV. Impacts can be direct - by demolition or disturbance of buried remains - or indirect - for example where a change in use or management increases the vulnerability of a site to decay or erosion. Measures aimed at offsetting other factors, for example sustainability measures or landscaping enhancements, can also sometimes impact upon archaeology.
- 4.26 The first step is to identify any archaeology at the site and to understand what is important about it. Information about recorded archaeology in the vicinity of a proposal can be obtained from the regional Historic Environment Record (HER), maintained on behalf of the Welsh Ministers by Gwynedd Archaeological Trust. Specialist advice should be sought on interpretation of the information for development purposes and in some cases, a professional archaeological assessment or survey may be needed. The level of assessment will generally reflect the scale of proposals, combined with the archaeological sensitivity of the site. Where required, archaeological assessment and survey can inform other specialist assessments, e.g. HIAs.
- 4.27 The archaeological advisors to the local planning authority and Snowdonia National Park are able to advise applicants on possible archaeological concerns and developers are encouraged to seek advice early in the process. For smaller proposals, it may be that a brief discussion with the archaeological advisor is all that is needed. In other cases, the advisors will be able to advise on any pre-application work that may be required and can discuss possible mitigation options.
- 4.28 The guiding principle should be to avoid adverse impact on archaeological remains where possible and to ensure that the contribution made to the WHS is maintained or enhanced. Where appropriate, developers are encouraged to discuss opportunities to increase the public benefits of a development - for example by increasing access to or interpretation of a site, or by undertaking practical conservation work.

Questions to consider

- 28. Is the character and significance of archaeology at the site sufficiently understood?**
- 29. Are conservation values maintained?**
- 30. Can impact be avoided or lessened?**
- 31. Are there opportunities to enhance the archaeological value of the site?**
- 32. Are there opportunities for educational benefit?**

Other considerations

4.29 The Local Planning Authority may also take other factors into consideration such as noise, light pollution (also refer to Obtrusive Lighting SPG²⁰ (SNP)), and general impact on residential amenity, depending on the nature of the development. Advice and guidance will also be taken from consultees during the planning process. Wider community impacts such as the creation of new employment opportunities and the possible implications on the Welsh language can also influence the decision-making process.

Submitting proposals to the Local Planning Authority

4.30 A developer should now be able to engage with the local planning authority. Depending on the scale and type of the development, it is advisable before submitting a formal planning application to engage in the statutory pre-application enquiry process.

Pre- application enquiry

4.31 This is a statutory process with a fee attached. Both Gwynedd Council²¹ and Snowdonia National Park Authority²² have pre-application advice guidance notes on their websites with submission forms. Information on what is being proposed with a location plan, sketch details, drawings and photographs should be included. It is likely that more information may be required with larger scale proposals as indicated on page 10 of this guidance, and it is advisable to fully appraise the proposal and prepare a Draft Design and Access Statement.

4.32 In response relevant officers will identify any issues that might arise from the application at an early stage and provide advice on how to resolve these issues. This will assist in making changes to the proposal, identifying further investigation or in establishing which other consents may be necessary such as listed building consent. Planning officers will also give an informal view on the merits of the proposal and whether there is the possibility of obtaining planning permission or any other necessary consents. Any advice given however will be entirely without prejudice to any future decision on a planning application which will be subjected to the normal democratic process. Developers proposing projects comprising "major development" will need to undertake statutory pre-application consultation.

²⁰ [Obtrusive Lighting – Supplementary Planning Guidance \(Snowdonia National Park Authority, 2016\)](#)

²¹ [Gwynedd Pre-application Advice Service](#)

²² [Snowdonia National Park Authority](#)

Planning Application

4.33 For larger scale proposals it is strongly advised that pre application advice is sought and even for smaller developments it will be beneficial as it could save time and money on abortive work. The information requirements to be submitted with a planning application will vary and for developments affecting listed buildings and scheduled ancient monuments additional assessments and consents will be required. If pre-application advice has already been sought some of the background information and context will have already been gathered and any additional studies identified. Table 1 in Appendix 3 seeks to list types of development and some of the information and planning considerations required in reaching a planning decision.

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APPENDIX 1

Extracts from the World Heritage Site Property Management Plan 2020 - 2030

2.2 Statement of Outstanding Universal Value

The following is the Statement of Outstanding Universal Value for the site. UNESCO assesses the Statement of Outstanding Universal Value against set criteria, and a World Heritage site must meet at least one of these. The Slate Landscape of Northwest Wales has is designated against two criteria.

Brief synthesis

The Slate Landscape of Northwest Wales is located in the United Kingdom, in the mountains of Snowdon massif. Six areas together represent an exceptional example of an industrial landscape which was profoundly shaped by quarrying and mining slate, and transporting it for national and international markets. From 1780 to 1940 this industry dominated world production of roofing slates, transforming both the environment and the communities who lived and worked here. The quarries and mines are monumental in scale, comprising stepped hillside workings, deep pits and cavernous underground chambers, massive cascading tips, ingenious water systems, and a range of industrial buildings. Outstanding technical equipment and major engineering features survive. Innovative transport systems linked quarries and processing sites with purpose-built coastal export harbours and with main-line railways. Grand country houses and estates built by leading industrialists contrast with workers' vernacular settlements, with their characteristic chapels and churches, band-rooms, schools, libraries and meeting-places which retain multiple examples of their traditional way of life and strong minority language.

By the late 19th century, the region produced about a third of the world output of roofing slates and architectural slabs. Its use in terraced houses, factories, warehouses and elite architecture contributed to rapid global urbanization. It influenced building styles, encouraging the shallow-pitched roofs of the Georgian order. Technologies that were innovated, adopted and adapted in the property include the ingenious application of waterpower, the development of bulk handling systems and the first known application of the circular saw for cutting stone. These were diffused by specialists and by emigration of skilled Welsh quarrymen to the developing slate industries of the United States, continental Europe and Ireland. The Snowdon massif's narrow-gauge railway systems gained global influence and were adopted from Asia and America to Africa and Australasia.

Justification for Criteria

Criterion (ii) definition: exhibit an important interchange of human values, over a span of time or within a cultural area of the world, on developments in architecture or technology, monumental arts, town-planning or landscape design.

The Slate Landscape of Northwest Wales exhibits an important interchange, particularly in the period from 1780 to 1940, on developments in architecture and technology.

Slate has been quarried in the mountains of Northwest Wales since Roman times, but sustained large-scale production from the late 18th to the early 20th centuries dominated the global market as a roofing element. This led to major transcontinental developments in building and architecture. Technology, skilled workers and knowledge transfer from this cultural landscape was fundamental to the development of the slate industry of continental Europe and the United States. Moreover, its narrow-gauge railways – which remain in operation under steam today – served as the model for successive systems which contributed substantially to the social and economic development of regions in many other parts of the world.

Criterion (iv) definition: be an outstanding example of a type of building, architectural or technological ensemble or landscape which illustrates (a) significant stage(s) in human history.

The Slate Landscape of Northwest Wales is an outstanding example of a stone quarrying and mining landscape which illustrates the extent of transformation of an agricultural environment during the Industrial Revolution. Massive deposits of high-quality slate defined the principal geological resource of the challenging mountainous terrain of the Snowdon massif. Their dispersed locations represent concentrated nodes of exploitation and settlement, of sustainable power generated by prolific volumes of water that was harnessed in ingenious ways, and brought into being several innovative and technically advanced railways that made their way to new coastal ports built to serve this transcontinental export trade. The property comprises the most exceptional distinct landscapes that, together, illustrate the diverse heritage of a much wider landscape that was created during the era of British industrialisation.

Statement of Integrity

The property contains all of the essential elements that convey attributes of Outstanding Universal Value. Its boundaries capture the principal non-active slate-producing areas in Northwest Wales, together with their associated industrial heritage that includes the most significant processing facilities, settlements and transport routes. The protective mechanisms in place should be consistently used to strengthen the integrity of the property and its setting.

Statement of Authenticity

The well-preserved cultural landscape retains a high level of authenticity, and has experienced little intervention since the main period of industrial operation. Attributes of Outstanding Universal Value are conveyed by physical elements that are clearly identified and understood in terms of date, spatial distribution, use and function (including living communities and operational railways), form and design, materials and substance, and their interrelationships including connectivity and overall functional and compositional integrity of the series. The serial property further embodies a vibrant cultural tradition, including slate-working skills and the continued widespread use of the Welsh language. Key attributes are reflected in landscape qualities and features of quarrying including the relict working areas, tips and transport routes, together with associated settlements and social infrastructure.

The historical settlements present different yet acceptable levels of authenticity, which need to be closely monitored and controlled by the management system and respective Local Management Plans.

2.3 Attributes

The values of a World Heritage site are expressed by its attributes. These are the essential qualities which make it culturally significant. Attributes can be tangible (physical) or intangible. Retention of attributes is important in order to maintain the values that make the World Heritage Site of international importance.

Examples of tangible attributes include historic assets such as quarries, mines, tips of waste rock, historic buildings and monuments. Attributes of relict quarries include their individual elements and the relationships between them, for example internal railway systems and inclined planes link working quarry faces, with waste tips and mills, and show the operation of the quarries.

Inhabited settlements preserve the historic street patterns, garden-plots and boundaries, which explain their location, ownership, and their relationship to pre-Industrial patterns of landownership. Tiny details are also important, such as traditional wrought-iron gates, slate-slab field boundaries, or the proportions of windows, chimneys and porches in nineteenth-century dwellings. A deserted settlement such as Treforys in Component Part 4 is ruinous but rich in archaeological potential. Owners' houses and parklands retain their nineteenth century form.

The transport routes preserve their eighteenth and nineteenth century engineering; the two active railways, the Ffestiniog and the Talyllyn, preserve the form and design of the routes, along with contemporary station and works buildings and their mechanical engineering. In Component Part 2, the engineering complex of the Dinorwig Slate Quarry is little changed from its 1870s condition and houses the National Slate Museum. At the adjacent Vivian workings, the (V2) inclined plane has been conserved and returned to operation.

The use of slate is widespread within all parts of the World Heritage Site, both as roofing material and as architectural components, field boundaries and walling. Other building materials reflect related international and national trade patterns made possible by the slate trade (e.g. slate-ships returning with Canadian timber, bricks arriving by rail from Northeast Wales).

Equally important are the intangible attributes including the Welsh language, traditions, spirit, social values and feeling, all of which contribute to the character of a place.

The following tables identify some of the key attributes by criteria along with illustrative examples.

2.3.1 Attributes of The Slate Landscape of Northwest Wales:-

Criterion (ii) – <i>The Slate Landscape of Northwest Wales</i> exhibits an important interchange of human values, particularly in the period from 1780 to 1940, on developments in architecture and technology.		
<p>The organisation of sustained large-scale slate production from the late eighteenth century to the early twentieth came to dominate the global market as a roofing element, encouraging major transcontinental developments in building and architecture such as the low-pitched Regency roof, and terraced housing. Other elements within the proposed World Heritage Site demonstrate the various uses of slate.</p> <p>An interchange of human values is strongly evident in the skills and technologies which were disseminated from one Component Part, in the different methods of extracting and processing the rock.</p> <p>The narrow-gauge slate railways exhibit an important interchange of human values in that make evident how the technology was improved within the proposed World Heritage Site.</p>		
VALUES	ATTRIBUTES	EXAMPLES
Developments in building and architecture	Variety of structures and buildings evident in <i>The Slate Landscape of Northwest Wales</i> which demonstrate the various uses of slate.	Slate block walling in Bethesda High Street. Patterned slates on former toll-house, Porthmadog.
Skills transfer	Craft skills of quarrying and processing slate originating within <i>The Slate Landscape of Northwest Wales</i> and adopted by dispersal within it, evident in form and organisation of quarries and processing sites.	Gallery system at Penrhyn, adopted in Dinorwic, Gorseddau and Prince of Wales. Nantlle pit working adopted at Bryneglwys Quarry.
Technology transfer	Innovative technology originating within <i>The Slate Landscape of Northwest Wales</i> and adopted elsewhere, evident in form and organisation of workings, mechanical processing.	Penrhyn Slate Quarry galleried working common in extractive industries.
	Innovative technology originating elsewhere and adopted within <i>The Slate Landscape of Northwest Wales</i> , evident in tunnelling, handling, power generation, pumping, repair and maintenance.	Penrhyn Slate Quarry. Blaen y Cae and Pen yr Orsedd Slate Quarries 'Blondin' ropeways. Pen y Bryn/Cloddfa'r Lôn Slate Quarry water-driven pump system. National Slate Museum.
	Innovative technology originating within <i>The Slate Landscape of Northwest Wales</i> and adopted by dispersal within it, evident in form and organisation of quarries, processing sites and handling systems.	Dorothea Slate Quarry. Bryneglwys Slate Quarry surface landform and chain-incline ropeway bastion.
	Innovative railway technology.	Ffestiniog and Talyllyn railways.

Criterion (iv) – The Slate Landscape of Northwest Wales is an outstanding example of a type of landscape which illustrates, in a dramatic way, the ‘combined works of nature and of man’ through the large-scale exploitation of natural resources.		
<p>The lavish houses and parklands of quarry owners convey the levels of capital available to exploit and transport these natural resources successfully. The monumentality of the quarry landforms in their isolated and challenging mountain settings is intense and compelling.</p> <p>The impact of these quarries and mines on the natural environment, and their own landforms and organisation, are attributes of the generations of physical labour and skill invested in them. Within this mountainous environment both gravity and water-power were ingeniously harnessed to operate machinery. The technically-innovative railways make use of topography, in their use both of rope-worked inclined planes and of graded contour formations. The quarry towns and villages make best use of the natural environment to establish homes for a new workforce beyond the traditional margins of cultivation.</p>		
VALUES	ATTRIBUTES	EXAMPLES
Industrial transformation through capital investment	Aristocratic investment evident in ‘improved’ landscapes including industrial-scale quarrying.	Penrhyn Slate Quarry. Penrhyn Castle and Park. Dinorwig Slate Quarry.
	Capital investment adopting mechanised solutions evident in tunnelling, mechanical processing, handling, power-generation, pumping, maintenance and repair.	Penrhyn Slate Quarry. ‘Australia’ Gallery. V2 Inclined Plane. Pant yr Afon hydro-power station. Dorothea Slate Quarry Cornish beam engine. National Slate Museum.
	Urgent need to house expanding work-force evident in new and varied forms of human settlement introducing and reflecting new forms of social organisation.	All settlements
	Establishment of money economy and working-class consumer choice, evident in shops, public houses and market halls.	Bethesda High Street. Blaenau Ffestiniog market hall.
	Managerial awareness and control of workers’ healthcare, evident in hospitals.	Dinorwig Slate Quarry Hospital.
Industrial transformation through exploitation of natural resources	Scale, form and organisation of workings, evident in human endeavour shaping relict quarry landforms and underground workings.	All quarries
	Use of topography and geology to work quarries and to tip waste rock, evident in relict quarry landforms and underground workings.	All quarries
	Use of hydrology to power mechanical processing, handling, pumping, maintenance and repair, evident in management of water-resources and structures and equipment.	Waterwheel and turbine in National Slate Museum. Pant yr Afon hydro-power station.
	Use of hydrography to move slate evident in river quays and tidal harbours.	Port Penrhyn. Porthmadog Harbour. Dwyrndd River quays.
	Use of topography to move slate evident in innovative railway systems and other transport technologies	Penrhyn Slate Quarry Railroad. Ffestiniog Railway.
Industrial landscape	Strong connectivity evident in the visual relationship between each element in each Component Part	Ffestiniog Component Part – strong sense of the quarries dominating town and wider environment; railway journey connecting quarries to the sea.
	Strong connectivity evident in the visual relationship between each component and the wider landscape of mountains and sea-coast	Nantlle Component Part – defined area of quarrying and settlement within wider setting which includes Snowdon and the sea.

Summary of key attributes

- Monumental scale of quarries and mines – stepped hillside workings, deep pits, cavernous underground chambers, massive cascading tips, ingenious water systems, bulk handling systems, range of industrial buildings.
- Innovative narrow-gauge railway systems leading to purpose-built coastal export harbours and main-line railways – some remain operational.
- Innovative processing systems – including first known use of circular saw for cutting stone.
- Slate craft skills and use of slate throughout the landscape.
- Grand country houses and estates.
- Workers’ vernacular settlements, showing variations in social context, pattern and scale.
- Chapels and churches, band-rooms, schools, libraries and meeting places, indicating cultural identity and linguistic identity, and aspirations for social justice.
- The Welsh language – place-names.
- Literary tradition associated with The Slate Landscape of Northwest Wales.

The setting of The Slate Landscape of Northwest Wales

Location and setting

The distinctive qualities of this spectacular environment, which extends from mountain-top to sea-coast, convey the challenges of working and living within it. The functional and social linkages within each Component Part show how these were overcome by independent-minded and resourceful people, and by the investment of capital. These historic linkages remain strongly evident and are important to exploring and understanding The Slate Landscape of Northwest Wales. They include the quarries’ visual relationship with workers’ settlements established at the margins of cultivation, and which are often defined by the slate-carrying transport routes that run through them. The sea provides a context for the export of slate to global markets and sets The Slate Landscape of Northwest Wales apart from historically significant slate landscapes on the European continent and in North America.

The landscape aesthetics of mountain, valley-slope, woodland, enclosure and parkland, and the sea are also highly important to the World Heritage Site, by bestowing a sense of place and by making it possible to understand how and why the region has come to be visited, settled and cherished by people inspired by its landscape.

What is setting?

Cadw’s *Setting of Historic Assets in Wales* (2017) outlines the method used to assess the potential impact of development proposals or land-management proposals within their settings.

The setting of any heritage asset includes the surroundings within which it is understood, experienced and appreciated, including its present and past relationships to both historic and natural features. Elements of a setting may make a positive, negative or neutral contribution to the significance of an asset.

Setting is not itself a historic asset, though land within a setting may contain other historic assets. The importance of setting lies in what it contributes to the significance of a historic asset.

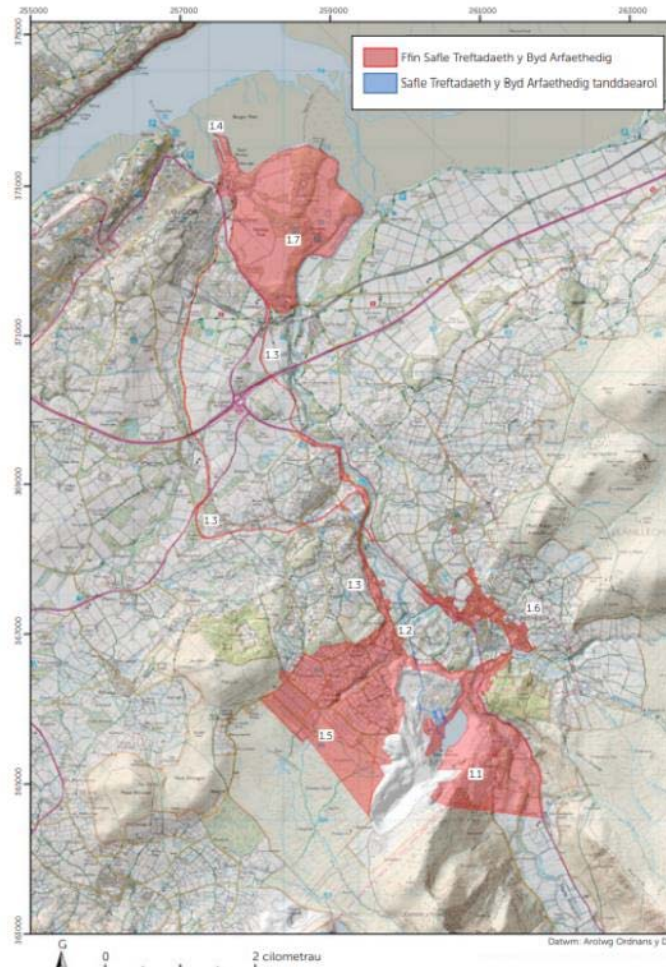
Setting is primarily a visual relationship, but can also include features like noise, activity, or smell associated with the historic asset, or tranquillity or remoteness. In some cases setting can also include functional relationships related to a historic asset such as the extent of a historic estate, a water-catchment area that served historic water-powered machinery, connections between different industrial elements or routes by which industrial materials were transported to markets.

Setting may include a range of factors:

- functional and physical relationships with other structures/historic assets, and how these have changed over time.
- topographic features that influenced its location.
- physical character of the surrounding landscape or townscape, including any formal design or land use.
- the original layout of the historic asset and how this has changed.
- potential buried or archaeological elements surrounding the historic asset.
- views to, from and across the historic asset or place.
- formal or planned vistas.
- the prominence of the historic asset in views throughout the surrounding area.
- views associated with the aesthetic, functional or ceremonial purpose of the asset, for example, defensive sites, beacons or designed landscapes.
- historical, artistic, literary, place-name, cultural or scenic associations might all contribute to the significance of a historic asset.
- other sensory elements — noise, activity, or smell associated with the historic asset.
- tranquillity, remoteness, ‘wildness’. In the mountainous Gwynedd region, the setting is powerful, and the key views are many and expressive; only some of the most significant are described here.

World Heritage Site – Component Parts

Component Part 1: Penrhyn Slate Quarry and Bethesda, and the Ogwen Valley to Port Penrhyn



An area that has been quarried for slate since the Medieval period, but which was developed on an extensive scale from the late eighteenth century onwards by Richard Pennant, Lord Penrhyn, and his heirs. The Component Part includes the relict part of the great stepped Penrhyn Slate Quarry, worked continuously since the late eighteenth century, a water-powered mill complex at Felin Fawr, the railroad and railway that transported the slate to the private harbour at Port Penrhyn, the distinctive and contrasting workers' settlements at Bethesda and Mynydd Llandygai and the quarry-owning family's huge Penrhyn Castle and its vast Park.

Elements:

- 1.1 Penrhyn Slate Quarry - relict stepped benches with extensive areas of slate tipping to either side**
- 1.2 Felin Faw Slate-slab Mills – an historic processing and engineering complex**
- 1.3 The Penrhyn Slate Quarry Railroad and Penrhyn Slate Quarry Railway – two historic systems which exported slate from 1801 to 1962**

- 1.4 Port Penrhyn – the harbour for Penrhyn slates**
- 1.5 Mynydd Llandygai – Settlement; planned housing for quarrymen and their families**
- 1.6 Bethesda – Village; created by quarrymen who preferred not to live on the Penrhyn estate**
- 1.7 Penrhyn Castle and Park – the extravagant neo-Norman dwelling of the Penrhyn family**

Essential Setting

The essential setting of this Component Part is made up of the Ogwen and Cegin valleys, incorporating the entire landscape of slate production and distribution from the quarry northwards to the port for onward shipment. It extends from the quarrymen's town of Bethesda to the parkland and neo-Norman castle of the owning family; from the steep sided slopes of the Carneddau mountains which define the southern limit, to the Arfon coastal plain and to the Menai Straits adjacent to the castle.

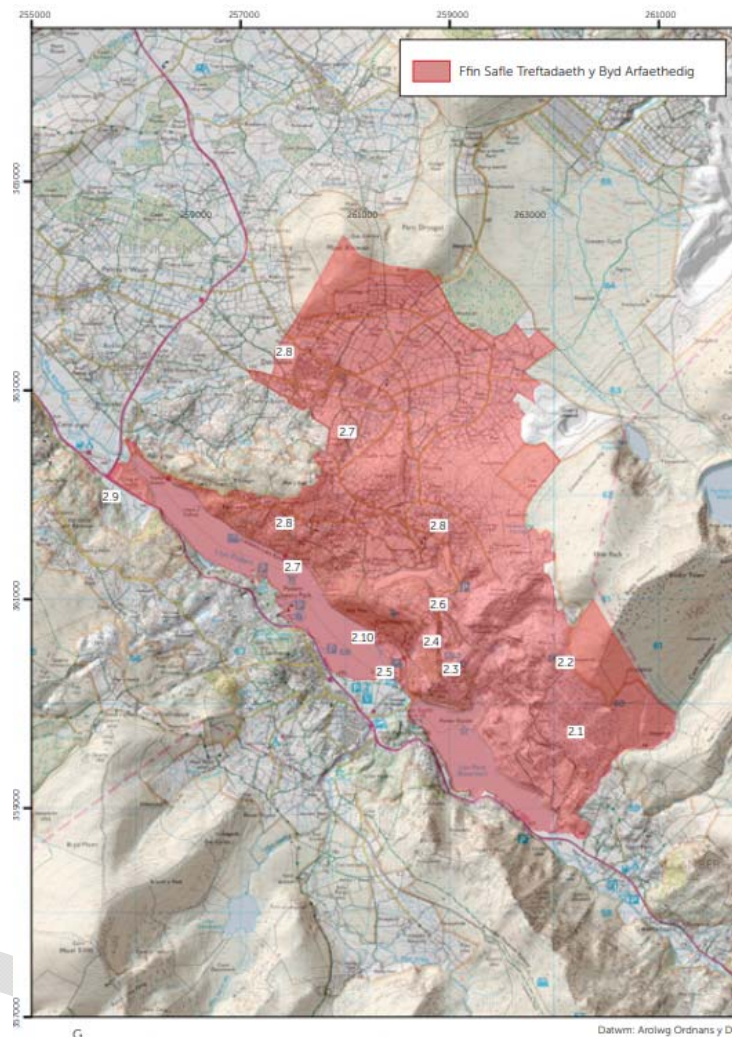
Significant Views

Views within the quarry convey the immense size of the relict workings. Views from the southern part of the relict quarry take in the settlements associated with it, including Penrhyn Castle, as well as the Menai Straits and Liverpool Bay. The 'moving view' for travellers making their way north on the historic Telford post road (the A5) shows how the giant tips of slate rubble have encroached on the pre-existing farmland of Nant Ffrancon, and for those on the Chester-Holyhead railway and the A55, the Neo-Norman keep of Penrhyn Castle dominates the landscape around the northern, coastal end. Views towards the quarry from the castle are for the most part restricted by the trees in the parkland; however, notably the quarry is visible from the 'slate bedroom', a room with public access, in the castle.

Sense of arrival

Key arrival points include turning off the B4409 road into the main quarry landform where the vista of a vast industrial landscape opens up. Arriving at Penrhyn Castle through the park. Travelling through Bethesda along the A5 road – a linear industrial settlement built along a carefully-graded road; the spire of Glanogwen church aligns with the road.

Component Part 2: Dinorwig Slate Quarry Mountain Landscape



This Component Part is dominated by the huge relict Dinorwig Slate Quarry with its stepped galleries, tips of waste rock and processing areas rising 500m from the valley floor at the foot of Snowdon, the former engineering workshops and hospital, now open as museums, extensive worker settlements including barracks, dispersed cottages and the nucleated villages of Deiniolen and Clwt y Bont, and transport systems including the lake, road and railway by which slate was exported

Elements:

- 2.1 **Dinorwig Slate Quarry – an extensive relict slate quarry**
- 2.2 **'Australia' Gallery – mills and buildings in an area of the quarry too remote to be scrapped, retaining their machinery**
- 2.3 **Anglesey Barracks – in Dinorwig Slate Quarry, accommodation for workmen who lived too far away to commute daily**
- 2.4 **V2 Inclined Plane/Vivian Slate Quarry – a working counterbalanced inclined plane in a separate department of the Dinorwig Slate Quarry**

- 2.5 Dinorwig Slate Quarry Engineering Complex Now the National Slate Museum**
- 2.6 Dinorwig Quarry Road Systems – the drag, the Dinorwig quarry road and the Fachwen quarry road**
- 2.7 The Dinorwig Slate Quarry Railroad and Railway which between them exported slate from 1825 to 1961**
- 2.8 Deiniolen, Clwt y Bont, Dinorwig and Fachwen– Settlements; quarry villages and cottages**
- 2.9 Craig yr Undeb – [‘Union rock] - a natural outcrop where the North Wales Quarrymen’s Union meetings were held**
- 2.10 Dinorwig Slate Quarry Hospital – now open as a museum**

Essential Setting

This Component Part is aligned with the topography of the Elidir and Snowdon mountains and the valley floor between, with its two long, narrow lakes, extending north-west to Penllyn bridge. As well as the very evident impact of industry (hydropower as well as slate-quarrying), the setting is picturesque, with Dolbadarn Castle dominating the spur between the lakes.

The upland quarry settlements of Deiniolen, Clwt y Bont and Dinorwic are located on a natural shelf overlooking the Arfon coastal plain. The settlements at Fachwen are wooded but offer occasional views over Padarn Lake.

Significant Views

The distinctive landform of the quarry is vividly demonstrated by the view across Peris lake from the A4086 road, as well as by the prospect afforded to people ascending Snowdon on foot or by train. A public viewpoint within the Council owned part of the quarry offers views over the entire Component Part as well as of Snowdon and the Arfon coastal plain to the Menai Straits and to Anglesey. It also demonstrates the distinctive geology of the Cambrian slate vein. The view from Penllyn bridge, on the outflow from Padarn lake, towards to the south-east encompasses the Snowdon and Elidir peaks as well as Dolbadarn Castle and illustrates Padarn lake’s role as a transport axis. These can be seen more clearly, after a short climb, from Craig yr Undeb.

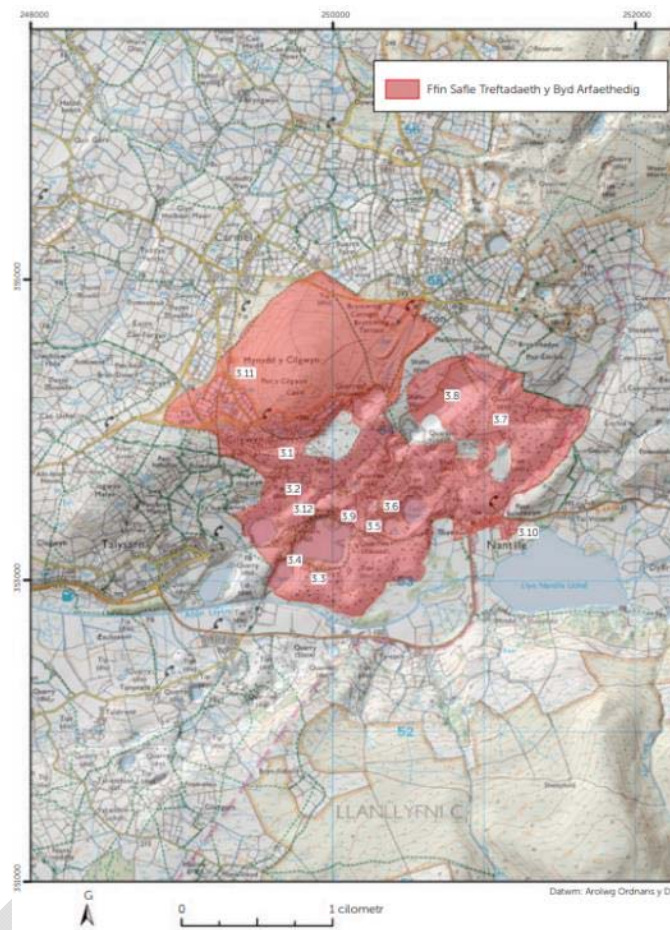
The industrial landscape is evident from the main station at Gilfach Ddu on the Llanberis Lake Railway; the lake-shore route takes in vistas of Snowdon.

The areas immediately upslope from Deiniolen, Clwt y Bont and Dinorwic offer views which illustrate the distinctive nature of these self-contained quarry villages and scattered small holdings, set in a bowl on the hillside.

Sense of arrival

Arriving on the A4086 road from Bangor, Caernarfon or Pen y Pass – an industrial landscape opens up within the natural environment of lake and mountain. Arrival at the National Slate Museum – an impressive quadrangular building with echoes both of a stable-block on a country estate and a fort becomes apparent.

Component Part 3: Nantlle Valley Slate Quarry Landscape



Nantlle Component Part is a multi-period valley which sweeps from the foothills of the Snowdon massif to the Arfon plain and to the sea. It includes the open-pit slate quarries up to 150 meters deep, extensive tips, relict processing buildings, a monumental Cornish steam pumping engine in its original engine-house, associated worker settlements, including a village, squatters' cottages and adapted agricultural buildings, and the Stephenson-engineered railway by which slate was exported.

Elements:

- 3.1 Cilgwyn Slate Quarry**
- 3.2 Blaen y Cae Slate Quarry 'Blondin' Ropeway**
- 3.3 Dorothea Slate Quarry**
- 3.4 Dorothea Slate Quarry Cornish Beam Engine**
- 3.5 Pen y Bryn/Cloddfa'r Lôn Slate Quarry – Dwellings, Slate-mill, Barracks and Chain Incline Ropeway**
- 3.6 Pen y Bryn/Cloddfa'r Lôn Slate Quarry Water-driven Pump System**
- 3.7 Pen yr Orsedd Slate Quarry**
- 3.8 Pen yr Orsedd Slate Quarry 'Blondin' Ropeway**
- 3.9 The Nantlle Railway**
- 3.10 Nantlle – Village**

3.11 Settlements on Cilgwyn Mountain

3.12 Plas Tal y Sarn and Tal y Sarn farmhouse

Essential Setting

This Component Part is aligned with the east-west ridges of the Nantlle Valley, closed off at its eastern limit by the mountain pass of Drws y Coed, but opening out to the west into a lowland landscape. Some of the quarries are enclosed by tips of slate rubble and by woodland, others, particularly on the upper slopes, look out over the valley

Significant Views

The road running on the rubble tips of Cilgwyn Slate Quarry, near the northern limit of the Component Part, offers views which encompass the summit of Snowdon to the east, the Nantlle ridge to the south, and, to the west, the sea extending down the Llŷn Peninsula. On a clear day, Ireland is visible, the historic destination for much of Cilgwyn slate. This also provides a vantage point for the quarries themselves, illustrating their characteristic geology and technology.

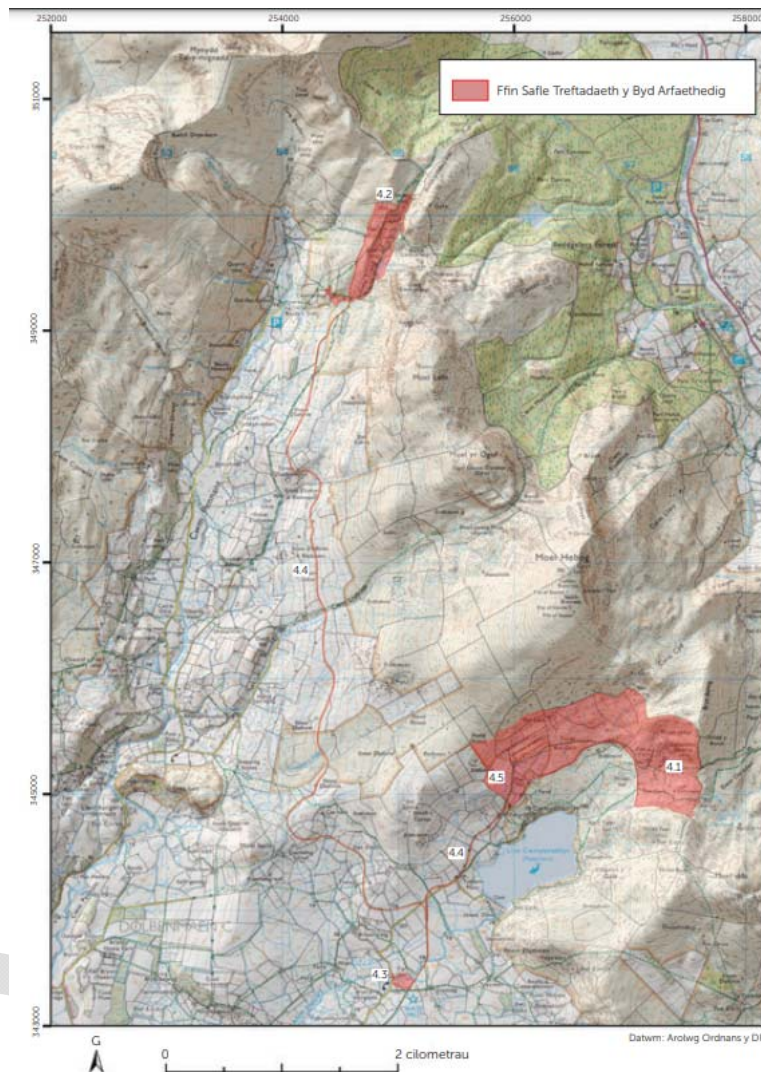
Locations on the lower valley sides and valley floor are more enclosed, and an important characteristic of this landscape is the way in which wooded areas and fields from before the period of quarrying survive, where it is occasionally possible to avoid views of industrial activity and experience an earlier period of the valley's history. The village of Nantlle is dominated by tips of waste rock. The vista along the course of the railway into Dorothea Quarry, with its distinctive double arches, is striking. The flooded pits themselves offer spectacular views.

Dorothea Quarry is an enclosed landscape-within-a-landscape, surrounded by tips of waste rock. Tree-growth since the closure of the quarry in 1970 partially obscures the way that the Cornish beam engine stands on a ridge between the two pits it once pumped. The most famous view of the Nantlle valley, depicted by Richard Wilson in 1765-6, is much changed due to the development of quarrying, though the vista it depicts, looking eastwards towards the summit of Snowdon, can be enjoyed from where the B4418 road crosses the outlet of Nantlle lake.

Sense of arrival

Arrival by road at either end of the Nantlle Valley, east or west presents a landscape in which tips of slate rubble dominate, contrasting strongly with the improved farmland to either side and with the picturesque mountain views. Arrival within Dorothea Quarry along the footpaths/Snowdonia Slate Trail is dominated by the sight of the huge flooded quarry pit and towering bastions.

Component Part 4: Gorseddau and Prince of Wales Slate Quarries, Railways and Mill



This short-lived quarrying area, operating in the mid nineteenth century, is notable for the survival of features often lost at more commercially successful operations. It includes the isolated Gorseddau Slate Quarry and Prince of Wales Slate Quarry both worked on a similar principle to Penrhyn Slate Quarry with stepped galleries with inclined plane access; the railways that served the two quarries, a deserted workersettlement at Treforys and the dramatic Ynyspandy slate-slab mill.

Elements:

- 4.1 Gorseddau Slate Quarry – a relict slate quarry**
- 4.2 Prince of Wales Slate Quarry – a relict slate quarry**
- 4.3 Ynyspandy Slate-slab Mill – a striking and architecturally ambitious structure**
- 4.4 Gorseddau Railway and Gorseddau Junction and Portmadoc Railway – railways serving the two quarries**
- 4.5 Treforys Village – an abandoned settlement built to house the workforce**

Essential Setting

This Component Part is defined by two remote valleys, Cwm Pennant and Cwmystradllyn, which unite near the Ynyspandy slate-slab mill. The quarries are located at the heads of their respective valleys; in the case of the Prince of Wales quarry its higher floors are at the level of the pathway from Rhyd Ddu that leads through the mountain pass Bwlch y Ddwy Elor into Cwm Pennant. This is a quiet and remote area with few farms or houses, given over to sheep-grazing, without any of the sense of continued activity that characterises the other Component Parts.

Significant Views

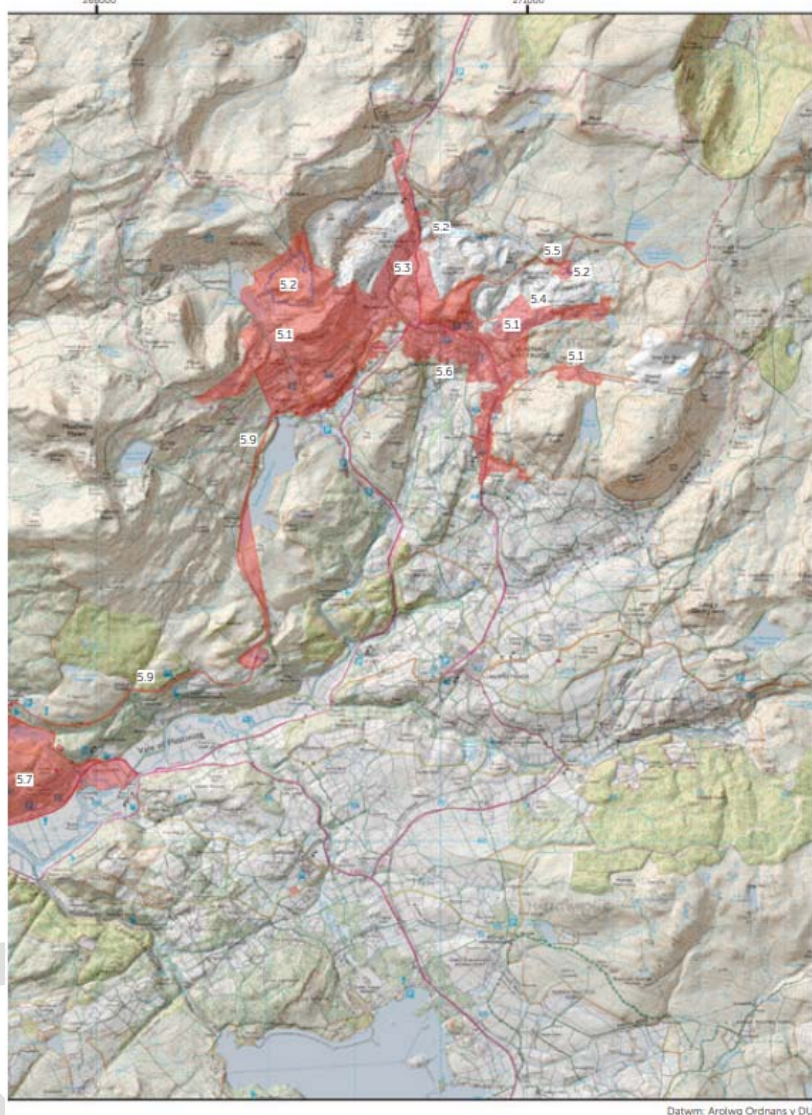
A long-distance vista from the A487 road where it crosses the Cedron stream takes in both valleys; one line of sight from this point takes in Ynyspandy slate-slab mill with the quarry beyond. The mill is itself a spectacular and iconic skyline feature, particularly when viewed from the minor roads to its west and south. The path through Bwlch y Ddwy Elor offers a magnificent vista of Cwm Pennant.

Sense of arrival

The approach to Ynyspandy Slate-Slab Mill along the minor road from the A487 road leads to a striking building resembling an abbey. Along the walk to Gorseddau Quarry along the railway and the revetted wall, an industrial site gradually unfolds. The climb to Prince of Wales Quarry reveals a hidden location.

Component Part 5: Ffestiniog: its Slate Mines and Quarries, ‘city of slates’ and Railway to Porthmadog





This Component Part includes the quarries and underground mines, associated tips and mills overlooking the quarrymen’s town of Blaenau Ffestiniog, with its formal urban organisation; also Plas Tan y Bwlch, formerly the home of a major quarry owning family, slate-quays on the Dwyryd river, Porthmadog Harbour and the innovative slate-carrying Ffestiniog Railway.

Elements:

- 5.1 Ffestiniog Slate Quarries – Surface Landform**
- 5.2 Ffestiniog Slate Quarries – Underground Workings**
- 5.3 Pant yr Afon Hydro-power Station**
- 5.4 Diffwys Slate Quarry Mill**
- 5.5 Maenofferen Slate Quarry Main Complex**
- 5.6 Blaenau Ffestiniog Town; an industrial town built to house quarrymen and their families**

- 5.7 Plas Tan y Bwlch – a quarry-owner’s home, now the Snowdonia National Park residential study centre**
- 5.8 Slate-quays on the Dwyryd River – early slate export routes**
- 5.9 The Ffestiniog Railway – built to connect the quarries with the sea, still operational as a visitor attraction**
- 5.10 Porthmadog harbour – the shipping point for Ffestiniog slate**

Essential Setting

The essential setting of this Component Part extends from the mountainous landscapes above the quarries and town of Blaenau Ffestiniog along the partwooded Dwyryd Valley with its vistas of Harlech Castle, to the Traeth Mawr, the spectacular mountain environment of Cnicht and the Moelwynion beyond, and the bowl of the Croesor Valley distantly apparent beneath them.

Significant Views

The extent and topography of this Component Part is such that significant views are many. In the region of Porthmadog, the view of the harbour, the bay, the Ffestiniog Railway and its workshops are striking. They can be appreciated from a train crossing the Cob embankment, which offers a vista to the north-east over the reclaimed land towards Cnicht mountain. Other significant moving views from the railway include: the vista from Tan y Bwlch over the Dwyryd river and its quays, with a distant prospect of Harlech Castle; the three railway routes, one active and two relict, over a spur of the Moelwyn mountains; and the unfolding vista of the quarries and the town of Blaenau Ffestiniog as the train reaches the upper terminus, and moves from a mountainous to an urban environment, threading its way through the houses of Tan y Grisiau. The circuitous formation of the railway itself is readily apparent to passengers who can observe the steam locomotive pulling their train on this popular visitor-attraction.

Passengers on the branch-line railway from Llandudno Junction arrive in this Component Part after a journey through a long tunnel which leaves behind a rural landscape and emerges into the powerful relict industrial environment of the Ffestiniog quarries, dominated by tips of waste rock.

For travellers arriving by road from the north, the sudden prospect of the entire landscape on reaching the summit of the A470 over the Crimea Pass is striking – quarries and slate tips in the foreground, wooded hills beyond and the sea in the distance. The A496 road approach to the town from the south offers striking skyline features in the vicinity of Tan y Grisiau. The town itself is dominated by the sharply rising slopes and the spectacular tips of waste rock around it. The contrast between its winding roads with very different buildings and its formally organised squares of large terraces is evident. The former course of the Ffestiniog Railway through Diffws (where the public conveniences are located in the former station) and the quarry incline on the same alignment is a significant axis.

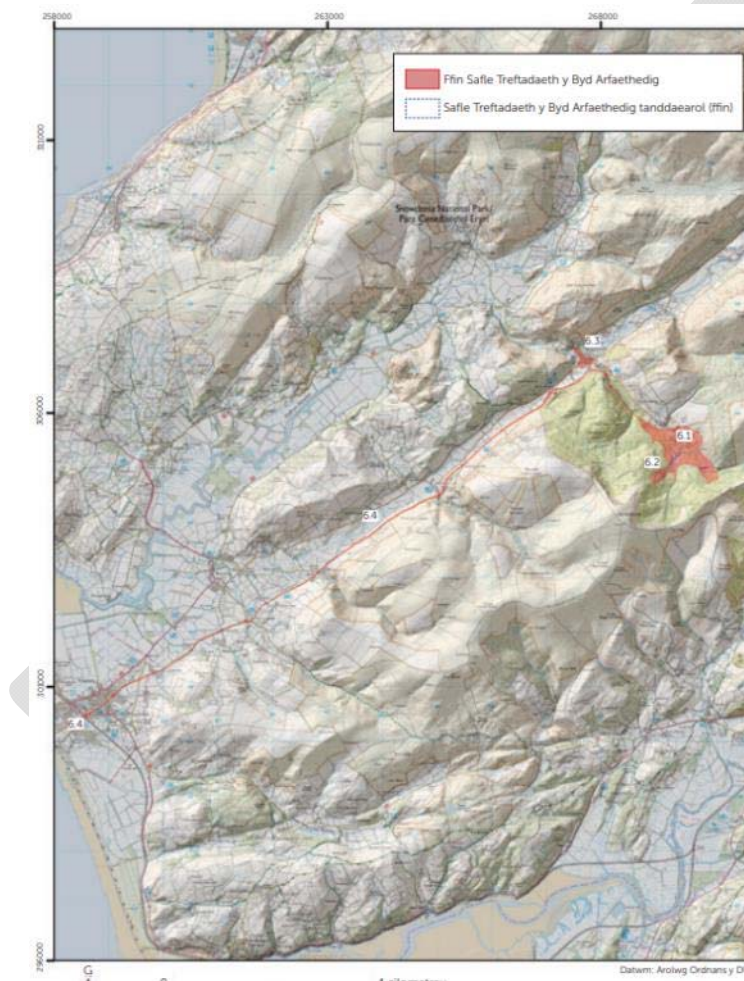
The quarries offer striking views which encompass the full extent of this Component Part, the surrounding mountains, the estuary and the sea.

Sense of arrival

Journeys by train – both the gradual sense of approaching an industrial landscape after the scenic beauties of the Ffestiniog Railway and the dramatic reveal of an industrial landscape upon emerging out of the tunnel on the mainline from Llandudno.

The road journey over Crimea Pass – the scale of quarry workings suddenly becomes apparent, with the long vista over the rural environment and towards the distant prospect of the sea.

Component Part 6: Bryneglwys Slate Quarry, Abergynolwyn Village and the Talyllyn Railway



Bryneglwys quarry and underground workings shows the influence of extractive techniques from Nantlle and Ffestiniog; this Component Part includes the company village of Abergynolwyn, its Lancashire-pattern reflecting Manchester capital, and the Talyllyn Railway, the first slate quarry railway built for steam traction and to connect with the main line rather than the sea – also a pioneering railway preservation project emulated worldwide.

Elements:

- 6.1 Bryneglwys Slate Quarry Surface Landform and Chain-incline Ropeway**
- 6.2 Bryneglwys Slate Quarry Underground Workings**

- 6.3 Abergynolwyn – Village; a settlement built by quarry owners to house their workforce**
- 6.4 Talylyn Railway – built to connect the Quarry with the sea, still operational as a visitor attraction**

Essential Setting

In some respects, this is the least immediately evident of the Component Parts. The quarry is located within a remote forested tributary valley where the setting is defined by the surrounding ridge tops. The village of Abergynolwyn lies on the floor of the main valley. The upper part of the railway runs on a contour formation but as it approaches Tywyn, it makes its way between fields of lowland pasture and reaches its lower terminus in a cutting.

Significant Views

Part of Bryneglwys Quarry is afforested but its valley-slope location offers views over most of the industrial landform. The Talylyn Railway runs through an environment that is mostly unchallenging in engineering terms, but which has preserved its historic character since the 1860s. Views of the railway comprise the iconic mid-Victorian station buildings and infrastructure, including trains crossing Dolgoch viaduct.

Sense of arrival

Arriving by road offers visitors views of a steep-sided valley. Passengers on the Talylyn Railway, whether they begin their journey at Tywyn or Abergynolwyn, immediately sense a complete nineteenth-century railway system. The quarry is not apparent from the upper railway terminus at Nant Gwernol but the adjacent inclined plane, visible from the platform, provides a context for the railway's purpose as a slate-carrier. The village of Abergynolwyn retains the feeling of a nineteenth-century industrial community created in a mountainous Welsh environment.

APPENDIX 2

Relevant Local Plan Policies from the Joint Anglesey and Gwynedd and Eryri Local Development Plans. *(To note this is not an exhaustive list)*

Policies from Anglesey and Gwynedd Joint Local Development Plan 2011 – 2026

- POLICY PS 20: PRESERVING AND WHERE APPROPRIATE ENHANCING HERITAGE ASSETS
- POLICY AT 1: CONSERVATION AREAS, WORLD HERITAGE SITES AND REGISTERED HISTORIC LANDSCAPES, PARKS AND GARDENS
- STRATEGIC POLICY PS 5: SUSTAINABLE DEVELOPMENT
- POLICY PCYFF 2: DEVELOPMENT CRITERIA
- POLICY PCYFF 3: DESIGN AND PLACE SHAPING
- STRATEGIC POLICY PS 7: RENEWABLE ENERGY TECHNOLOGY
- POLICY CYF 6: REUSE AND CONVERSION OF RURAL BUILDINGS, USE OF RESIDENTIAL PROPERTIES OR NEW BUILD UNITS FOR BUSINESS/INDUSTRIAL USE
- STRATEGIC POLICY PS 14: THE VISTOR ECONOMY
- POLICY TWR 1: VISITOR ATTRACTIONS AND FACILITIES
- POLICY TWR 2: HOLIDAY ACCOMODATION
- POLICY TWR 3: STATIC CARAVAN AND CHALET SITES AND PERMANENT ALTERNATIVE CAMPING ACCOMMODATION
- POLICY TWR 5: TOURING CARAVAN AND TEMPORAY ALTERNATIVE CAMPING ACCOMODATION
- STRATEGIC POLICY PS19 – CONSERVING AND WHERE APPROPRIATE ENHANCING THE NATURAL ENVIRONMENT
- POLICY AMG 2: SPECIAL LANDSCAPE AREAS
- POLICY AMG 3: PROTECTING AND ENHANCING FEATURES AND QUALITIES THAT ARE DISTINCTIVE TO THE LOCAL LANDSCAPE CHARACTER
- POLICY AT 2 : ENABLING DEVELOPMENT
- POLICY AT 3: LOCALLY OR REGIONALLY SIGNIFICANT NON-DESIGNATED HERITAGE ASSETS
- POLICY PS 22: MINERALS

Policies from the Eryri Local Development Plan 2016-2031

- Strategic Policy A: National Park Purposes and Sustainable Development
- Development Policy 1: General Development Principles
- Strategic Policy D: Natural Environment
- Development Policy 2: Development and the Landscape
- Development Policy 3: Energy
- Strategic Policy Ff: Historic Environment
- Development Policy 6: Sustainable Design and Materials
- Development Policy 7: Listed and Traditional Buildings
- Development Policy 8: Protection of Non Designated Sites
- Strategic Policy H: A Sustainable Rural Economy

APPENDIX 3

Table 1. Identifies some Typical Development Scenarios and the main Planning Considerations for the WHS and its essential setting.

Development Scenario and Location	Development Type	Planning Considerations
Small scale development within the WHS and its essential setting.	<ul style="list-style-type: none"> • Householder extensions • Changes of use • Minor tourist proposals (toilets, small parking, and picnic areas) • Minor Visitor accommodation proposals 	<ul style="list-style-type: none"> • Will normally be acceptable if in accordance with planning policy • Acceptable design and use of materials • Consider impact on neighbours • Check whether a listed building, within a conservation area or affecting ancient monument. Refer to page 7 of guidance. • Check pre-application enquiry advice. Refer to page 16 of guidance
Development of one dwelling or more including conversions or the creation of 100m ² of floorspace within the WHS.	<ul style="list-style-type: none"> • Residential development • Industrial development • Larger scale tourist and visitor accommodation proposals. • Agricultural development 	<ul style="list-style-type: none"> • Design and Access Statement required. Refer to page 10 of guidance. • The overall implications on the WHS. Refer to Appendix 1 and the main guidance. • Pre-application enquiry advisable. Take account of feedback and discussion with L.P.A. • Ensure compliance with national and local planning policies. • Consider any appropriate mitigation measures
Major development within the WHS, its essential setting, significant views, and surrounding areas. Housing (10 or more units)	<ul style="list-style-type: none"> • 10 or more dwellings • Outline planning applications on 0.5 hectares or more where number of dwellings not specified. • Buildings where floor space is 1000m² or more 	<ul style="list-style-type: none"> • Design and Access Statement Required(apart from mining and waste proposals). Refer to page 10 of guidance. • Statutory pre-application consultation required. Refer to page 17 of guidance.

	<ul style="list-style-type: none"> ● Mining ● Waste development ● Renewable energy ● Development on site area of 1 hectare or more. 	<ul style="list-style-type: none"> ● The overall implications on the WHS, its essential setting, significant views, and surrounding areas. ● Pre application enquiry highly advisable. Take account of feedback and discussion with L.P.A. and consultees. ● Ensure compliance with national and local planning policies. ● Wider landscape/setting implications arising from larger proposals. ● Environmental Impact Assessment may be necessary ● Consider any appropriate mitigation measures.
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DRAFT

ITEM NO. 5.2

MEETING	Planning and Access Committee
DATE	October 20 2021
TITLE	Summary of LUC's assessment of the Awel y Môr wind farm S/LVIA
REPORT BY	Sion Roberts (Planning (Policy) Officer)
PURPOSE	Present a background to the Awel y Môr proposal, to the appointment of the LUC and the recommendations from their SLVIA review.

1. BACKGROUND

Awel y Môr Offshore Wind Farm is a project being developed by RWE Renewables (RWE) to the west of the existing Gwynt y Môr Offshore Wind Farm offshore of Bae Colwyn. It is located approximately 10.5km off the Welsh coast in the Irish Sea, with a maximum total area of 106km². In February 2017, The Crown Estate invited operators of existing UK offshore wind farms for expressions of interest regarding the possible extension of their projects and RWE expressed an interest in creating an extension to its existing Gwynt y Môr offshore Wind Farm.

By summer of 2019, the Crown Estate had concluded a Habitats Assessment for Awel y Môr Offshore Wind Farm and had also announced an Agreement for Lease for extension projects.

Since then, and as of April 2021, the project is currently within the pre-application, development stage. This has included numerous stakeholder and community engagement meetings and events, including a non-statutory virtual public consultation held in Nov-Dec 2020. RWE has adopted the Evidence Plan process and formed expert topic groups (ETGs) on various subjects, such as those seen below, and have also been discussed separately regarding their onshore and offshore impacts;

- Ecology (both onshore and offshore)
- Archaeology and Cultural Heritage
- Seascape and Landscape & Visual (SLVIA)
- Human Environment (e.g. traffic and transport, air quality, noise, tourism)

During an SLVIA meeting in January 2021, stakeholders were given an update on the project as a whole and the site selection process and stakeholders were asked to present their views on preferred options of design and location.

Following these discussions within the expert topic groups, and internally within RWE, the project has moved towards a “design freeze” scenario and settled on specific options for the project.

The design freeze includes a reduction in the total size of the array area (from 106km² to 88km²), and selection of the preferred on and offshore cable corridors. RWE retain flexibility within the corridors, and with regards the scale and number of wind turbine generators (WTGs; currently specified as 91 WTGs with a rotor diameter of 220m and max blade tip height above mean high water springs (MHWS) of 252m; or 48 WTGs with a rotor diameter of 300m and max blade tip height above MHWS of 332m). This would be double the height of those currently seen at Gwynt y Mor for example.

This design freeze informs the production of the Preliminary Environmental Information Report (PEIR) which is the subject of a statutory consultation period between August 31 2021 until October 11 2021.

In light of this, in a North Wales Policy Officers Group meeting during early 2021, the seven North Wales Local Planning Authorities decided to commission a landscape specialist in order to undertake the relevant and necessary assessment of the RWE commissioned S/LVIA on their behalf. The Authorities included; Snowdonia National Park, Gwynedd Council, Ynys Môn County Council, Conwy County Borough Council, Denbighshire County Council, Flintshire County Council and Wrexham County Borough Council. This included the offshore impact of the wind farm itself and the onshore impact of the substation and related infrastructure. Snowdonia National Park was appointed as the lead authority on this specific project.

2. PURPOSE

The purpose of the S/LVIA review in terms of outputs from the appointed consultant was to;

- Undertake an appraisal of the S/LVIA (offshore/onshore), undertaken with a particular emphasis on the impacts on the seven North Wales Authorities.
- Assess how well the S/LVIA addresses the effects of the project on the special qualities within each of the LPA areas, be that natural beauty, seascape, tranquillity or tourism etc. (as identified in the relevant management plans) and the combined assets such as the Wales Coast Path, tourism/leisure etc
- Consideration of the effects on these in relation to the Wales Marine Plan and published seascape character assessments.
- Liaise with NRW
- Provide advice to the seven Authorities in the client group on potential impacts to enable them to provide an informed response to the application (this would probably best be done through a presentation to the North Wales Planning Officers Group (NWPOG) or North Wales Planning Policy Officers group – or both together - via zoom).
- A finalised written document, so it can be used by the Local Planning Authorities as a future reference document. This would be an electronic copy (no need for printed/hard copies)

3. CURRENT POSITION

Following a process of contacting potential consultants, and the submission of bids, the LUC were appointed to undertake this work on behalf of the North Wales Authorities. A draft report/SLVIA review was prepared during early September 2021. Some of the key National Park references within the report which helps form our view of the proposed development, are shown below.

Within the report, viewpoints, routes, landscape character areas and seascape character areas within (or relevant to) the National Park selected for the purpose of the SLVIA are discussed, as is the impact on them.

Viewpoint	SLVIA Effect (as noted in the RWE commissioned SLVIA)	LUC comment
Carnedd Llywelyn	Significant	Agreed
Conwy Mountain	Significant	Agreed
Wyddfa Summit	Non-significant	Agreed
Tal y Fan	Non-significant	Not agreed: the SLVIA acknowledges that “(movement) and structures of 48 WTGs visible as prominent elements within the seascape, close to the horizon” and that these would “extend across the seascape behind the Great Orme and to either side of it”. The strong vertical forms of the WTGs would contrast strongly with the landform of Great Orme and both their presence and perceived scale would alter the relationship between land, extending out from SNPA, and sea. The contrasting scale between AyM and GyM is very noticeable here. This would suggest a significant effect at this viewpoint.
Foel Fras	Significant	Agreed
Above Capelulo	Significant	Agreed

Routes	SLVIA Effect (as noted in the RWE commissioned SLVIA)	LUC comment
Wales Coast path – Section 1	Locally significant but otherwise non-significant	Agreed
Landscape Character Areas	SLVIA Effect (as noted in the RWE commissioned SLVIA)	LUC comment
LCA 1 – Northern Uplands (Ucheldir y Gogledd)	Non-significant	<p>Not agreed: the SLVIA suggests that the “northerly areas of the LCA are those that are at closest proximity to the AyM wind farm array area and the higher levels of magnitude of change in views as a result. These areas generally coincide with areas where there is the strongest existing human influence on character through visibility of existing development which is detrimental to the qualities of tranquility, remoteness and wildness. The further impact on the characteristics of these areas through the introduction of Aym wind farm as part of their setting would not result in a marked change to their character.” However ZTV coverage and the SLVIA assessment of viewpoints recognises that impacts would be more widespread than the northerly areas of the LCA. Upland areas such as Tal y Fan, Foel-fras and slopes above the Conwy Valley (including Moel Eilio and Cefn Cyfarwydd) would be affected by a scale of development not evident in the baseline landscape character and there is potential for significant landscape effects,</p>

		either locally or generally, to result from the proposed development.
LCA 2 – Carneddau Range (Y Carneddau)	Non-significant	Agreed
Seascape Character Areas	SLVIA Effect (as noted in the RWE commissioned SLVIA)	LUC comment
SCA 2 – Conwy Bay	Locally significant but otherwise non-significant	

With regards to the Wales Marine Plan, “Policy SOC_06 – Designated Landscapes” within it notes that “*proposals should demonstrate how potential impacts on the purposes and special qualities for which National Park or Areas of Outstanding Natural Beauty have been designated have been taken into consideration*”. It also notes that proposals should;

- Avoid adverse impacts on designated landscapes; and/or
- Minimise impacts where they cannot be avoided; and/or
- Mitigate impacts where they cannot be minimised

In their review of the SLVIA, the LUC note that “*it is clear from this review of the SLVIA that there will be significant adverse impacts on designated landscapes of Anglesey AONB and Snowdonia National Park...Efforts have been made to minimise these effects through reducing the site area, however further mitigation is unlikely to be possible*”.

In terms of potential mitigation, it is noted that no mitigation of the significant effects is feasible other than further changes to the design. The applicant (RWE) has reduced the extent of the turbine array however the SLVIA still finds significant adverse effects on landscape character and views. It would require a further reduction in the extent of the array to achieve effective mitigation. Reduction in turbine height has not been discussed in the SLVIA as a means of mitigating impacts, despite it being a key concern. The LUC review indicates that findings of significant effects do not vary according to which Maximum Development Scenario is considered. This suggests that turbines of 252m in height would have the same spread of significant effects as turbines of 332m, and that turbines would have to be substantively smaller to achieve effective mitigation.

The LUC conclude the impact on the National Park to be the following;

- *Significant effects reported in the SLVIA at 2 viewpoints at Carnedd Llywelyn and Conwy Mountain. In addition we suggest that there will be a significant effect at Tal y Fan where the views to the turbines will contrast with Great Orme, and the different scale of turbines at AyM and Gwynt y Môr (GyM) would be very noticeable*
- *Locally significant effects along section I of the Wales Coast Path*

- *No significant effect on LCAs identified in the SLVIA, although we suggest that LCA01 (Northern Uplands) would potentially have significant effects*
- *Locally significant effects are reported in the SLVIA on seascape character (SCA Conwy Bay). We would argue that these effects are more widespread across this area as the turbines would alter the perceived scale of the Great Orme from much of the SCA*
- *In terms of special qualities, seascape and sea views are not one of the special qualities relevant to the SNPA designation, and we agree that there would be no significant effects on the relevant special qualities of 'diverse landscapes' and 'tranquility and solitude'.*
- *We agree there will be no significant effects on views from the Dark Sky Reserve due to the distance and influence of existing lighting outside the SNP.*

4. RECOMMENDATION

The cumulative effect of the new proposed wind farm alongside the current ones seen at Gwynt y Mor and Rhyl Flats would mean that the cone of sight and sea horizon will be disrupted even further by wind turbines, particularly when considering that the proposed turbines would be double the height of those nearby currently. These impacts will include significant adverse effects from certain viewpoints and parts of the landscape in the National Park.

As a result of the assessments undertaken by the LUC and the work done previously by officers we recommend that the Authority object to/and express concerns about this proposal. We recommend that further mitigation measures are explored, whether those are in terms of reducing the extent of the array; the reduction of the turbine height; or both.

ITEM NO. 5.3

MEETING	Planning and Access Committee
DATE	October 20th 2021
TITLE	Eryri Local Development Plan – Annual Monitoring Report for 2020-21
REPORT BY	Principal Planning Policy Officer
PURPOSE	To discuss and approve the content of the Annual Monitoring Report for 2020-21

1 BACKGROUND

- 1.1 The revised Eryri Local Development Plan 2016-2031 (LDP) was adopted on the 6th of February 2019. Monitoring the Eryri LDP is a continuous process and does not end once the plan is adopted. The enclosed Annual Monitoring Report aims to demonstrate the extent to which the Eryri LDP strategy is being achieved, whether the policies are working or not or where there is a policy 'void'. Flexibility within the LDP system allows adjustments and revisions to be made to policies, making the plan relevant and responsive to change. Such adjustments, if required, can be made in a formal review of the LDP which is required every four years.
- 1.2 An internal discussion document was prepared for the Authority's Members Working Group in June 2020 to understand the implications of Brexit, Coronavirus pandemic and changes in national policy on the National Park area and the Eryri LDP and identify any gaps in the existing evidence and what needs to be updated. Officers received valuable feedback from members which has informed this years' Annual Monitoring Report.
- 1.3 This is the second Annual Monitoring Report (AMR), since the adoption of the revised Eryri LDP and it covers the period April 2020 to the end of March 2021. The AMR is submitted to the Welsh Government by the 31st of October each year.
- 1.4 Early indications from this years' Annual Monitoring Reports (AMR's) does point out that changes will be necessary due to the consequences of Brexit and the Coronavirus pandemic, changes in national policy such as the publication of the Future Wales National Plan 2040 as well as the performance of certain aspects of the Plan.

Indication of the likely changes to the Plan have been included at the end of each Chapter under the heading “**Further research and consideration to inform a review of the Eryri LDP**” in this years’ Monitoring Report. It is important for members to consider these and to suggest any further changes that may be required based on the evidence contained in Monitoring Report.

2 MAIN FINDINGS OF THE AMR (2020-2021)

2.1 The conclusions for the annual monitoring report indicate that:

- There have been no significant developments permitted which undermine the statutory purposes of the National Park or the strategic policies of the Plan (2016-2031).
- The Eryri LDP policies have been effective in determining land use planning applications and in defending appeals.
- The number of new planning permissions granted for housing units during 2020/2021 was 34 units which is an increase from last years’ figure of 14 units.
- The number of housing completions for 2020/2021 was 38, a considerable increase from last years’ completion figure of 14 units and the highest completion figure since 2015. However, the completion figure is still below the average annual housing requirement target (of 51 units). The amended housing trajectory graph in Chapter 5 shows the annual shortfall against the Average Annual Requirement (AAR) in 2020/21 with completions 13 units below what was anticipated (51 AAR vs 38 actual completions, - 25% in percentage terms). There has been a dip in the number of housing completions in recent years, with 20 units in 2016/17, 28 in 2017/18, 17 in 2018/19, and 14 in 2019-20. There has also been a general trend in lower completions since 2015 at an all Wales level, and the low completion figures in recent Annual Monitoring Report seem to reflect this national trend.
- A trend of low completions recognised by previous AMR’s was taken into account during the revision of the ELDP. Changes were made to the housing policy by increasing the threshold before requiring affordable housing provision within settlements, the continuing low number of permissions and completions suggest the change in policy has not yet had the desired impact. The low numbers might also be related to the overall housing market condition and borrowing environment and that developers and small builders are much more risk averse in the current economic climate.
- The 2018 based household projections for the National Park were published in May 2021. These projections estimate that between 2018 and 2028 the population of the Park will decrease by 1.92%. During the same period the households in Snowdonia is projected to increase by 40 units (0.3%), a very modest increase within a 10 year period. A falling population and slower new household formation rates suggests that a lower overall housing requirement figure may be more suitable when revising the LDP. A lower housing requirement figure would also reflect past completions and the current housing development industry’s ability to deliver within the National Park.

- The number of affordable housing permitted in 2020/21 was 14 units. This is a considerable increase on 2 units for the 2019-20 period, but remains below the trigger point of 21 for the 2nd consecutive year of monitoring.
- The total number of affordable dwellings completed for the period April 2020 to end of March 2021 was 19 (50% of all completions). This is a considerable increase on 3 units for the 2019-20 period, and is just short of the trigger point of 21.
- All planning applications granted for housing since adopting the LDP have been determined in accordance with Strategic Policy C: Spatial Development Strategy and therefore complied with the main spatial strategy outlined in the Plan. Due to the relatively small scale of new development and therefore low number of housing units within the National Park, unanticipated development on a windfall site or a large site completed within one year can result in exceeding the % target for a given settlement tier for that particular year and can have a profound impact on the % target. The target for Local Service Settlements has been met, after falling below the trigger point during 2019/20. For Secondary Settlements, the percentage has fallen below the trigger point, after exceeding it during 2019/20. There is a significant fall from 64% to 9% for Secondary Settlements; however, in terms of numbers the drop is only from 9 units to 3 units, thus demonstrating the large swing in percentage caused by low numbers of units.
- The designation of the Snowdonia Enterprise Zone on sites in Trawsfynydd and Llanbedr has the potential to create new sustainable employment opportunities. The sites have been formally allocated in the adopted Eryri LDP 2016-2031, through a Welsh Government Enterprise Zone Designation, and an Indicative Focus Area at Llanbedr. A criteria based policy has also been adopted to deal with developments on the sites, and development will also need to conform to other relevant policies within the ELDP 2016-2031. No applications for development have been received in the Trawsfynydd or Llanbedr Enterprise Zone during the period of the AMR.
- There have been no applications received for Hydro schemes in the previous two years of monitoring compared with 35 applications received between 2018/2019. It is assumed that this is due to the changes in Tariff payments.
- 5 Rural Enterprise dwellings were granted planning permission in 2020/21 with all relating to the agricultural sector.
- 463.18m² new employment floor space has been permitted during 2020/2021 within the National Park.
- There were 18 applications, relating to tourism, granted permission during this annual monitoring period. These included developments such as:
 - various applications regarding low impact alternative holiday accommodation (4 applications) and cabins (2 application)
 - converting outbuildings to holiday accommodation units in association with a rural enterprise scheme (4 applications)

- the restoration of a former tavern following fire damage, including 3 new holiday let units
 - adapting and extending a children's play area,
 - construction of single-story administration and welfare facility building including car parking and retaining walls
- Between 2020 and 2021, there were 2 applications approved to improve community facilities in Local Service Centres and Secondary Settlements.
 - There has been no or little development of significance to impact on other policies in the Plan.

3 WIDER CONTEXTUAL ISSUES AND CHANGES

Wider contextual issues

- 3.1 Since the revised Eryri LDP was adopted in February 2019 there have been wider contextual changes and issues that need to be considered as part of the ongoing LDP monitoring process. It is important that the Authority consider its policies in terms of its sensitivity to the consequences of Brexit and the Coronavirus pandemic along with changes in national policy such as the publication of the Future Wales National Plan 2040.

Exit from the European Union

- 3.2 Although the true impact of Britain's exit from the European Union is still unknown, Brexit is likely to have a significant impact on food, farming, fishing and environment sectors. These sectors are important to the National Park rural economy and the viability of our local communities and are vital to support the sustainability of the Welsh language. There has also been an increase in visitors deciding to stay in the UK putting huge pressure on the National Park area. The impact of tourism is considered in more detail in Chapter 6 and 7.

Coronavirus pandemic

- 3.3 It's also important to understand the implications of the coronavirus pandemic on the National Park area. The economy came to a standstill with non-essential shops and businesses having to close overnight. The pandemic has and will continue to affect our local communities. Following the relaxation of restrictions after the first lockdown, the National Park saw an increase in visitor numbers above previous years, as more decide to take their holidays within the UK. This resulted in significant pressures on visitor management and the environment. This led to an increase in traffic and parking along with the occurrence of wild camping and camper vans/motor homes parking up on side of the roads / car parks overnight. Overnight, we saw a substantial increase in home-working, which has triggered an increased demand for properties from outside the local area from those who wish to have a more balanced life when working from home resulting in potential conflict with local residents about the availability of properties. The demand for second home and holiday accommodation has also pushed prices up with more permanent resident dwellings being used as holiday accommodation thus reducing the available stock for local communities.

- 3.4 **Building Better Places The Planning System Delivering Resilient and Brighter Futures** (July 2020) sets out the Welsh Government’s planning policy priorities to assist in taking action in the recovery period after the Covid-19 pandemic crisis. The document highlights the policy priorities and actions which should be used in the environmental, social, cultural and economic recovery of Wales. The pandemic crisis has highlighted the need for good quality places for people to live, work and relax in. We have also seen the importance of local services and infrastructure with people spending more time locally. The document also highlights that whilst there is undoubtedly a need for economic recovery, which the planning system should facilitate, this should not be at the expense of quality, both in terms of health and well-being and in response to the climate and nature emergencies. The policy priorities set out in the Building Better Places document will need to be taken into account when revising the Eryri LDP.

4 NEXT STEPS

- 4.1 The Eryri LDP was only recently adopted in 2019 and the initial view is that the Eryri LDP Strategy and policies have sufficient flexibility at present to deal with the wider contextual changes. However, the Annual Monitoring Report (AMR’s) does point out that changes will be necessary due to the consequences of Brexit and the Coronavirus pandemic, changes in national policy such as the publication of the Future Wales National Plan 2040 as well as the performance of certain aspects of the Plan. As mentioned previously indication of the likely changes to the Plan have been included at the end of each Chapter under the heading “Further research and consideration to inform a review of the Eryri LDP” in this years’ Monitoring Report. The findings of the third Annual Report next year will further assist the extent of which the Local Development Plan’s policies are being delivered and enable trends to become clearer to inform a review of the Eryri LDP in 2023. Updating the Eryri LDP evidence base will be a continuous process as part of Eryri LDP monitoring over the next year.

5 RESOURCE IMPLICATIONS

There are no resource implications.

6 RECOMMENDATION

To discuss and approve the content of the Annual Monitoring Report, with any additional changes put forward and agreed by the members.

7 BACKGROUND PAPERS

As per the report.

SNOWDONIA NATIONAL PARK AUTHORITY



ERYRI LOCAL DEVELOPMENT PLAN

ANNUAL MONITORING REPORT

for the period 1st April 2020 to 31st of March 2021

October 2021

1 INTRODUCTION

- 1.1 The revised Eryri Local Development Plan 2016-2031 (LDP) was adopted on the 6th of February 2019. Monitoring the Eryri LDP is a continuous process and does not end once plan is adopted. The Annual Monitoring Report aims to demonstrate the extent to which the Eryri LDP strategy is being achieved, whether the policies are working or not or where there is a policy 'void'. Flexibility within the LDP system allows adjustments and revisions to be made to policies, making the plan relevant and responsive to change. Such adjustments, if required, can be made in a formal review of the LDP.
- 1.2 This is the second Annual Monitoring Report (AMR), since the adoption of the revised Eryri LDP and it covers the period April 2020 to the end of March 2021. The AMR is submitted to the Welsh Government by the 31st of October each year.
- 1.3 The Eryri LDP has an adopted monitoring framework in place to inform findings in the AMR. This report has been set out to follow a similar structure to the Eryri LDP written statement document and uses the same chapter headings. Each section identifies the relevant LDP objectives, and any key contextual issues arising during the monitoring period. Case studies have also been included at the end of each chapter (where relevant) to provide examples of how policies have been taken into consideration in determining planning applications. The monitoring framework also includes reference to other organisations and other plans and strategies that may have a proactive influence on the implementation of policies.

Indicators, Targets and Trigger levels

- 1.4 Indicators, targets and trigger levels have been identified to assess the performance of policies and objectives. External influences which are outside the control of the Authority are also identified. The triggers included in the monitoring regime will give an early indication on the performance of the Plan and possibly how wide ranging a Plan review may need to be.
- 1.5 When trigger points are activated, investigation is required to understand why policies and proposals are not being implemented as intended and determine what action will be necessary. The following actions have been included for each indicator in the AMR to provide clarity on the steps to be taken

Continue Monitoring: Development plan policies are being implemented effectively.
Training Required: Development plan policies are not being implemented as intended and officer or Member training is required.
Supplementary Planning Guidance Required: Development plan policies are not being implemented as intended and further guidance is required, potentially preparing additional SPG.
Further Investigation/Research Required: Development plan policies are not being implemented as intended and further research and/or investigation is required.
Policy Review Required: Development plan policies are not being implemented and are failing to deliver; a review of the specific policy may be required.

Plan Review: Development plan policies are not being implemented and the plan's strategy is not being delivered, triggering a formal review in advance of the statutory 4-year review.

Sustainability Appraisal Monitoring

- 1.6 An analysis has been undertaken on how the Plan is contributing to the Sustainability Appraisal. This is included as Appendix 1. It is considered that no substantial issues of concern have arisen during the monitoring period to materially change the Sustainability Appraisal.

KEY FINDINGS AND EXECUTIVE SUMMARY

1.7 The conclusions for the annual monitoring report indicate that:

- There have been no significant developments permitted which undermine the statutory purposes of the National Park or the strategic policies of the Plan (2016-2031).
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 - construction of single-story administration and welfare facility building including car parking and retaining walls

- Between 2020 and 2021, there were 2 applications approved to improve community facilities in Local Service Centres and Secondary Settlements.
- There has been no or little development of significance to impact on other policies in the Plan.

GENERAL CONTEXT

Planning applications 2020 - 2021

- 1.8 Snowdonia National Park Authority determined 378 planning applications during 2020-21, including Discharge of Condition applications, Non-material amendments, and Listed Building Consents. The number of planning applications received has been lower in the last two years, with the coronavirus pandemic likely to have influenced the number of applications that have been submitted last year. However, in line with previous years, approvals have continued to be high at 89% .
- 1.9 Following the adoption of the ELDP (2016-2031) in February 2019, the Authority has been monitoring all the planning decisions made by the type of development proposed in the National Park. The following table gives a clearer picture of the type of development that has been determined during 2020-21, and it shows a similar pattern to those of previous years.

Development Type	Percentage %
Advertisements and signs	2.9
Agricultural and Fisheries	6.3
Car Parks	0
Community Services	0.3
Forestry	0.3
Holiday Accommodation - Conversion	1.9
Holiday Parks	1.6
Householder Development	42.5
Industry and Business	0.6
Minerals	0.3
Minor Development Other Buildings	3.5
Recreation and Leisure	4.8
Renewable - Hydro	0
Renewable - Other	1.0
Renewable - Solar	0.3
Residential	17.1
Restaurant and Cafes	0.6
Retail	0.6
Static Caravans	0
Tents and touring caravans	0.6
Transport	0
Utilities and infrastructure	1.9

Use of Eryri Local Development Plan Policies

- 1.10 There are 46 policies within the adopted LDP 2016-2031. 36 policies have been taken into consideration in determining planning applications during 2020-21. 10 of the policies have not been used within the monitoring period. The policies that have not been used are the following;

- Strategic Policy B: Major Development
- Strategic Policy Ch: Social and Physical Infrastructure in New Developments
- Strategic Policy Dd: Climate Change
- Strategic Policy E (2): Large Scale Minerals Development
- Strategic Policy E (3): Removal of Slate Waste and Building Stone Quarries
- Development 4 4: Small Scale Sites for Household and Inert Waste
- Development 12: Residential Care Homes and Extra Care Housing
- Development 13: Gypsy and Travellers Sites
- Development 25: Visitor Car Parking
- Development 27: Snowdonia Enterprise Zone

Appeals

1.11 Of the four appeals during 2020-2021, three were dismissed and one was upheld. These appeals included a renovation of a dwelling, extensions and alterations and the erection of a detached garage.

Decisions in accordance with Eryri LDP policies

1.12 Between 2020 and 2021, no planning decisions were permitted contrary to an officer's recommendation of refusal.

Annual meeting with agents and planners.

1.13 On the 15th October 2020, the Authority held a virtual meeting with agents and planners, with a good number in attendance. The main policy topics presented at the meeting were:

Eryri LDP revision – update on main revisions and next steps
Affordable Housing SPG
Alternative Holiday Accommodation Policy and SPG

1.14 The virtual meeting with agents and planners was an opportunity to raise questions about the revisions made to the Eryri LDP and discuss more detailed guidance and provide feedback to officers.

Wider contextual issues

1.15 Since the revised Eryri LDP was adopted in February 2019 there have been wider contextual changes and issues that need to be considered as part of the ongoing LDP monitoring process. It is important that the Authority consider its policies in terms of its sensitivity to the consequences of Brexit and the Coronavirus pandemic along with changes in national policy such as the publication of the Future Wales National Plan 2040.

Exit from the European Union

1.16 Although the true impact of Britain's exit from the European Union is still unknown, Brexit is likely to have a significant impact on food, farming, fishing and environment sectors. These sectors are important to the National Park rural economy and the viability of our local communities and are vital to support the sustainability of the Welsh language. There has also been an increase in visitors deciding to stay in the UK putting huge pressure on the National Park area. The impact of tourism is considered in more detail in Chapter 6 and 7.

Coronavirus pandemic

- 1.17 It's also important to understand the implications of the coronavirus pandemic on the National Park area. The economy came to a standstill with non-essential shops and businesses having to close overnight. The pandemic has and will continue to affect our local communities.

Following the relaxation of restrictions after the first lockdown, the National Park saw an increase in visitor numbers above previous years, as more decide to take their holidays within the UK. This resulted in significant pressures on visitor management and the environment. This led to an increase in traffic and parking along with the occurrence of wild camping and camper vans/motor homes parking up on side of the roads / car parks overnight. Overnight, we saw a substantial increase in home-working, which has triggered an increased demand for properties from outside the local area from those who wish to have a more balanced life when working from home resulting in potential conflict with local residents about the availability of properties. The demand for second home and holiday accommodation has also pushed prices up with more permanent resident dwellings being used as holiday accommodation thus reducing the available stock for local communities.

- 1.18 **Building Better Places The Planning System Delivering Resilient and Brighter Futures** (July 2020) sets out the Welsh Government's planning policy priorities to assist in taking action in the recovery period after the Covid-19 pandemic crisis. The document highlights the policy priorities and actions which should be used in the environmental, social, cultural and economic recovery of Wales. The pandemic crisis has highlighted the need for good quality places for people to live, work and relax in. We have also seen the importance of local services and infrastructure with people spending more time locally. The document also highlights that whilst there is undoubtedly a need for economic recovery, which the planning system should facilitate, this should not be at the expense of quality, both in terms of health and well-being and in response to the climate and nature emergencies. The policy priorities set out in the Building Better Places document will need to be taken into account when revising the Eryri LDP.

Cynllun Eryri 2020 (Snowdonia National Park Partnership Plan)

- 1.19 Cynllun Eryri, the National Park Management Plan adopted in 2020 is the overarching strategic document for the National Park, co-ordinating and integrating other plans, strategies and actions. It indicates how National Park purposes and the associated duty will be delivered through sustainable development. Cynllun Eryri is not just a plan for the National Park Authority; it is for all those people and organisations that have influence over the future of the National Park. Cynllun Eryri sits alongside the Eryri Local Development Plan (LDP). The plans have a shared vision and the LDP seeks to deliver the spatial elements of Cynllun Eryri.
- 1.20 **Future Wales: The National Plan 2040** Future Wales: The National Plan 2040 (the National Development Framework) was published in February 2021. Future Wales, which sets the direction for development in Wales between 2020 and 2040 is a development plan with a strategy for addressing key national priorities through the planning system, including sustaining and developing a vibrant economy, achieving decarbonisation and climate-resilience, developing strong ecosystems and improving the health and well-being of our communities. Future Wales is a spatial plan, which means it sets a direction for where we should be investing in infrastructure and development for the greater good of Wales and its people. It sets the challenge of delivering these improvements to public, private and third sectors.

It makes clear the importance of planning new infrastructure and development in such a way they are complementary rather than competing priorities, ensuring opportunities are maximised and multiple benefits are achieved.

It will be important for future revisions of the Eryri Local Development Plan to be in conformity with the Future Wales: The National Plan 2040. Further consideration is given to the priorities set out in Future Wales in the relevant chapters of the AMR.

- 1.21 The initial view is that the Eryri LDP Strategy and policies have sufficient flexibility at present to deal with the wider contextual changes discussed above.

However, it is important to understand their implications on the National Park area and the Eryri LDP and identify where there are gaps in the existing evidence and what needs to be updated. These wider contextual changes and their implication are discussed in more detail in the relevant chapters of the AMR. The AMR starts to consider the implications of Brexit, the coronavirus pandemic, recently published national guidance and policies as well as other contextual changes such as development pressures and market demand. Each chapter identifies which components of the evidence base require updating or where new evidence is required in preparation for the Eryri LDP review in 2023. The Annual Monitoring Report also identifies further research required for updating evidence base / policy making. Updating background papers will be a continuous process as part of Eryri LDP monitoring over the next year with the findings reported in future Annual Monitoring Reports.

2 THE DEVELOPMENT STRATEGY

Aim of Strategy:

2.1 How we are meeting the plan's primary aim, strategic objectives and growth strategy?

Context

National Park purposes and duty

2.2 The National Park purposes and duty provide an important strategic focus for the LDP, as they help define the scale and location of future development in the area. These are:

- To conserve and enhance the natural beauty, wildlife and cultural heritage of the area.
- Promoting opportunities for the understanding and enjoyment of the special qualities of the area by the public.

In addition, the National Park has a duty to:

- Seek to foster the social and economic wellbeing of the local communities within the Park area.

2.3 The National Park purposes and socio-economic duty, supported by the Sandford principle¹ and the Silkin test² set a clear statutory framework for development planning within the National Park. These purposes and duty provide an important strategic focus for the Plan and help to define the scope of future development in the area.

Sustainable Development

2.4 Sustainable development is the second key focus of the plan. National Park purposes and duty provide a 'special context' for sustainability. **The Well Being of Future Generations Act (2015)** concerns the embedding of the principle of sustainable development into all of the work carried out by public bodies and places a requirement on all public bodies to set out how they will progress the 7 well-being goals set out in the Act. The relationship between the revised Eryri LDP and the Well Being Goals were outlined during plan preparation stage and the revised LDP positively complements the well-being goals.

Scale of Development

2.5 The relationship between the scale of development and its location is important when considering the impact on the landscape. In comparison with other larger planning authority areas, the scale of development proposed in the Eryri Local Development Plan is modest. The scale and location of development is considered important when assessing the impact of development on the National Park landscape.

¹ If it appears that there is an irreconcilable conflict between the statutory purposes, greater weight will be attached to the purpose of conserving and enhancing the natural beauty, wildlife, and cultural heritage of the National Park.

² The Silkin test for major development asks 'is the development absolutely necessary in the national interest and is there no possible alternative solution, source or supply?'

Given the sensitive environment of the Park and the scale of local communities, larger development could have significant effects on the character of the landscape and the integrity of the Park environment. National policy is clear in that major development should not take place in National Parks except in exceptional circumstances. This is set out in Strategic Policy B: Major Development. **No planning applications have been approved since adoption contrary to Strategic Policy B: Major Development.**

Spatial Development Strategy

- 2.6 Snowdonia's population is small and geographically dispersed and the scale of proposed new development is relatively small to serve the existing population. The Spatial Development Strategy seeks to maintain the viability and vibrancy of local communities in a sustainable way appropriate to the National Park. The level of development needs to be proportionate to the size and population of individual settlements and their capacity to accommodate further development. The aim of Strategic Policy C (SP:C) is to direct development of all types to the most appropriate location. SP:C allows for the development of new housing, employment and the provision of services and facilities within settlements according to their designation within the settlement hierarchy, with the overall aim of making communities more self-sustaining. Bala and Dolgellau are the local service centres where most housing and employment related development will take place. Service Settlements are considered to have the ability to supplement the services provided by the Local Service Centres. However due to environmental and landscape constraints in the Local Service Centres and in Service Settlement, this limits their capacity to accommodate new development. Some of this capacity has therefore been diverted towards the Secondary Settlements which are the larger villages. The strategy recognises that small scale housing, employment and other development in Secondary Settlements, Smaller Settlements and sometimes in the open countryside is sustainable where appropriate opportunities arise. **All planning applications received since adopting the revised Eryri LDP (2016-2031) have been determined in accordance with Strategic Policy C: Spatial Development Strategy and therefore in compliance with the main spatial strategy outlined in the Plan.** Further detail regarding the distribution of housing consents and completions between settlement tiers is included in Chapter 7: Promoting Healthy and Sustainable Communities.

3 PROTECTING, ENHANCING AND MANAGING THE NATURAL ENVIRONMENT

This section delivers a response to the following objectives:

Ensure that all development is undertaken in a way that respects designated nature conservation sites and ensures that the variety and abundance of wildlife habitats and protected species are conserved and enhanced.

Manage the effects of climate change through mitigation and adaptation including reductions in greenhouse gas emissions, reduce energy consumption and acceptable development planning with regard to flood risk.

Encourage, where appropriate the use of the National Park's natural resources for small scale renewable energy power generating schemes to meet local needs without harm to the 'Special Qualities' of the area.

Conserve and enhance the National Park's natural resources including the quality of its geodiversity, water, soil and air.

Protect and enhance the natural beauty of the National Park's landscape and geodiversity.

Promote waste minimisation and ensure the provision of sustainable, integrated waste management and recycling facilities in accordance with the Regional Waste Plan.

Supplementary Planning Guidance

- 3.1 The joint Landscape Sensitivity and Capacity Study commissioned by the Authority, in partnership with Gwynedd and Ynys Mon Councils was adopted by the Park Authority and it was presented as a Supplementary Planning Guidance (October 2016), the aim of which is to provide developers and agents with information on the impact development may have on the landscapes of Snowdonia and how to avoid, mitigate or compensate any adverse impacts. The document can be viewed on the Authority's website. Another relevant supplementary planning guidance to note in this regard is the Landscapes and Seascapes of Eryri adopted in July 2014.

Dark Skies Reserve

- 3.2 In November 2015, the Snowdonia National Park was awarded the status of Dark Sky Reserve. A Dark Skies Reserve designation is a prestigious award given by the International Dark Sky Association (IDA) to those discrete areas that have proven that the quality of their night sky is outstanding and have demonstrated that real efforts are being made to reduce obtrusive light pollution.

Each year the Authority has to submit a report to the IDA by the 1st October, which serves to show that the Reserve continues to meet the minimum program requirements, sustains partnerships, outreach and interpretive efforts and makes adequate progress towards at least 90% compliance with Lighting Management Plans. This report can be viewed on the International Dark Sky Reserves website.

- 3.3 During October 2016, the Supplementary Planning Guidance on Obtrusive Lighting (Light Pollution) was published. Whilst the whole of the National Park is designated a Dark Skies Reserve, there are a number of core areas, shown on the Proposals Map, where new lighting will be more strictly controlled and must be compliant with the requirements of the "*Snowdonia Dark Sky Reserve External Lighting Masterplan*" produced by Lighting Consultancy And Design Services Ltd. The adopted Local Development Plan (2016-2031) addresses the Dark Air status within the Plan, and the "core areas" are identified on the proposals map.
- 3.4 Between 2016 and 2017, there were a number of meetings and discussions between the SNPA, Community Councils and specific Organisations to try and maintain and implement the Dark Sky Reserve through various projects that raise awareness and seek protection. One of these projects was Gwynedd Street Light, whereas in March 2017, it has managed to reduce over 50% of Gwynedd's streetlights, thereby securing further protection for the Dark Sky Reserve. During Summer 2017 Highways and Gwynedd Council submitted a funding bid for another major investment, a three year project to dim the remaining 7,500 street lights in Gwynedd.
- 3.5 Since 2017, there has been an emphasis on working in the community to support local people to take ownership of light pollution in their areas. Events and advice on dark sky friendly lighting have been well received with many communities requesting further events and support to ensure they are protecting the darkness where they live. This is important to the Reserve as it means the areas that fall outside the reserve will become darker and hopefully create a darker reserve. The Park entered into a partnership with the three AONB's of Ynys Môn, Clwydian Range and Dee Valley, and Pen Llŷn to help protect night skies over a larger area of North Wales, impacting positively on wildlife, habitat, residents and tourists on a much larger scale.

Climate Change

- 3.6 In 2019 Welsh Government declared a climate emergency. PPW sets out an ambitious and comprehensive policy framework for planning authorities to address the causes and effects of climate change.
- 3.7 PPW policy areas in this regard include;
 - Sustainable transport hierarchy should be used to reduce the need to travel, prevent car dependent developments in unsuitable locations, and support the delivery of schemes located, designed and supported by infrastructure which prioritises access and movement by active and sustainable transport.
 - The importance of Ultra Low Emission Vehicles (ULEVs) which includes electric vehicles, in the decarbonisation of transport.
 - A requirement for local planning authorities to establish targets for renewable energy generation in development plans, as well as to identify spatial areas where renewable energy developments will be permitted.

- Severely restricting the extraction of new fossil fuels.
- Ensuring biodiversity enhancement (a net benefit for biodiversity), ecosystem resilience and green infrastructure as part of advocating nature-based solutions.
- Taking forward measures to embed the principles of a circular economy, particularly in the construction, and use, of the built environment and land, and the sustainable management of mineral resources.
- Directing development away from areas at risk of flooding.

Nature Recovery

3.8 There is a key focus on reversing biodiversity decline and the importance of resilient ecological networks which are vital for nature recovery and for health and wellbeing purposes. The Covid-19 pandemic has also highlighted the importance of access to green spaces.

3.9 Welsh Government's 'Building Better Places – July 2020' notes the need for maximising environmental protection and limiting environmental impact. These will be measured against outcomes which include;

- resilient biodiversity and ecosystems
- distinctive and special landscapes
- integrated green infrastructure
- appropriate soundscapes
- reduced environmental risks
- manage water resources naturally
- clean air
- reduced overall pollution
- resilience to climate change
- distinctive and special historic environment

Environment (Wales) Act 2016

3.10 This legislation introduced by Welsh Government puts in place the legislation needed to plan and manage Wales' natural resources in a more proactive, sustainable and joined-up way. The act received Royal Assent on 21 March 2016. The act positions Wales as a low carbon, green economy, ready to adapt to the impacts of climate change.

3.11 Policies within the Local Development Plan (2016-2031) work towards the aims of this act and specific policies within it are included with the aim protecting biodiversity and the environment.

Future Wales 2040

3.12 Future Wales – The National Plan 2040 is Welsh Government's national development framework, setting the direction for development in Wales up until 2040.

Adopted during February 2021, it is a development plan with a strategy for addressing key national priorities through the planning system. Some sections of the document, which are relevant to this chapter of the AMR include;

- 3.13 In terms of energy production, the potential siting of a Small Modular Reactor (SMR) at Trawsfynydd is referenced within this document. The document notes that *“Trawsfynydd is a potential site for a Small Modular Reactor, building on the existing sector-specific technical capacity and expertise available locally and creating a new nuclear industry growth zone. The site is in an unique position having previously been a former nuclear power station with the necessary infrastructure and local skills in place”*.
- 3.14 The document also notes the commitment towards *“developing a national forest through the identification of appropriate sites and mechanisms. Actions to safeguard proposed locations for the national forest will be supported”*. The Welsh Government has set a target to increase woodland cover in Wales by at least 2,000 ha per annum from 2020. New forest plantations is currently a land management matter and does not constitute development in planning terms. It is unclear at this stage how the national policy included in ‘Future Wales – The National Plan 2040’ will be applied through the planning process. In land management terms increasing woodland cover could have a considerable impact on the landscape of Eryri and the future sustainability of small family farms.

MF01

Objective	Protecting, Enhancing and Managing the Natural Environment.			
Key Policies Development Policy 2: Development and the Landscape (2)	Related Policies Strategic Policy D: Natural Environment (D) Strategic Policy Dd: Climate Change (Dd)			
Indicator	Target	Outcome		Trigger Point
Area of undeveloped coast 3,499 ha.	No significant loss of undeveloped coast	AMR No 1:	No significant loss of undeveloped coast.	1 or more developments resulting in significant loss for 3 consecutive years.
		AMR No 2:	No significant loss of undeveloped coast.	
		AMR No 3:		
		AMR No 4:		
Analysis				
<p>Two applications intersecting small areas of Undeveloped Coast were permitted during this monitoring period. These applications were for;</p> <ul style="list-style-type: none"> • External alterations • Erection of single storey front and side extension <p>Another application within an Area of Undeveloped Coast was rejected during the monitoring period. This was for the change use of existing stores and training rooms to form a 'Bed and Breakfast' accommodation and the erection of a new storage shed, which was rejected due to being in a C2 flood risk zone.</p> <p>As the two permitted development were minor developments (and not new standalone developments) it is not considered that they have led to a significant loss of undeveloped coast.</p>				
Action	Development plan policies are being implemented effectively.			

Objective	Protecting, Enhancing and Managing the Natural Environment.			
Key Policies Development Policy 2: Development and the Landscape (2)	Related Policies Strategic Policy D: Natural Environment (D) Strategic Policy Dd: Climate Change (Dd)			
Indicator	Target	Outcome		Trigger Point
Area of SPA, SAC, SSSI or Ramsar sites lost to development.	No significant net loss.	AMR No 1:	No areas of SPA, SAC, SSSI and RAMSAR are negatively affected.	No loss
		AMR No 2:	No areas of SPA, SAC, SSSI and RAMSAR are negatively affected.	
		AMR No 3:		
		AMR No 4:		
Analysis				
<ul style="list-style-type: none"> • SPA – Three applications intersecting an SPA were granted permission during this monitoring period. These were for; external alterations; discharge of conditions and non-material amendments. It is not considered that the permissions had an adverse effect on the SPA they intersected. • SAC – 7 applications which intersected a SAC were given permission during this monitoring period. However one of these was for an information/interpretation panel; three were minor developments or householder development; and three were for discharge of conditions/variation of conditions or non-material amendments. No new standalone developments were built within or intersecting a SAC. One application was refused (due to being in a C2 flood risk zone) and two were withdrawn. Following assessments submitted as part of the applications it was concluded that the permissions did not have an adverse effect on the Special Areas of Conservation they intersected. • SSSI – Ten applications were permitted which intersected on an area of SSSI during this monitoring period. Two were for information panels, one was a Listed Building Consent to retain a ground source heat pump, two were householder developments/minor developments and five were for discharge of conditions/variation of conditions or non-material amendments. Two applications were refused and three were withdrawn. It is not considered that the permissions had an adverse effect on the SSSI's they intersected. Following assessments submitted as part of the applications it was concluded that the permissions did not have an adverse effect on the SSSI they intersected. • RAMSAR – One application was permitted, which partly intersected a RAMSAR designation. This was a Listed Building Consent to retain a ground source heat pump and associated ancillary works. <p>It is considered that no areas of SPA, SAC, SSSI and RAMSAR are negatively affected due to the permitted development</p>				
Action	Development plan policies are being implemented effectively.			

MF02a

Objective	Protecting, Enhancing and Managing the Natural Environment.			
Key Policies Development Policy 2: Development and the Landscape (2)	Related Policies			
Indicator	Target	Outcome		Trigger Point
Dark skies		AMR No 1:	It is not considered that Dark Sky core areas are negatively affected	
		AMR No 2:	It is not considered that Dark Sky core areas are negatively affected	
		AMR No 3:		
		AMR No 4:		
Analysis				
<p>23 applications were permitted within (or were intersecting) Dark Sky core areas during this monitoring period. These developments included;</p> <ul style="list-style-type: none"> • Householder developments and minor developments to buildings • Non-material amendments to current planning approvals • Conversion and rebuilding of outbuilding to form a short term holiday let in Ganllwyd • Installation of ground mounted solar panel array • Listed building consents • Erection of traffic control barrier <p>Following the assessments included with the granted proposals, it is not considered that Dark Sky core areas are negatively affected due to these permitted development.</p>				
Action	Development plan policies are being implemented effectively.			

MF02b

Objective	Protecting, Enhancing and Managing the Natural Environment.			
Key Policies Development Policy 2: Development and the Landscape (2)	Related Policies Strategic Policy D: Natural Environment (D)			
Indicator	Target	Outcome		Trigger Point
Dyfi Biosphere	No significant net loss	AMR No 1:	It is not considered that the Dyfi Biosphere area was negatively affected.	No loss
		AMR No 2:	It is not considered that the Dyfi Biosphere area was negatively affected.	
		AMR No 3:		
		AMR No 4:		
Analysis				
<p>There were 39 applications permissions determined during this monitoring period, which intersected on the Dyfi Biosphere area.</p> <p>18 of these permissions were householder developments such as extensions, garages, replacement windows and alterations of conditions, and 10 were for minor developments. The remaining 11 applications permitted consisted of discharges/ variations of conditions.</p> <p>Seven applications were refused and four were withdrawn.</p> <p>As the developments permitted were mainly householder developments, minor developments, extensions and new garages (as well as removal and alterations of conditions) it is not considered that the Dyfi Biosphere area was negatively affected.</p>				
Action	Development plan policies are being implemented effectively.			

MF02c

Objective	Protecting, Enhancing and Managing the Natural Environment.			
Key Policies Strategic Policy D: Natural Environment (D)	Related Policies			
Indicator	Target	Outcome		Trigger Point
Natural heritage and Natura 2000 improvements via S106/conditions or other factors	Increase in areas improved	AMR No 1:	N/a	
		AMR No 2:	N/a	
		AMR No 3:		
		AMR No 4:		
Analysis				
<p>Planning Policy Wales (PPW) 10 sets out that <i>“planning authorities must seek to maintain and enhance biodiversity in the exercise of their functions. This means that development should not cause any significant loss of habitats or populations of species, locally or nationally and must provide a net benefit for biodiversity”</i>. The Authority has been actively securing biodiversity enhancements when considering development proposals. Securing a net benefit for biodiversity requires a pragmatic response to the specific circumstances of the site. If biodiversity loss cannot be completely avoided (i.e. maintained), and has been minimised, officers will consider the need to compensate for loss and look for and secure enhancement opportunities. A net benefit for biodiversity can be secured through habitat creation and/or long term management arrangements to enhance existing habitats, to improve biodiversity and the resilience of ecosystems. Securing a net benefit for biodiversity is not necessarily onerous; through understanding local context, it is possible to identify new opportunities to enhance biodiversity.</p>				
Action	Continue Monitoring: Development plan policies are being implemented effectively.			

MF04

Objective		Protecting, Enhancing and Managing the Natural Environment.		
Key Policies Strategic Policy A: National Park Purposes and Sustainable Development (A) Strategic Policy D: Natural Environment (D)		Related Policies		
Indicator	Target	Outcome		Trigger Point
Amount of development (by TAN 15 category) not allocated in the LDP permitted in the C1 and C2 floodplain not meeting the TAN 15 tests.	No development permitted that conflicts with TAN 15 (not including those considered exceptions in TAN 15)	AMR No 1:	No applications were considered unacceptable in terms of the potential consequences of flooding	1 development
		AMR No 2:	No applications were considered unacceptable in terms of the potential consequences of flooding	
		AMR No 3:		
		AMR No 4:		
Analysis				
<ul style="list-style-type: none"> • C1 – 21 developments were permitted, which were within or partly within a C1 area during this monitoring period. The applications varied from householder developments (extensions, garages, alterations to property etc), erection of agricultural buildings, variation of conditions, domestic sewage treatment works and the change of use of an estate agents to a tattoo parlour. None of the applications received any objections from NRW, although two were supported on the basis that a flood consequences risk assessment was completed. • C2 – 25 developments were permitted which were within, or partly within, a C2 area during this monitoring period. These applications varied from householder developments, minor developments, advertisements, variations of conditions, listed building consent, and the upgrading of public toilets. None of the applications received an objection by NRW, however three applications were supported on the basis that a flood consequences risk was undertaken. <p>Following the assessments and their conclusions, no applications were considered unacceptable in terms of the potential consequences of flooding, and each development proposal was consulted with NRW.</p>				
Action	Development plan policies are being implemented effectively.			

MF05

Objective	Protecting, Enhancing and Managing the Natural Environment.			
Key Policies		Related Policies		
Indicator	Target	Outcome		Trigger Point
% of new developments with Sustainable Drainage Systems (SUDS)	100% of all developments of 3 or more houses	AMR No 1:	n/a	30% or more of new development of 3 or more houses without SUDS.
		AMR No 2:	n/a	
		AMR No 3:		
		AMR No 4:		
Analysis				
From 7 th January 2019, all new developments of more than one dwelling house or where the construction area is 100m ² or more, will require Sustainable Drainage Systems (SuDS) for surface water. SuDS on new developments must be designed and built in accordance with the Statutory SuDS Standards published by the Welsh Ministers and SuDS Schemes must be approved by the local authority acting in its SAB role, before construction work begins.				
Action	Development plan policies are being implemented effectively.			

MF07

Objective	Protecting, Enhancing and Managing the Natural Environment.			
Key Policies		Related Policies		
Indicator	Target	Outcome		Trigger Point
Area of open space (68.5 ha) and green wedge (54.7 ha)	No significant net loss	AMR No 1:	No significant loss	1 development resulting in significant loss for 3 consecutive years or 3 developments resulting in significant loss in 1 year
		AMR No 2:	No significant loss	
		AMR No 3:		
		AMR No 4:		
Analysis				
<ul style="list-style-type: none"> • Open Spaces: Fourteen applications were permitted within areas of open space during 2020/2021. These applications ranged between minor developments, listed building consents, householder developments (extensions/construction of garages) and Information boards/advertisements. None of these applications resulted in areas lost from open space land, even when new developments (e.g. garages) were built as they were considered to be within the existing curtilages of the properties. An application for the construction of a pair of semi-detached dwellings (for use as holiday accommodation) in Aberdyfi was refused. • Green Wedges: Two applications were permitted within a green wedge area during 2020/2021, which were for the erection of a single storey extension in Dyffryn Ardudwy and a Non material amendment to a planning consent to increase the area of the terrace adjacent to the main entrance at Bala Rugby Club. 				
Action	Development plan policies are being implemented effectively.			

MF08

Objective	Protecting, Enhancing and Managing the Natural Environment.			
Key Policies		Related Policies		
Indicator	Target	Outcome		Trigger Point
Monitor planning applications and decisions within the Green Wedge	No inappropriate development	AMR No 1:	No inappropriate development	1 development resulting in loss of openness
		AMR No 2:	No inappropriate development	
		AMR No 3:		
		AMR No 4:		
Analysis				
<p>Two applications were granted permission within areas of Green Wedge within the period of this Annual Monitoring Report. These were for;</p> <ul style="list-style-type: none"> Erection of a single storey extension in Dyffryn Ardudwy Non material amendment to a planning consent to increase the area of the terrace adjacent to the main entrance at Bala Rugby Club <p>These were not considered to be inappropriate, or 'new' developments within areas of Green Wedge and therefore the policy is being implemented effectively.</p>				
Action	Development plan policies are being implemented effectively.			

MF11

Objective	Protecting, Enhancing and Managing the Natural Environment.			
Key Policies		Related Policies		
Indicator	Target	Outcome		Trigger Point
Monitor progress of the Shoreline Management Plan	Monitor Progress	AMR No 1:	n/a	
		AMR No 2:	n/a	
		AMR No 3:		
		AMR No 4:		
Analysis				
<p>The first Wales Marine Management Plan was published by Welsh Government on the November 12 2019. Follow up discussions with Welsh Government will be undertaken in order to see how the National Park can contribute to the success of the Plan.</p>				
Action	Development plan policies are being implemented effectively.			

Further research and considerations to inform a review of the Eryri LDP

- 3.15 Whilst it may not be within the next LDP timescale, the 'Future Wales 2040' document does highlight the real possibility of a SMR being located at Trawsfynydd in the future. It will be important for the Authority to be involved in future discussions about the possibility of the SMR being located in Trawsfynydd and its implications for the National Park.
- 3.16 It will be important that the review of the Eryri LDP focuses on reversing biodiversity decline and gives preference to the provision of nature-based solutions, including green infrastructure. Resilient ecological networks are also integral to health and well-being and forms part of the response to climate change.
- 3.17 As mentioned previously in par 3.9, 'Future Wales 2040' also contains Policy 15, which is a commitment to the designation of a National Forest. Whilst details about, scale and location and how it relates to the planning process are unclear at this point its landscape impact and potential economic and social implications will need to be considered further.
- 3.18 The uncertain future of the agricultural sector following Brexit and changes to the payment regime and their impact on communities within the National Park will need to be kept under review. These are likely to lead to pressure to diversify and pressure to be more productive on improved land. It is felt that the LDP's current policies facilitate agricultural diversification schemes. Diversification methods that are likely to come forward in Eryri in the future are: alternative tourism accommodation, conversion of buildings to alternative uses, more local food production, (possibly food processing units, farm shops, abattoir), chicken sheds, dairy sheds / parlours, renewable energy, wind, water, solar. These methods are currently assessed in accordance with adopted policies.
- 3.19 None of the monitoring indicators' trigger points in this Chapter have been activated therefore we can assume that the policies are being implemented successfully.

Case Studies

Small hydro-power schemes

There were no new hydro power schemes granted permission (or submitted) during this monitoring report period (2020-2021).

The National Park Authority is keen to support the deployment of renewable and low-carbon technologies where they do not compromise the purposes of National Park designation or the Special Qualities as listed in the LDP. Whilst there have been a small number of planning consents for domestic scale wind turbines and solar pv arrays, the need to protect the landscape and visual amenity of the area predicates that deployment of these particular technologies is constrained.

In recent years, there has been a significant uptake in micro hydro-power schemes, these are somewhat easier to accommodate in sensitive landscapes as are they are limited to small run-of-river schemes on upland streams where the penstock can be buried and the turbine houses are of a modest size and designed to blend into the agricultural landscapes or are close to other agricultural buildings on farmsteads.

113 new hydro schemes have been permitted in Snowdonia since the first Eryri Local Development Plan (2011-2026) was adopted, with a generating capacity of some 7.5619MW (the actual capacity may be higher as the capacity is not known for all applications, especially the micro-generation units). Most of these hydro schemes are agricultural diversification, creating extra income on farms.

The table below shows the number of applications for hydro-power schemes in Snowdonia since the adoption of the Eryri Local Development Plan

	<i>Permitted</i>	<i>Refused</i>	<i>Withdrawn</i>
<i>Number</i>	113	19	3

Although it is acknowledged that the number of suitable sites is finite and that environmental and ecological constraints may preclude further significant development larger schemes, the National Park is, nevertheless, making a contribution to reducing demand for fossil-fuels through the generation of renewable energy and supporting income generation for farmers who can export excess electricity to the national grid.

4 PROTECTING AND ENHANCING THE CULTURAL HERITAGE

This section delivers a response to the following objectives:

To understand, value, protect and enhance the area's historic environment including archaeological remains and historical landscapes, and to promote development that enhances Snowdonia's built heritage and townscape.

To protect and enhance the natural beauty of the National Park's landscape by ensuring that development meets good sustainable design standards and respects the 'Special Qualities' of the area and the purposes of the National Park.

The Historic Environment Act (2016) Bill

- 4.1 The Historic Environment Act (2016) offers more effective protection to listed buildings and scheduled monuments, enhance existing mechanisms for the sustainable management of the historic environment and introduce greater transparency and accountability into decisions taken on the historic environment. The Local Development Plan (LDP) 2016-2031 has also included a Policy protecting the Candidate World Heritage Site – 'The Slate Landscape of North-West Wales'. The LDP has given consideration to the Act and consideration will also be given to the Act when drafting the Historic Environment SPG. Protection needs to be given to sites that are within the National Park on the tentative list of World Heritage nominations with UNESCO in the future.
- 4.2 During 2016 the Authority was successful in securing funding for the 2nd phase of the Townscape Heritage Initiative in Dolgellau which will run from 2017- 2022. The [newly named Dolgellau Townscape Heritage](#) project offers eligible property owners an opportunity to receive a grant to repair buildings, restore lost architectural features along with bringing empty floors back into economic use. Another objective of the initiative is to promote awareness of the town's heritage and encourage the community and visitors to have greater involvement in their cultural heritage.

MF12

Objective		<p>To understand, value, protect and enhance the area’s historic environment including archaeological remains and historic landscapes and to promote development that enhances Snowdonia’s built heritage and townscape.</p> <p>To protect and enhance the natural beauty of the National Park’s landscape by ensuring that development meets good sustainable design standards and respects the ‘Special Qualities’ of the area and the purposes of the National Park.</p>		
Key Policies Strategic Policy Ff: Historic Environment (Ff)		Related Policies Development Policy 6: Sustainable Design and Materials Development Policy 7: Listed and Traditional Buildings Development Policy 8: Protection of Non Designated Sites Development Policy 9: Conversion and change of use of rural buildings		
Indicator	Target	Outcome		Trigger Point
Preparation & adoption of SPG on Historic Environment	By 2019	AMR No 1:	Preparation underway	
		AMR No 2:	Preparation underway	
		AMR No 3:		
		AMR No 4:		
Analysis				
SPG preparation is underway in order to support the adopted policies.				
Action				

MF13

Objective		<p>To understand, value, protect and enhance the area’s historic environment including archaeological remains and historic landscapes and to promote development that enhances Snowdonia’s built heritage and townscape.</p> <p>To protect and enhance the natural beauty of the National Park’s landscape by ensuring that development meets good sustainable design standards and respects the ‘Special Qualities’ of the area and the purposes of the National Park.</p>		
Key Policies Strategic Policy Ff: Historic Environment (Ff)		Related Policies Development Policy 6: Sustainable Design and Materials Development Policy 7: Listed and Traditional Buildings Development Policy 8: Protection of Non Designated Sites Development Policy 9: Conversion and change of use of rural buildings		
Indicator	Target	Outcome		Trigger Point
Preparation & adoption of SPG on Sustainable Design - locally distinct	By 2018	AMR No 1:	Preparation underway but delayed due to other work commitments	
		AMR No 2:	Preparation underway but delayed due to other work commitments	
		AMR No 3:		
		AMR No 4:		
Analysis				
SPG preparation is underway in order to support the adopted policies but has been delayed due to other work commitments.				
Action				

MF14

<p>Objective</p>		<p>To understand, value, protect and enhance the area’s historic environment including archaeological remains and historic landscapes and to promote development that enhances Snowdonia’s built heritage and townscape.</p>		
		<p>To protect and enhance the natural beauty of the National Park’s landscape by ensuring that development meets good sustainable design standards and respects the ‘Special Qualities’ of the area and the purposes of the National Park.</p>		
<p>Key Policies Strategic Policy Ff: Historic Environment (Ff)</p>		<p>Related Policies Development Policy 6: Sustainable Design and Materials Development Policy 7: Listed and Traditional Buildings Development Policy 8: Protection of Non Designated Sites Development Policy 9: Conversion and change of use of rural buildings</p>		
<p>Indicator</p>	<p>Target</p>	<p>Outcome</p>		<p>Trigger Point</p>
<p>Number of Conservation Areas with up to date Area Assessments (14)</p>	<p>Complete Area Assessments by 2012 and review every 5 years</p>	<p>AMR No 1:</p>	<p>Delayed</p>	
		<p>AMR No 2:</p>	<p>Delayed</p>	
		<p>AMR No 3:</p>		
		<p>AMR No 4:</p>		
<p>Analysis</p>				
<p>The Conservation Area Assessments are still in draft form and the Assessment for the Bala area needs to be completed. Due to other work commitments, Area Assessments have been delayed from completion. Despite this, work is underway to secure funding to undertake this work through a consultancy.</p>				
<p>Action</p>	<p>Continue Monitoring: Development plan policies relating to Conservation Areas are being implemented effectively, however due to other work commitments Conservation Areas Assessments have been delayed.</p>			

MF15

Objective		<p>To understand, value, protect and enhance the area’s historic environment including archaeological remains and historic landscapes and to promote development that enhances Snowdonia’s built heritage and townscape.</p> <p>To protect and enhance the natural beauty of the National Park’s landscape by ensuring that development meets good sustainable design standards and respects the ‘Special Qualities’ of the area and the purposes of the National Park.</p>		
Key Policies Strategic Policy Ff: Historic Environment (Ff)		Related Policies Development Policy 6: Sustainable Design and Materials Development Policy 7: Listed and Traditional Buildings Development Policy 8: Protection of Non Designated Sites Development Policy 9: Conversion and change of use of rural buildings		
Indicator	Target	Outcome		Trigger Point
Number of Conservation Areas with up to date Management Plans	Complete Management Plans and review every 5 years.	AMR No 1:	Delayed	
		AMR No 2:	Delayed	
		AMR No 3:		
		AMR No 4:		
Analysis				
As the conservation area assessments have still not been finalised the management plans have not been completed.				
Action	Continue Monitoring: Development plan policies relating to Conservation Areas are being implemented effectively, however due to other work commitments Conservation Areas Assessments have been delayed			

MF16

Objective		<p>To understand, value, protect and enhance the area’s historic environment including archaeological remains and historic landscapes and to promote development that enhances Snowdonia’s built heritage and townscape.</p> <p>To protect and enhance the natural beauty of the National Park’s landscape by ensuring that development meets good sustainable design standards and respects the ‘Special Qualities’ of the area and the purposes of the National Park.</p>		
Key Policies Strategic Policy Ff: Historic Environment (Ff)		Related Policies Development Policy 6: Sustainable Design and Materials Development Policy 7: Listed and Traditional Buildings Development Policy 8: Protection of Non Designated Sites Development Policy 9: Conversion and change of use of rural buildings		
Indicator	Target	Outcome		Trigger Point
Number of listed buildings at risk (323)	To reduce the number of listed buildings at risk and monitor the reason for increase in number.	AMR No 1:	303 (2018-19)	
		AMR No 2:		
		AMR No 3:		
		AMR No 4:		
Analysis				
Due to the lack of resources and COVID-19 circumstances, there is no update for the number of listed building at risk for this monitoring period.				
Action	Continue Monitoring: Development plan policies are being implemented effectively.			

MF17

<p>Objective</p>		<p>To understand, value, protect and enhance the area’s historic environment including archaeological remains and historic landscapes and to promote development that enhances Snowdonia’s built heritage and townscape.</p> <p>To protect and enhance the natural beauty of the National Park’s landscape by ensuring that development meets good sustainable design standards and respects the ‘Special Qualities’ of the area and the purposes of the National Park.</p>		
<p>Key Policies Strategic Policy Ff: Historic Environment (Ff)</p>		<p>Related Policies Development Policy 6: Sustainable Design and Materials</p> <p>Development Policy 7: Listed and Traditional Buildings</p> <p>Development Policy 8: Protection of Non Designated Sites</p> <p>Development Policy 9: Conversion and change of use of rural buildings</p>		
Indicator	Target	Outcome		Trigger Point
<p>Monitor planning applications in and adjacent to Historic Parks and Gardens that may have an impact.</p>	<p>To reduce the number of listed buildings at risk and monitor the reason for increase in number.</p>	<p>AMR No 1:</p>	<p>None were considered to have an adverse effect on the historic park or its setting.</p>	
		<p>AMR No 2:</p>	<p>None were considered to have an adverse effect on the historic park or its setting.</p>	
		<p>AMR No 3:</p>		
		<p>AMR No 4:</p>		

Analysis	
<p>There have been 9 planning applications for various developments within 100m buffer of historic parks and gardens, all of which were granted permission. The majority of these applications were all minor developments for alterations to improve existing developments, other than one application which was for the erection of an information panel. The impact of the developments on the historic parks and gardens was considered as part of the decision making process, and none of them was considered to have an adverse effect on the historic park or its setting.</p>	
Action	Continue Monitoring: Development plan policies are being implemented effectively.

<p>Objective</p>	<p>To understand, value, protect and enhance the area’s historic environment including archaeological remains and historic landscapes and to promote development that enhances Snowdonia’s built heritage and townscape.</p> <p>To protect and enhance the natural beauty of the National Park’s landscape by ensuring that development meets good sustainable design standards and respects the ‘Special Qualities’ of the area and the purposes of the National Park.</p>			
<p>Key Policies Strategic Policy Ff: Historic Environment (Ff)</p>	<p>Related Policies Development Policy 6: Sustainable Design and Materials</p> <p>Development Policy 7: Listed and Traditional Buildings</p> <p>Development Policy 8: Protection of Non Designated Sites</p> <p>Development Policy 9: Conversion and change of use of rural buildings</p>			
<p>Indicator</p>	<p>Target</p>	<p>Outcome</p>		<p>Trigger Point</p>
<p>Number of Scheduled Ancient Monuments at risk. Monitor planning applications which may have an impact on a Scheduled Ancient Monument</p>	<p>To reduce the number at risk</p>	<p>AMR No 1:</p>	<p>None were considered to have an adverse effect on Scheduled Ancient Monuments.</p>	
		<p>AMR No 2:</p>	<p>None were considered to have an adverse effect on Scheduled Ancient Monuments.</p>	
		<p>AMR No 3:</p>		
		<p>AMR No 4:</p>		

Analysis	
<p>A record of SAM at risk is maintained by CADW, this information can be viewed within SA Objective 10(b) of the Sustainability Appraisal Monitoring Framework. Within a 100m SAM buffer zone, there were 12 planning applications approved, including 2 applications for new developments which were a single dwelling and an information panel; otherwise it was only minor developments to existing developments that were approved during this monitoring period, such as alterations and change of use. Any potential impact on SAM was considered as part of the decision-making process.</p>	
Action	Continue Monitoring: Development plan policies are being implemented effectively.

Objective		<p>To understand, value, protect and enhance the area’s historic environment including archaeological remains and historic landscapes and to promote development that enhances Snowdonia’s built heritage and townscape.</p> <p>To protect and enhance the natural beauty of the National Park’s landscape by ensuring that development meets good sustainable design standards and respects the ‘Special Qualities’ of the area and the purposes of the National Park.</p>		
Key Policies Strategic Policy Ff: Historic Environment (Ff)		Related Policies Development Policy 6: Sustainable Design and Materials Development Policy 7: Listed and Traditional Buildings Development Policy 8: Protection of Non Designated Sites Development Policy 9: Conversion and change of use of rural buildings		
Indicator	Target	Outcome		Trigger Point
Number of archaeological sites, Scheduled Ancient Monuments and Conservation Areas preserved or enhanced by development proposals	All development proposals	AMR No 1:	Delayed	1 development failing to preserve or enhance for 3 consecutive years or 3 developments failing to preserve or enhance in 1 year (needs to link to CA Assessments and Management Plans as above)
		AMR No 2:	Delayed	
		AMR No 3:		
		AMR No 4:		
Analysis				
As the Conservation Area assessments and management plans have not yet been completed, it is difficult to determine if conservation areas have been improved by development proposals. Preserving and enhancing conservation areas has been considered as part of the decision-making process.				
Action	Continue Monitoring: Development plan policies are being implemented effectively.			

MF21

Objective		To understand, value, protect and enhance the area’s historic environment including archaeological remains and historic landscapes and to promote development that enhances Snowdonia’s built heritage and townscape.		
		To protect and enhance the natural beauty of the National Park’s landscape by ensuring that development meets good sustainable design standards and respects the ‘Special Qualities’ of the area and the purposes of the National Park.		
Key Policies Strategic Policy Ff: Historic Environment (Ff)		Related Policies Development Policy 6: Sustainable Design and Materials Development Policy 7: Listed and Traditional Buildings Development Policy 8: Protection of Non Designated Sites Development Policy 9: Conversion and change of use of rural buildings		
Indicator	Target	Outcome		Trigger Point
Monitor planning applications coming forward within the World Heritage Site or essential setting and Candidate World Heritage Site	No unacceptable impact on the designations and candidate designations	AMR No 1:	Preparation underway	
		AMR No 2:	Preparation underway	
		AMR No 3:		
		AMR No 4:		
Analysis				
At present this is not an indicator that can be monitored easily as the Authority has not received a digital layer of the Candidate World Heritage Site boundary. The Authority will report on any unacceptable impact on the designations and candidate designations it is aware of.				
Action	Continue Monitoring: Development plan policies are being implemented effectively.			

Further research and considerations to inform a review of the Eryri LDP

4.3 None of the monitoring indicators’ trigger points in this Chapter have been activated therefore we can assume that the policies are being implemented successfully. It is considered that there are not any major implications for the revision of the LDP in this section.

Case Studies

The Carneddau Landscape Partnership Scheme



The Carneddau Landscape Partnership has developed a scheme that will help promote a positive future for the Carneddau by increasing understanding and enjoyment of its history, cultural traditions and wildlife. It will conserve the area's heritage by promoting sustainable farming that protects rare habitats, species and archaeological remains, and by recording place names and memories. A £1.7 million grant from the National Heritage Lottery Fund will help deliver the scheme, worth over £4 million, over the next 5 years.

Projects within the scheme include:

1. Cylchdaith y Carneddau – Circular Tour: Establish a multi-day tour on existing Rights of Way, access improvements, promotion and creating digital and printed interpretation resources.
2. Grazed Uplands: Ffridd and mountain fringe improvements, conservation for and recording of chough and gorse and bracken clearance from archaeological sites.
3. Landscape of Neolithic Axes: Public archaeology exploring 6,000 year old stone quarries and the beautiful axes that were traded and exchanged over long distances across Britain.
4. LiDAR Citizen Science: Discovering and mapping archaeology, peatlands and landscape features using a new 3D aerial laser scan of the entire Carneddau landscape.
5. Meadows: Restoring upland meadows which are important feeding grounds for rare birds including the twite. Establishing and supporting flower rich valley-side meadows to increase biodiversity and help pollinators.
6. The Water Cycle: Peat and Rivers: Improving riverside corridors, removing invasive Himalayan Balsam, repairing peatland, raising awareness of the environmental importance of peatland, lake and river habitats and analysing ancient pollen in peat to understand landscape change.
7. Trees and Woodland: Planting trees in specific areas to improve the connectivity of habitats and biodiversity and recording ancient trees, establishing small nurseries to plant local trees and remove evasive Rhododendron.
8. Skylines: Promote awareness of the distinctive high summits and ridges and knowledge of their special heritage and wildlife including bronze age burial cairns and ancient arctic and alpine plant habitats.
9. Carneddau Voices and Place Names: A research and oral history project which will share stories, memories and information about Carneddau farming communities with a wider audience.

Dolgellau Townscape Heritage Initiative

One of the most prominent features of the town of Dolgellau is its high buildings of dolerite and slate graystones, and its web of narrow streets that have evolved and accidentally developed over four centuries. 180 of the town's buildings are listed, and many of the town's historic buildings, mostly commercially, have fallen into disrepair, with some having been vacant or partially empty for years.

To help regenerate the town, the Dolgellau Townscape Heritage Initiative was established, which is a partnership between the Snowdonia National Park Authority, Heritage Lottery Fund, Cadw and Gwynedd Council in 2009. The initiative offers grants to eligible property owners towards repairs to buildings, restore lost architectural features and bring empty floors back into economic use. The other objective of the initiative is to promote awareness of the town's heritage and encourage residents and visitors to become more involved in their cultural heritage.

In 2016, the five year plan for the second phase was established under the guise of the 'Dolgellau Townscape Heritage' project.

2020/2021 Update.

Work is progressing well in spite of the pandemic, with the renovation of Y Sospan (a priority building under the project) having been completed. The specialised roof work to reinstate a random diminishing slate roof incorporating swept valleys won a National award in 'the best use of a roof tile on a heritage roof' category at the Pitched Roofing Awards 2020.

Work has started at Y Ddarllenfa Rhydd to install a lift to make the first floor meeting room accessible to all.

The proposed work to the former Wilkins Newsagents (priority building), Victoria Buildings and 4 & 5 Eldon Row will be next in line, and will bring the capital works under the project to its conclusion.

Work is progressing or has been completed on the majority of the Initiative's raising awareness projects. One project underway is the 'House histories' research project, which relates to the history of individual buildings in the town centre. The project will have a strong community engagement with local schools and groups, with a potential to publish a book based on the findings funded by Dolgellau TH. Unfortunately, engagement with stakeholders is not possible currently due to Covid-19 restrictions' however, background work on the project is ongoing.

The National Lottery Heritage Fund has approved an extension of 12 months to the project completion date due to the impact of the pandemic. The new project completion date is the 31st December 2022.

5 PROMOTING HEALTHY AND SUSTAINABLE COMMUNITIES

This section delivers a response to the following objectives:

Support appropriate development which meets the housing needs of the local community, having special regard to affordable housing for local people.

Support the appropriate provision and retention of key community facilities and services throughout the area.

Encourage community recreational facilities where they meet local needs and do not conflict with the 'Special Qualities' of the Park.

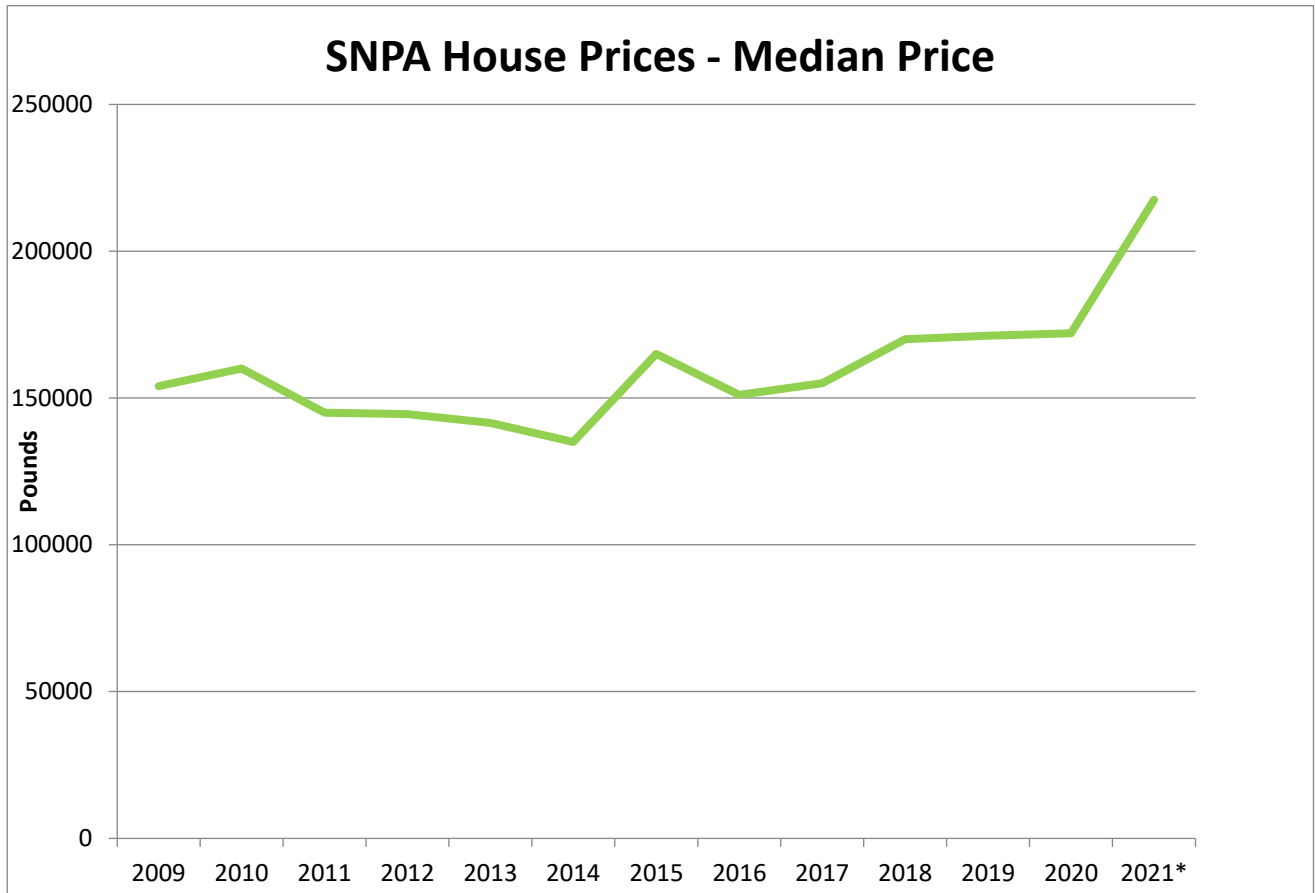
Promote measures to encourage development that supports the vibrancy of the Welsh language and to protect communities from developments that are insensitive to impact on the Welsh language.

Overall Housing Market

House Prices and Sales

- 5.1 Snowdonia National Park Authority receives data on house sales from the Land Registry; the data is in the form of all individual transactions within the Park boundary. The average house price in 2020 was £215,524, up from £210,260 in 2019; an increase of 2.5%. This has been followed by a dramatic increase in the average house price in early 2021 with data from January to March 2021 revealing an average house price of £260,481. The median house price reduces the skewing effect of the highest and lowest value purchases. The median house price value has been increasing since 2014 (with a dip in 2016), reaching £172,000 in 2020. However, for January to March 2021, the median house price has increased substantially to £217,500. The dramatic increase in house prices impacts the ability of local people to purchase properties in their own community. Graph 1, below, demonstrates the median house changes since 2009. The figure for 2021 is only for the January to March period.

Graph 1: Median House Prices since 2009 within Snowdonia National Park.



5.2 The number of sales per month decreased significantly after the lockdown was introduced in March 2020, only increasing in September. November and December 2020 saw large increases in the number of houses sold. January and February 2021 saw a significant reduction in the number of sales, reflecting the lockdown period, with number rising again in March. In terms of the number of annual sales; it been falling since 2018, from 491 to 346 in 2020.

5.3 Reasons for the price increases:

- Land Transaction Tax holiday over the pandemic, increasing the threshold for tax from £180,000 to £250,000 over the pandemic, has been a major incentive, given that it typically covers up to about 80% of sales in Wales in recent years.
- Supply: some would-be sellers/buyers may remain cautious about moving house, that could lead to a shortage of homes on the market in comparison with the increased demand. Covid restrictions closing the housing market during lockdown periods may also have reduced supply.
- Covid-19 pandemic leading to an increase in homeworking and opportunities to live further away from the workplace. The quality of life and landscape offered by the National Park attracts those who wish to have a more balanced life when working from home.

- Brexit and Covid-19 pandemic making holidaying outside the UK difficult, increasing tourism levels within the UK. This leads to more houses being bought as second homes or holiday rentals. Areas such as National Parks in particular are under pressure. The increase in competition for houses for sale may be leading to price increases.

Second homes / self-catering holiday accommodation

- 5.4 An increase in second home ownership and holiday lets has been a highly prominent issue since the first lockdown period ended. The impacts of the pandemic and Brexit have accelerated existing trends. The change of use of a dwelling to a second home or holiday let is not considered as development under the Planning Act, therefore their change of use is currently outside the scope of the Planning System. . However, the increase in second homes and holiday lets is associated with economic, environmental, and cultural impacts on the sustainability of communities and is a great concern to the communities of Snowdonia
- 5.5 Cyngor Gwynedd published a research paper *'Managing the use of dwellings as holiday homes'* in December 2020. The paper explores several regulatory options for controlling and managing the use of a dwelling as a second home and short term holiday accommodation, within the planning system and with other regulatory systems such as taxation and licensing. It recommends amending the Town and Country Planning (Use Classes) (Amendment) (Wales) Order 2016 by introducing a new use class for short-term holiday accommodation.
- 5.6 The Welsh Government commissioned Dr Simon Brooks of Swansea University to produce a report: *'Second homes: Developing new policies in Wales'*, published in early 2021. The report scrutinises policy in Wales and Cornwall and some wider issues regarding second homes, making policy recommendations. The study looks at the situation in Gwynedd and Anglesey. It discusses Cyngor Gwynedd's 'Local Market Housing' policy, which applies to specific coastal communities in Anglesey and Gwynedd. In these communities, which are characterised by a high percentage of second homes and high house prices, it is not possible to build a new residential unit unless that unit will be occupied by a *local* resident in the first place and in perpetuity.
- 5.7 Dr Brooks' report makes several recommendations. One recommendation is that other planning authorities in Wales should scrutinise the 'Local Market Housing' policy to consider whether such a policy might be beneficial for some of their communities. Another recommendation is that the Welsh Government should amend the Town and Country Planning (Use Classes) (Amendment) (Wales) Order 2016 by introducing a new use class for short-term holiday accommodation. It recommends the Welsh Government should conduct a trial in a community or cluster of communities severely impacted by second homes, and where there is community support for doing so, to evaluate the feasibility and impact of introducing a new use class for second homes. The Welsh Government will be responding to the report during 2021.
- 5.8 Land Transaction Tax: Those looking to buy second homes or buy-to-let properties in Wales have to pay at least an extra 4% in Land Transaction Tax (LTT) on top of that payable for their band. This higher rate is activated when a house is sold to someone already owning another property, which in addition to holiday homes can also include those buying houses to rent them out and also someone still trying to sell their original home. Therefore, it is possible to use the information to provide an indication of the number of dwellings being bought as second homes or as holiday lets, though given the various circumstances where it applies, caution is required. In 2021, following a request from the Snowdonia National Park Policy Section, the Welsh Revenue Authority have released this data specifically to Wales's three National Parks.

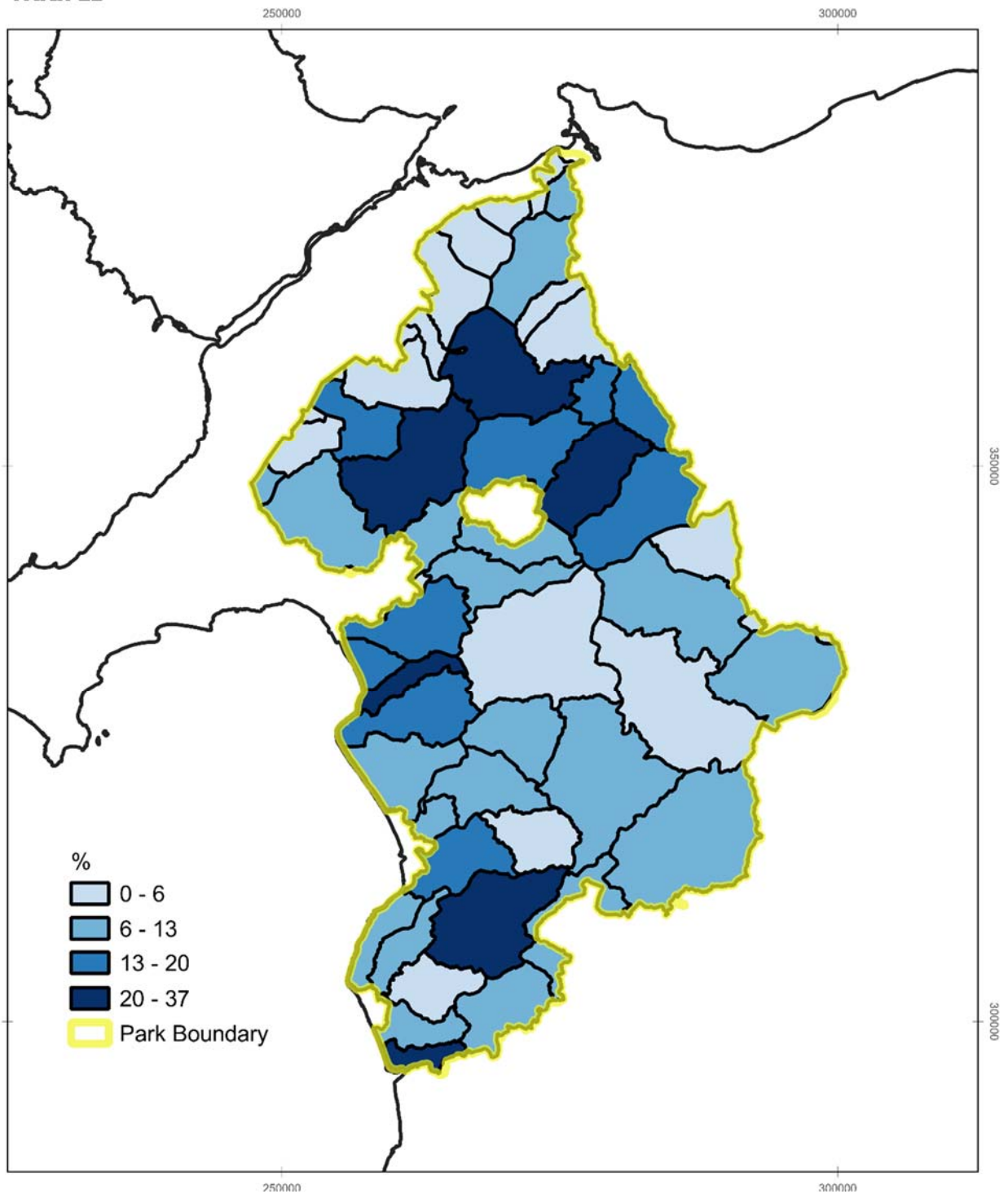
The table below shows the total number of residential transactions annually (this number may include transactions of chalet, statics etc at holiday parks), and the number paying the higher rate.

Residential Land Transaction Tax statistics for Snowdonia National Park Authority			
	Residential transactions	Paying higher rate	Percentage paying higher rate
2018-19	590	240	41%
2019-20	530	230	43%
2020-21	520	220	42%

The percentage for Snowdonia National Park of around 42% is comparable to 36% for the area of Gwynedd outside the National Park, and 25 % for the area of Conwy outside the National Park.

- 5.9 Council tax data shows the number of properties paying the second homes council tax premium. The number of self-catering properties paying non-domestic business rates is also shown. If both datasets are combined, the percentages for each community council are shown on the thematic map below. Band 'A' has not been included, as some communities have high numbers due to static and chalet parks with occupancy restrictions in place. Some community council areas include land outside the National Park boundary. The communities with the highest percentages are Aberdyfi, (36%), Bro Machno (26%) and Capel Curig (24%). The table in Appendix 4 shows the Council Tax data for community council areas within the National Park for both Gwynedd and Conwy, including the areas that are partly within the Park area.

Percentage of Second Homes and Holiday Units according to Council Tax figures



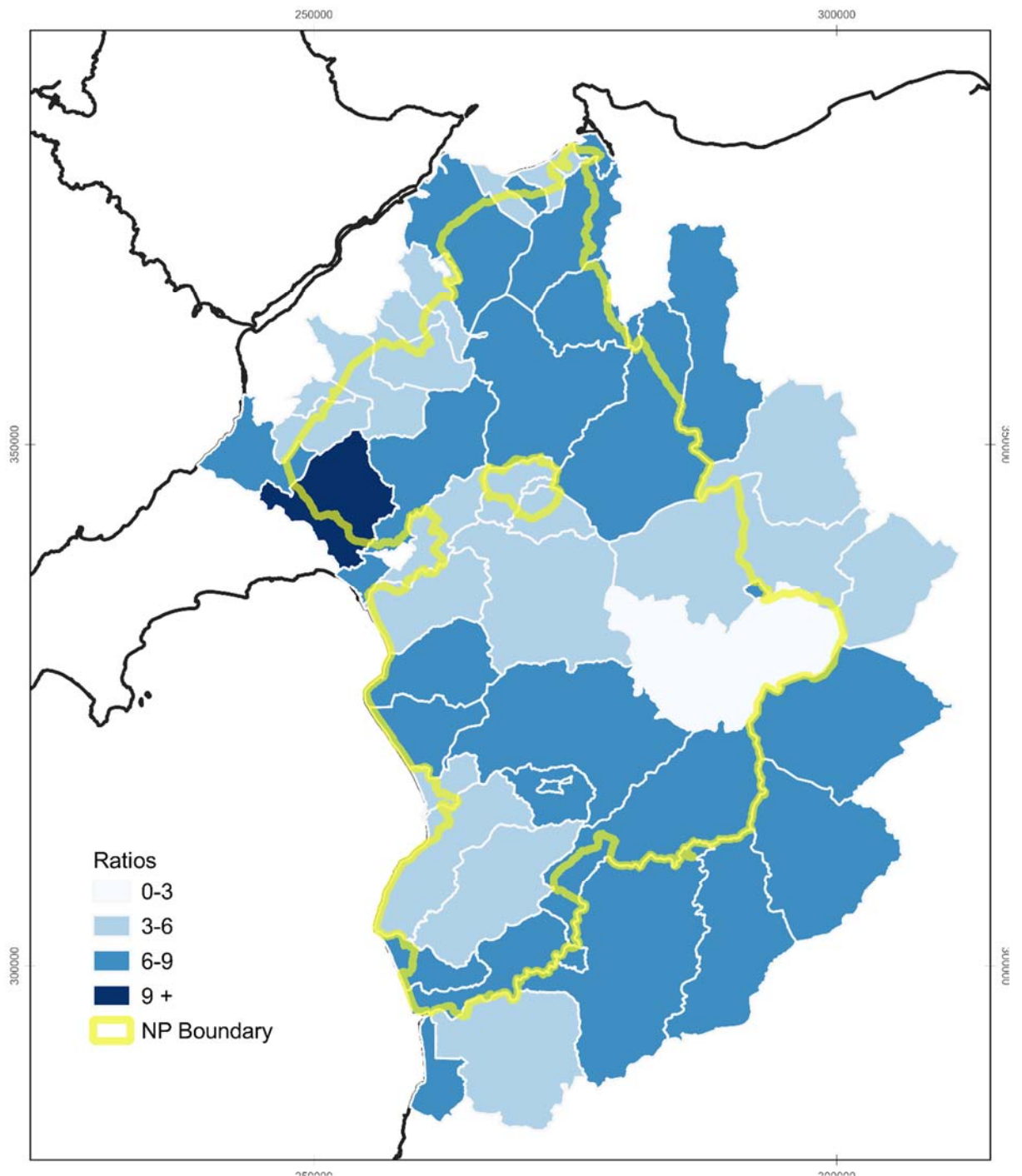
5.10 The use of properties used as 'Airbnb' accommodation is believed to have increased significantly in recent years. These properties do not always fall within regulatory remits; therefore the true number may not be known. A survey by Cyngor Gwynedd in 2019 found that within the Dwyfor and Meirionydd areas, there has been a significant increase in the number of self-catering and Airbnb accommodation³.

Income

5.11 The relationship between income and house price is of key importance in providing a picture of housing affordability in the National Park. Income information is available from CACI household income data. Local incomes in the National Park are generally low and opportunities for higher paid employment limited. The area's low average income level means that a large proportion of Snowdonia's population are unable to afford homes for sale in the local housing market. Middle-income earners are also finding their ability to buy a house on the open markets compromised by external demand. The map below shows the 2020 median house price to median income ratios for wards within or partly within the National Park. The wards with the highest ratios are Aberdyfi, Clynnog, Dolbenmaen and Betws y Coed. These ratios are likely to be higher when we look at 2021 data as house prices have risen considerably in the first quarter of 2021 in comparison to local incomes. Incomes in some wards increased in 2020, whilst decreasing in others. Further analysis is required to understand the implications of these trends.

³ Tourism Accommodation in Gwynedd Gwynedd Bedstock Survey 2018/19

Median house price to median income ratios for wards within or partly within the National Park (2020 data only)*



*Further data analysis is required for a longer time period to ensure that data takes into account natural variance. Low number of sales within a Community in a particular year may not be an accurate reflection of the relationship between income and house price.

Housing Development within the National Park

5.12 There are no regional house builders active in the market and therefore there is very limited speculative building of open market and affordable housing in the National Park. The housing market in the National Park is localised in nature, relying on small local builders and self-build projects on small sites. There has been a general trend in lower numbers of completions between 2015 and 2019 within the National Park and at an all Wales level. The uncertainty over borrowing in recent years could dissuade developers, small builders, and self build projects from proceeding with plans to invest or seek consent and construct houses, which may currently impact the rate of housing development. It does not appear that the pandemic has had a detrimental impact upon new housing development within the National Park. It is considered that the pandemic's impact has fallen mostly on the existing housing stock as previously discussed in paras 1.1 – 1.10.

Affordable Housing Need

5.13 Local Housing Authorities are responsible for producing and updating Local Housing Market Assessment (LHMA) in partnership with planning authorities and other stakeholders. Conwy's LHMA Study (2017- 2022) identifies a total of 1,155 additional affordable homes over the period 2017- 2022 (231 units per year) for the whole of Conwy County. On a pro rata split of 4% for the part of Conwy area within the National Park boundary this equates to a total of 46 units over the 5 year period (2017- 2022) an annual need of 9 units for the area of Conwy which falls within the National Park. Conwy will soon commence work to update their LHMA. Gwynedd Council have updated their LHMA for the period (2018-2023). Gwynedd LHMA (2018-2023) has identified an annual housing need figure of 707 for the Gwynedd area. Using a pro rata split of 19% for the part of Gwynedd area within the National Park boundary, gives an annual need of 134 and a total of 670 units over the 5 year LHMA period. Gwynedd will soon commence work to update their LHMA which will be an important part of the evidence base for future review of the Eryri LDP.

5.14 The Authority will continue to work closely with Gwynedd and Conwy and use the findings of the LHMA's to help inform the type of dwellings required in terms of size and tenure mix. In addition, the Local Authorities of North Wales and housing associations have set up an intermediate housing register (Tai Teg) which is coordinated by Grŵp Cynefin housing association. This register provides specific information about intermediate housing needs across the whole of north Wales and it is possible to break down the information by settlement to provide an accurate figure of intermediate housing need within settlements across the National Park.

Population and Household Projections

5.15 The national 2018 based household projections for the National Park were published in May 2021. These projections estimate that between 2018 and 2028 the population of the Park will decrease by 1.92% which is a total of 480. During the same period the households in Snowdonia is projected to increase by 40 units (0.3%), a very modest increase within a 10 year period. It is projected that the number of one-person households will increase and continue to be the most common household type, accounting for 41.7% of all households in 2028. The number of all other broad household types are projected to decrease over the period, with larger household types projected to see a more marked percentage decrease. It is projected that the number of households with children will decrease from nearly 2,450 households to just under 2,160 households (a decrease of 4.2%), making up 17.8% of all households by 2028.

A falling population and slower new household formation rates will reduce the need for more houses. As these projections show a very small increase in the number of households in Snowdonia, and therefore a very small increase in the number of dwellings required it suggests that a lower housing requirement and provision figure would be more suitable in a future review of the Eryri LDP.

Review of Section 106 Agreements

5.16 The Authority is aware that in the current economic climate lenders are taking a more cautious view towards self-build mortgages in general and to properties that are subject to restrictions such as section 106 agreements. In line with the requirements of lenders the Authority has in recent years sought to amend its Section 106 Agreements in line with the work carried out nationally with the Welsh Local Government Association and the Council of Mortgage Lenders. Despite making 106 agreements more flexible to lenders, they continue to be risk averse in lending to first time buyers especially for affordable local needs housing and especially on self-build projects. The Authority considers there are no further amendments possible to 106 agreements without compromising LDP policies. Copies of standard 106 agreements have been made available on the website for applicants to discuss at an early stage with lenders and with the Authority if necessary. In addition to this the Authority has also amended, where requested by developers, S106 agreements to allow for shared equity schemes on houses. This allows greater flexibility on who can buy the properties once they are developed. The Authority has in conjunction with Cyngor Gwynedd and Tai Teg, sent a briefing note to advise Mortgage Brokers/Financial Advisors of the availability of mortgages for affordable housing sites with Section 106 Agreements. Two lenders in particular are more favourable to providing mortgages. It is hoped the note will raise awareness and assist brokers in finding mortgages for affordable dwellings with Section 106 agreements.

Progress on Allocated sites update

5.17 Information provided for the allocated sites has been inputted into Appendix 3 which is a schedule on the development progress of allocated housing sites in the LDP. The Authority contacts site owners of allocated and large sites annually to ascertain progress on sites and receive their input of when they will be delivered.

TAN 20 – Planning and the Welsh Language

5.18 The Welsh Government published revised TAN 20 in October 2017. Development Policy 18: The Welsh Language and the Social and Cultural Fabric of Communities requires a Community and Linguistic Statement to be submitted for developments of certain size and type. The current SPG on the Welsh Language was adopted in 2011. A draft SPG has been revised and consulted upon and is expected to be adopted Summer 2021. A language impact assessment was undertaken when preparing the ELDP 2016-2031 which informed the strategy and the policies within the Plan. The Welsh Government has set an ambition to see the number of people able to enjoy speaking and using Welsh reach 1 million by 2050. To deliver on this aim to secure the vitality of the language for future generations the revised LDP must continue to support, promote and enhance the Welsh language as a viable community language by ensuring that there are sufficient and proportionate employment and housing opportunities to sustain the local communities.

2020-2021 Housing Trajectory

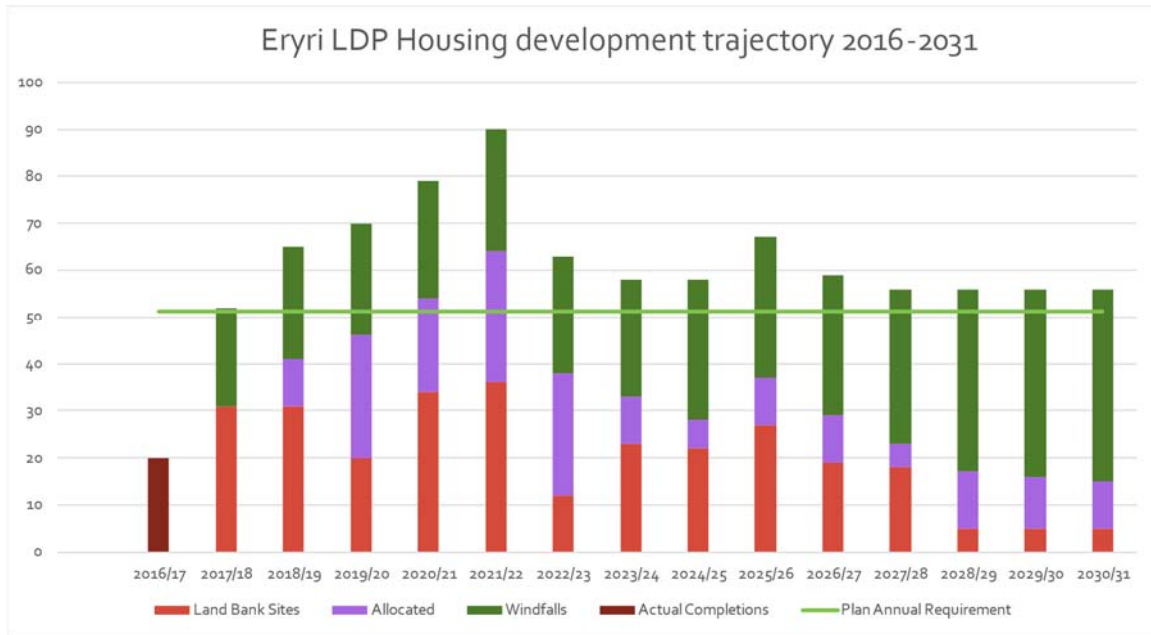
- 5.19 In accordance with the guidance, LPA's who adopted an LDP prior to the publication of the Development Plan Manual Edition 3 in March 2020 need to create a housing trajectory based on the actual completions to date, and set out the timing and phasing of sites/supply in the remaining years of the plan period. Two tables, one for allocations and one for large sites (5 or more units) are included in Appendix 4.
- 5.20 The table below reflects the actual annual completions compared against the Average Annual Housing Requirement (AAR), as set out in the adopted plan.

Table 1: Annual completions against Average Annual Housing Requirement

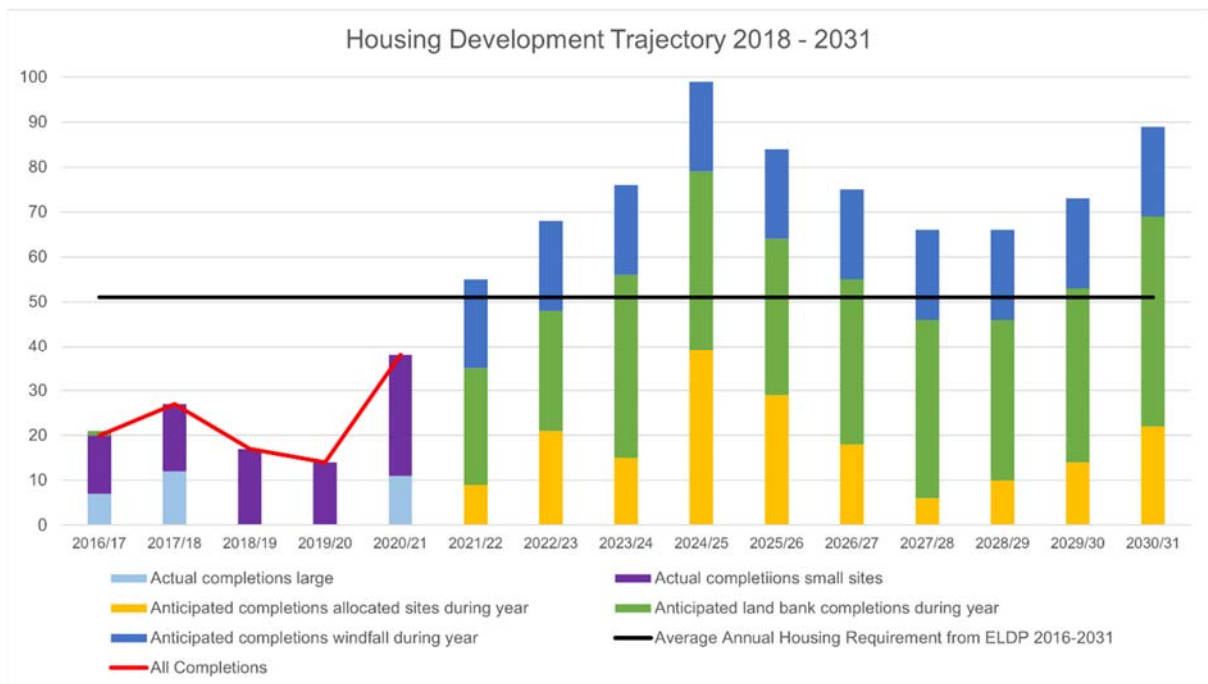
LDP Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
Actual completions large	7	12	0	0	11										
Actual completions small sites	13	15	17	14	27										
Anticipated completions allocated sites during year						9	21	15	39	29	18	6	10	14	22
Anticipated land bank completions during year						26	27	41	40	35	37	40	36	39	47
Anticipated completions windfall during year						20	20	20	20	20	20	20	20	20	20
Average Annual Housing Requirement (AAR) from ELDP 2016-2031	51	51	51	51	51	51	51	51	51	51	51	51	51	51	51
All Completions	20	27	17	14	38										

- 5.21 The following housing trajectory graph and text shows the annual level of housing completion monitored against the average annual requirement (AAR) set out in the LDP, both in numerical and percentage terms. It also includes the total cumulative completions monitored against the cumulative average annual housing requirement set out in the plan, both in numerical and percentage terms.

Graph 1: Housing Trajectory Graph as set out in the Adopted Eryri Local Development Plan 2016 2031



Graph 2: Housing Trajectory Graph - as amended through the AMR



- 5.22 Graph 1 shows the trajectory as set out in the ELDP 2016-31; Graph 2 shows the trajectory as amended by this AMR for 2020/21. Graph 2 shows there is an annual shortfall against the AAR 'black line' in 2020/21. **In this year completions are 13 units below what was anticipated (51 AAR vs 38 actual completions, - 25%).** The number of dwellings that have been constructed each year have been consistently below the annual average requirement (AAR) of 51 dwellings per annum for every year since 2016-17.
- 5.23 The cumulative required build rate from the start of the plan period 2016 to 31st March 2021 as set out on the 'black line' was 255 units. **Actual completions 'red line' have been 116 units, representing a 139 unit shortfall in housing delivery over the plan period to date (-55%).**
- 5.24 For the remaining ten-year period of the plan, the amended supply bars are the outcome of the stakeholder group and shows that supply exceeds what is left to build cumulatively and annually. Anticipated completions are higher than the AAR rate, and cumulatively would be delivering 751 units, higher than the AAR number of 510 for that period. However, given the very low completion rates and permission being granted, the development industry's activity in the National Park as well as the recently published household projection figures, along with other issues identified within this AMR, a lower plan requirement figure might be more suitable in any future revisions of the Eryri LDP.
- 5.25 The graph also shows that as allocations have come on stream and have gained planning permission, this element would generally increase in proportion while the site allocation element would decrease.
- 5.26 In respect of housing completions only, the plan is falling significantly short of what is intended. There has been a shortfall of cumulative housing completions against Annual Average Requirement (AAR) for 5 consecutive years. Reasons for the shortfall include a lack of large sites coming forward, both allocated and windfall and low Housing association activity. This is discussed in more detail within this AMR.
- 5.27 In the period up to the adoption of the next replacement LDP, the Authority will continue to address the shortfall in housing delivery through proactive action, including:
- Considering proposals for new residential development on their relative planning merits on a site-by-site basis and having due regard for the need to increase the delivery of housing.
 - Work in collaboration with Gwynedd and Conwy Housing Authorities to address shortfalls and on their Housing Action Plans, including any plans to build and provide affordable housing.
 - Continue to work with RSL's to deliver housing on allocated sites and to seek new sites and opportunities to deliver affordable housing.
 - Explore co-operative and community housing by working with partners and local communities.

Objective	Support appropriate development which meets the housing needs of the local community, having special regard to affordable housing for local people.			
Key Policies Strategic Policy G: Housing Development Policy 30: Affordable Housing	Related Policies Development Policy 9: Conversion and Change of Use of Rural Buildings Development Policy 11: Affordable Housing in Exception Sites			
Indicator	Target	Outcome		Trigger Point
Number of consents granted and new houses completed annually	To meet the requirement of 770 (average 51 units per annum) units over the Plan period (2016-2031) 2017/18 44 2018/19 57 2019/20 62 2020/21 72 2021/22 85 2022/23 56 2023/24 51 2024/25 51 2025/26 60 2026/27 52 2027/28 46 2028/29 46 2029/30 46 2030/31 45	Adoption		Below the average annual housing requirement, target over two consecutive years i.e. below 102 units over two consecutive years.
		AMR No 1:	14 housing units granted permission, 14 housing units completed	
		AMR No 2:	34 housing units granted permission, 38 housing units completed	
		AMR No 3:		
AMR No 4:		Analysis		
<p>Conclusion:</p> <p>To provide context, the number of consents granted and new houses completed annually over the first two years covered by the ELDP were: 2017/18: 21 housing units granted permission, 28 housing units completed 2018/19: 40 housing units granted permission, 17 housing units completed 2019/20: 14 housing units granted permission, 14 housing units completed</p> <p>2020/21 has seen an increase in the number of consents granted for residential units (34) and the number of completions (38).</p> <p>As can be seen from previous years, the number of new consents and completions tends to fluctuate from year to year. Some years the number of new units granted planning permission is low while completions are high and vice versa. It is therefore very difficult to determine any specific trends.</p> <p>External factors may have impacted upon the overall economy and housing market and influenced development with the National Park. The uncertainty over Brexit over the last 5 years may have dissuaded developers from proceeding with plans to invest in housing.</p>				

In addition, many landowners in the National Park are not incentivized to bring sites forward for development as there is not much commercial pressure to develop in the area. The current economic climate has resulted in a difficult borrowing environment for small builders and self-build projects which may impact the rate of development in the National Park. The Authority is dependant on the delivery of affordable housing units by Housing Associations on allocated sites.

In 2019-20, no permissions were granted to Housing Associations for affordable units, which given the low number of permission overall, had a significant impact on these figures. There were also no completions of affordable units by Housing Associations within 2019-20, thus lowering the figure significantly. Housing Associations activity during 2020-21 consisted of a permisison for 9 affordable units in Bala, and 11 units were completed on a site in Aberdyfi. The Authority continues to work closely with both housing authorities and housing associations to bring appropriate sites forward for development.

A trend of low completions recognised by previous AMR's was taken into account during the revision of the ELDP. Changes were made to the housing policy which were expected to increase housing completions. New housing allocations have been proposed in sustainable locations to meet local needs over the Plan period and greater choice and flexibility of sites have been proposed to ensure a sustained delivery of new housing. The thresholds for requiring affordable housing provision were increased within settlements, e.g. Within Local Service Centres 20% affordable housing provision is required on sites of 5 dwellings or more. The previous LDP required a 50% affordable housing provision on all unallocated sites within Local Service Centres. Within service and secondary settlements, single open market dwellings on windfall sites are now acceptable. The inclusion of general market housing and affordable housing within service settlements and secondary settlements was considered the most appropriate way forward in order to balance the need to deliver affordable housing to meet local need, while enabling the release of more open market housing to stimulate the local housing market. This was also intended to increase the overall completion rate and support small builders and the local economy within the context of a designated landscape setting.

Whilst the numbers were low during the first year of monitoring, the seond year has seen an increase, suggesting the change in policy may be having some influence on enabling and encouraging development. However, the numbers remain below the target, and it is difficult to establish the extent of the influence of the new policy and external economic factors. The low numbers of development, particualy from the private sector, suggests it is related to the overall housing market condition and borrowing environment and that small builders are much more risk averse in the current economic climate.

The Covid-19 pandemic did not seem to negatively impact upon permissions and completions over the monitoring year. A number of old permisisions were in fact completed, perhaps suggesting the lockdown provided an opportunity for small and self-builders to 'catch up; with developments. There may be further impacts over the coming years, which will need to be monitored.

Action	<p>Permissions and Completions have been below the average annual housing requirement target over two consecutive years, however it is difficult to determine whether a policy review is required as policies are being implemented and allocations are coming forward. External economic factors may be influencing delivery as there has been a general trend in decreasing completions at an all Wales level.</p> <p>The increasing pressures on the local housing market exacerbated by Brexit and Covid 19 and the resulting impact on the sustainability of local communities suggests that future LDP policies should focus on achieving accessible local market housing and affordable housing</p> <p>The latest household projections also suggests that a lower overall housing requirement figure may be more suitable when revising the LDP.</p>
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MF25

Objective		Support appropriate development which meets the housing needs of the local community, having special regard to affordable housing for local people.			
Key Policies Strategic Policy G: Housing Development Policy 30: Affordable Housing		Related Policies Development Policy 9: Conversion and Change of Use of Rural Buildings Development Policy 11: Affordable Housing in Exception Sites			
Indicator	Target	Outcome		Trigger Point	
% of consents granted and new housing completed annually in each settlement tier	Local Service Centres (25%) Service Settlements (10%) Secondary Settlements (45%) Smaller Settlements (10%) Open Countryside (10%)	Adoption		Proportion of dwellings permitted falls below the targets for a) Local Service Centres and Service Settlements b) exceeds the targets for Secondary Settlements and Open Countryside for two consecutive years	
		AMR No 1:	See analysis		
		AMR No 2:			
		AMR No 3:			
		AMR No 4:			
Analysis					
2019/2020:					
Granted Permission:					
Local Service Centres. 2 units = 14% Below target					
Service Settlements 2 units = 14% Above target					
Secondary Settlements 9 units = 64% Above target					
Smaller Settlements: 0%					
Open Countryside : 1 unit = 7% Below target					
Completions:					
Local Service Centres: 3 units = 21% Below target					
Service Settlements: 2 units = 14% Above target					
Secondary Settlements: 4 units = 29% Below target					
Smaller Settlements: 0%					
Open Countryside: 4 units = 36% Above target					
2020/21:					
Granted Permission:					
Local Service Centres. 15 units = 44% Above target OK					
Service Settlements 4 units = 12% Above target OK					
Secondary Settlements 3 units = 9% Below target OK					
Smaller Settlements: 3 units = 9% Below target					
Open Countryside : 9 unit = 26% Above target OK					
Completions:					
Local Service Centres: 5 units = 13% Below target					
Service Settlements: 13 units = 34% Above target					
Secondary Settlements: 9 units = 24% Below target					
Smaller Settlements: 0%					
Open Countryside: 11 units = 29% Above target					

All planning applications granted for housing since adopting the LDP have been determined in accordance with Strategic Policy C: Spatial Development Strategy and therefore complied with the main spatial strategy outlined in the Plan.

Due to the relatively small scale development and low number of housing units within the National Park, unanticipated development on a windfall site or a large site completed within one year can result in exceeding the % target for a given settlement tier for that particular year and can have a profound impact on the % target. During 2019/20, no large sites were granted permission or completed, thus affecting the distribution of the percentages, with the majority of the units developed being single units.

During the 2020/21 monitoring period, the impact of a Housing Association being granted permission and completing a site is significant. A site of 9 units granted permission in Bala results in the highest percentage of developments being within Local Service Centres. A Housing Association completion of 11 units in Aberdyfi results in Service Centres having the highest proportion of developments.

Given the low numbers of permissions and completions in the National Park, a single unit represents 4%, demonstrating that when dealing with such a low scale of completions, the percentages can be skewed significantly each year. The targets will need to be monitored closely over the next few years to see if there is a continued trend.

Targets:

In terms of permissions, no trigger point has been exceeded for two consecutive years. The target for Local Service Settlements has been met, after falling below the trigger point during 2019/20. For Secondary Settlements, the percentage has fallen below the trigger point, after exceeding it during 2019/20. There is a significant fall from 64% to 9% for Secondary Settlements; however, in terms of numbers the drop is only from 9 units to 3 units, thus demonstrating the large swing in percentage caused by low numbers of units.

The trigger point for Open Countryside has been exceeded for this monitoring year, after falling below in the previous year, with an increase from 1 to 9 units for this period.

Completions are not monitored by the trigger points. There are high proportions of completions in Service Settlements (due to the Housing Association site), Secondary Settlements and Open Countryside.

The % target for completions in the open countryside is exceeded; 11 units representing 29%. All these permissions have been in accordance with the Spatial Development Strategy Policy C, national policy for Rural Enterprise dwellings, conversions of rural buildings and the policy for replacement dwellings. It is very difficult to anticipate the number of rural enterprise dwellings, conversions/change of use to affordable dwellings or the number of replacement dwellings coming forward annually.

Action	Continue monitoring. Following two consecutive years of monitoring, a trigger point has not been activated, suggesting the development plan policies are being implemented effectively.
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MF26

Objective		Support appropriate development which meets the housing needs of the local community, having special regard to affordable housing for local people.			
Key Policies Strategic Policy G: Housing Development Policy 30: Affordable Housing		Related Policies Development Policy 9: Conversion and Change of Use of Rural Buildings Development Policy 11: Affordable Housing in Exception Sites			
Indicator	Target	Outcome		Trigger Point	
Number of affordable housing units granted planning permission per annum	25 affordable housing units to be granted planning permission per annum	Adoption		Below 21 units granted planning permission per annum for 2 consecutive years	
		AMR No 1:	2		
		AMR No 2:	14		
		AMR No 3:			
		AMR No 4:			
Analysis					
<p>Out of the 34 new residential dwellings granted planning permission between April 2020 and March 2021, 14 of these have been affordable housing units. This is a considerable increase on 2 units for the 2019-20 period, but remains below the trigger point of 21 for the 2nd consecutive year of monitoring.</p> <p>9 out of 14 of the affordable housing permissions were by a Housing Association. Affordable housing provision by the private sector remains low. As with last year, external factors may have impacted upon the overall economy and housing market and influenced development with the National Park. The uncertainty over Brexit and Covid may have dissuaded developers from proceeding with plans to invest in housing.</p> <p>The Authority depends on the delivery of the majority of affordable housing units by Registered Social Landlords on allocated sites. The National Park does not see housing development by large housebuilding companies. Small-scale developers building single plots are more prevalent; large schemes are mostly by Housing Associations, which provide 100% affordable provision.</p> <p>In 2020-21, permission was granted to a Housing Association for 9 affordable units on an allocated site, which has a significant impact on the figures. This monitoring year has seen one permission granted for a large site (five or more units); a permission for 5 units within a Local Service Centre resulted in one affordable unit, having reached the threshold for affordable housing. The other 4 permissions were for two units within smaller settlement, and 2 conversions in the open country. No affordable units were granted permission within service or secondary settlements.</p> <p>The raising of the threshold in Service and Secondary settlements allows single units to be open market dwellings. This has resulted in permissions for a number of single, open market dwellings (9 in 2019/20, 3 in 2020/21). Had the policies of the previous ELDP had been applied, 9 of the 36 permissions would have required to be affordable. Discounting the 9 units granted to the RSL, the low number of permissions for affordable homes may be a direct result of this change in threshold. The change may have encouraged small-scale developers to apply for single plots in areas where under the previous plan, would have had a requirement to be affordable.</p> <p>Increasing the threshold before affordable housing was required aimed to increase the viability of developments and bring more housing sites forward. It does not appear over the first two years of monitoring the plan that the policy change has led to an increase of large sites, with development being mostly single, open market plots.</p>					
Action	Number of affordable housing units granted planning permission per annum is below 21 units for 2 consecutive years, however it is difficult to determine whether a policy review is required as affordable housing policies are being implemented and allocations are coming forward.				

External economic factors may be influencing delivery as there has been a general trend in decreasing completions at an all Wales level.

The increasing pressures on the local housing market exacerbated by Brexit and Covid 19 and the resulting impact on the sustainability of local communities suggests that future LDP policies should focus on achieving accessible local market housing and affordable housing

MF27

Objective		Support appropriate development which meets the housing needs of the local community, having special regard to affordable housing for local people			
Key Policies Strategic Policy G: Housing Development Policy 30: Affordable Housing		Related Policies Development Policy 9: Conversion and Change of Use of Rural Buildings Development Policy 11: Affordable Housing in Exception Sites			
Indicator	Target	Outcome		Trigger Point	
Number of affordable housing units completed per annum	25 affordable housing units to be completed per annum.	Adoption			Below 21 units completed per annum for 2 consecutive years
		AMR No 1:	3		
		AMR No 2:	19		
		AMR No 3:			
		AMR No 4:			
Analysis					
<p>The number of affordable units completed during 2020/21 has increased to 19 from the previous year's 3 units. 19 is just short of the trigger point of 21. The number of affordable housing units completed has been lower than the target for 2 consecutive years.</p> <p>The low number of completions for 2019/20 may have been due to the overall health of the property market and economy. External factors may have impacted upon the overall economy and housing market and influenced development with the National Park, such as uncertainty over Brexit and difficult borrowing environment for small builders and self-build projects.</p> <p>The Authority is dependent of the delivery of affordable housing units by Housing Associations. In 2019-20, no affordable units were completed by Housing Associations, which given the low number of completions overall, has a significant impact on the figures for this monitoring year.</p> <p>During 2020/21, a Housing Association completed a site of 11 affordable units, greatly increasing the number of overall completions. Completion figures for 21/22 may be boosted by a development of 9 affordable units in Bala currently under construction by a Housing Association.</p>					
Action	<p>Number of affordable housing units completed per annum is below 21 units for 2 consecutive years (although the figure for 2020-21 (19 units) was just below the target. It is difficult to determine whether a policy review is required as affordable housing policies are being implemented and allocations are coming forward. External economic factors may be influencing delivery as there has been a general trend in decreasing completions at an all Wales level.</p> <p>The increasing pressures on the local housing market exacerbated by Brexit and Covid 19 and the resulting impact on the sustainability of local communities suggests that future LDP policies should focus on achieving accessible local market housing and affordable housing</p>				

MF28

Objective		Support appropriate development which meets the housing needs of the local community, having special regard to affordable housing for local people		
Key Policies Strategic Policy G: Housing Development Policy 30: Affordable Housing		Related Policies Development Policy 9: Conversion and Change of Use of Rural Buildings Development Policy 11: Affordable Housing in Exception Sites		
Indicator	Target	Outcome		Trigger Point
Number of market units coming forward as a result of non-viability (i.e. units that are not viable and have therefore resulted in open market housing with a commuted sum).		Adoption		10 or more units per annum granted planning permission for three consecutive years.
		AMR No 1:	0	
		AMR No 2:	3	
		AMR No 3:		
		AMR No 4:		
Analysis				
3 open market units resulted in a commuted sum payment.				
Committed sums in the National Park mainly derive from consents for conversions to open market dwellings. This monitoring year saw three consents for conversions to open market dwellings following the payment of a commuted sum. , 7 other conversions were granted permission during 2020/21, including one rural enterprise dwelling, two conversions to open market dwellings within housing development boundaries, and four conversions to self catering holiday accommodation as part of a rural enterprise scheme				
Action	Development plan policies are being implemented effectively			

MF29

Objective		Support appropriate development which meets the housing needs of the local community, having special regard to affordable housing for local people			
Key Policies Strategic Policy G: Housing Development Policy 30: Affordable Housing		Related Policies Development Policy 9: Conversion and Change of Use of Rural Buildings Development Policy 11: Affordable Housing in Exception Sites			
Indicator	Target	Outcome		Trigger Point	
Number of affordable housing units granted planning permission per annum via windfalls.	6 units per annum	AMR No 1:	2	Below 5 units granted planning permission per annum for 2 consecutive years	
		AMR No 2:	4		
		AMR No 3:			
		AMR No 4:			
		AMR No 4:			
Analysis					
<p>Number of affordable housing units granted planning permission per annum via windfalls in 2020-21 was 4 units. The low figure should be seen in the context of the low number of permissions granted for all types of housing, 34 which is lower than the target's trigger point, although an increase on the previous year. External factors such as brexit may have also had an impact on the economy and the overall housing market.</p> <p>Of 14 affordable units granted permission during 2020/21, 4 were via windfalls. One was part of a permission for 5 units in Dolgellau, a Local Service Centre, where a 20% contribution is sought for developments of 5 or more units. The other 3 units were in Small Settlement, where all new housing must be affordable.</p> <p>Previous low figures for affordable housing units permitted on windfall sites were taken into account during the revision of the LDP for 2016-2031 to ensure windfall sites are viable and brought forward for development. The thresholds in the revised Plan was increased to assist sites coming forward; and the percentage provision of affordable housing units required for developments was reduced. It appears that a number of small open market windfall sites have come forwarded which fall below the threshold.</p> <p>The raising of the threshold in Service and Secondary settlements allows single units to be open market dwellings, whereas previously they were required to be affordable. This has resulted in permissions for a number of single, open market dwellings within these settlement types over the first 2 years of monitoring. The low number of permissions for affordable homes may be a direct result of this change in threshold. The change may have encouraged small scale developers to apply for single plots in areas where under the previous plan, would have had a requirement to be affordable.</p> <p>It does not appear that increasing the threshold in order to ensure greater viability has resulted in an increase in windfall sites contributing towards affordable housing</p> <p>3 windfall sites are within Smaller Settlements. 2 units were in Rhyduchaf which has now reached its capacity of 2 affordable dwellings. The other unit was at Pennal.</p>					
Action	Further Investigation/Research Required. The trigger point has been activated following two consecutive years of numbers falling below the target				

MF30

Objective		Support appropriate development which meets the housing needs of the local community, having special regard to affordable housing for local people Communities			
Key Policies Strategic Policy G: Housing Development Policy 30: Affordable Housing		Related Policies Development Policy 9: Conversion and Change of Use of Rural Buildings Development Policy 11: Affordable Housing in Exception Sites			
Indicator	Target	Outcome		Trigger Point	
Number of affordable housing units completed per annum via windfalls.	6 units per annum	Adoption			Below 5 units completed per annum for 2 consecutive years
		AMR No 1:	2		
		AMR No 2:	4		
		AMR No 3:			
AMR No 4:					
Analysis					
4 affordable housing units completed on windfall sites during 2020/210.					
The housing market in the National Park is localised in nature, relying on small local builders and self-build projects on small sites of less than five units. There are no regional house builders active in the market and therefore there is very limited speculative building of open market and affordable housing.					
The target will need to be monitored closely over the next year to see if this is part of a longer term trend.					
Action	Further Investigation/Research Required. The trigger point has been activated following two consecutive years of numbers falling below the target				

MF31

Objective		Support appropriate development which meets the housing needs of the local community, having special regard to affordable housing for local people		
Key Policies Strategic Policy G: Housing Development Policy 30: Affordable Housing Development Policy 9: Conversion and Change of Use of Rural Buildings		Related Policies		
Indicator	Target	Outcome		Trigger Point
Number of affordable housing units granted planning permission per annum via conversions.	3 units per annum	Adoption		Below 2 units granted planning permission per annum for 2 consecutive years
		AMR No 1:	0	
		AMR No 2:	1	
		AMR No 3:		
		AMR No 4:		
Analysis				
<p>1 affordable housing units has been granted planning permission via conversion during 2020/21, with 3 others paying a commuted sum. This is the second consecutive year the number has been below the trigger level of 2.</p> <p>7 other conversions were granted permission during 2020/21, including one rural enterprise dwelling, two conversions to open market dwelling within housing development boundaries, and four conversions to holiday accommodation as part of a rural enterprise scheme.</p>				
Action	Further Investigation/Research Required. The trigger point has been activated following two consecutive years of numbers falling below the target			

MF32

Objective		Support appropriate development which meets the housing needs of the local community, having special regard to affordable housing for local people			
Key Policies Strategic Policy G: Housing Development Policy 30: Affordable Housing Development Policy 9: Conversion and Change of Use of Rural Buildings			Related Policies		
Indicator	Target	Outcome		Trigger Point	
Number of affordable housing units completed per annum via conversions.	3 units per annum	Adoption		Below 2 units completed per annum for 3 consecutive years	
		AMR No 1:	3		
		AMR No 2:	4		
		AMR No 3:			
Analysis					
4 affordable units were completed via conversions.					
Action	Development plan policies are being implemented effectively				

MF33

Objective		Support appropriate development which meets the housing needs of the local community, having special regard to affordable housing for local people		
Key Policies Strategic Policy G: Housing Development Policy 30: Affordable Housing		Related Policies		
Indicator	Target	Outcome		Trigger Point
Monitor uptake of affordable housing in smaller settlements	2 per settlement over the life of the Plan	Adoption		Take up of 2 units per settlement.
		AMR No 1:	0	
		AMR No 2:	3	Take up of more than two units per settlement relating to need. No take up after 4 years in any individual settlement.
		AMR No 3:		
		AMR No 4:		
Analysis				
Three affordable dwellings have been permitted within smaller settlements, two within Rhyduchaf and one at Cwrt, Pennal. These are the first permissions for housing granted within a smaller settlement within the lifetime of the current LDP. Rhyduchaf has now reached its capacity of 2 affordable units per smaller settlement				
Action	Development plan policies are being implemented effectively			

MF34

Objective	Support appropriate development which meets the housing needs of the local community, having special regard to affordable housing for local people			
Key Policies Strategic Policy G: Housing Development Policy 30: Affordable Housing Development Policy 11: Affordable Housing in Exception Sites		Related Policies		
Indicator	Target	Outcome	Trigger Point	
Number of affordable housing units granted planning permission and completed per annum on exception sites. The exception sites are not included in the housing requirement figure.	1 scheme completed every 4 years	Adoption		Less than 1 scheme completed every 4 years.
		AMR No 1:	0	
		AMR No 2:	0	
		AMR No 3:		
		AMR No 4:		
Analysis				
No affordable housing units permitted or completed on exception sites.				
Action	Further Investigation/Research Required.. The figure for the first two years of monitoring falls below the trigger level and the Authority will investigate and continue to monitor future reports to distinguish trends.			

MF35

Objective		Support appropriate development which meets the housing needs of the local community, having special regard to affordable housing for local people		
Key Policies Strategic Policy G: Housing Development Policy 30: Affordable Housing		Related Policies Development Policy 9: Conversion and Change of Use of Rural Buildings Development Policy 11: Affordable Housing in Exception Sites		
Indicator	Target	Outcome	Trigger Point	
Monitor the size of sites coming forward and the number of units proposed on each site.		Adoption		
		AMR No 1:		See analysis
		AMR No 2:		See analysis
		AMR No 3:		
		AMR No 4:		
Analysis				
<p>Of the 34 residential units granted planning permission, one application was for 9 new build units, and another permission was for 5 units. The remaining 20 planning permissions were for single units.</p> <p>The raising of the threshold to allow single open market dwellings in Service and Secondary Settlements may have encouraged development to bring forward smaller sites, though this was more pronounced during 2019/20.</p> <p>The housing market in the National Park is localised in nature, relying on small local builders and self-build projects on small sites of less than five units. There are no regional house builders active in the market and therefore there is very limited speculative building of open market and affordable housing. Large sites are mostly dependent on Housing Association activity..</p>				
Action	Development plan policies are being implemented effectively			

MF36

Objective		Support appropriate development which meets the housing needs of the local community, having special regard to affordable housing for local people		
Key Policies Strategic Policy G: Housing Development Policy 30: Affordable Housing		Related Policies Development Policy 9: Conversion and Change of Use of Rural Buildings Development Policy 11: Affordable Housing in Exception Sites		
Indicator	Target	Outcome	Trigger Point	
Monitor the affordable housing targets and thresholds of sites coming forward.		Adoption		
		AMR No 1:		Targets met
		AMR No 2:		Targets met
		AMR No 3:		
		AMR No 4:		
Analysis				
The units which had an affordable housing requirement have met the affordable housing target of the Eryri LDP.				
Action	Development plan policies are being implemented effectively			

MF37

Objective		Support appropriate development which meets the housing needs of the local community, having special regard to affordable housing for local people			
Key Policies Strategic Policy G: Housing Development Policy 13: Gypsy and Travellers Sites			Related Policies		
Indicator	Target	Outcome		Trigger Point	
If need is identified through the GTNA within the National Park consider suitable sites.	Continue to be part of the GTNA group	Adoption		Failure to meet an identified need.	
		AMR No 1:	See analysis		
		AMR No 2:	See analysis		
		AMR No 3:			
		AMR No 4:			
Analysis Local authorities have a duty to undertake gypsy and traveller accommodation assessments (GTAAs) under the Housing (Wales) Act 2014. Gwynedd and Conwy local housing authorities have completed their Gypsy and Traveller Accommodation Needs Assessments at local authority level early in 2016. The GTAA's for the Gwynedd and Conwy areas were submitted to the Welsh Government and it was found that there was no need within the National Park for a residential site or a transit/temporary stopping site for gypsy and travellers. The Authority will continue to be part of the project steering group to ensure that ongoing monitoring will be maintained and to identify whether further residential or temporary stopping places should be delivered to meet any further identified need. The Authority will use the Eryri LDP criteria based policy to judge proposals to meet future or unexpected demand. Cyngor Gwynedd have established a new steering group for 2021 of which the Authority are members.					
Action	Development plan policies are being implemented effectively				

MF38

Objective		Support appropriate development which meets the housing needs of the local community, having special regard to affordable housing for local people Communities		
Key Policies Strategic Policy G: Housing Development Policy 30: Affordable Housing		Related Policies Development Policy 9: Conversion and Change of Use of Rural Buildings Development Policy 11: Affordable Housing in Exception Sites		
Indicator	Target	Outcome	Trigger Point	
Monitor affordable housing need figure identified through the LHMA and other appropriate local housing needs surveys		Adoption		
		AMR No 1:		See analysis
		AMR No 2:		
		AMR No 3:		
		AMR No 4:		
Analysis				
<p>Local Housing Authorities are responsible for producing and updating LHMA in partnership with planning authorities and other stakeholders. Local Housing Authorities are responsible for producing and updating Local Housing Market Assessment (LHMA) in partnership with planning authorities and other stakeholders. Conwy's LHMA Study (2018- 2022) identifies a total of 1155 additional affordable homes over the period 2018- 2022 (231 units per year) for the whole of Conwy County. On a pro rata split of 4% for the part of Conwy area within the National Park boundary this equates to a total of 46 units over the 5 year period (2017- 2022) an annual need of 9 units for the area of Conwy which falls within the National Park.</p> <p>Gwynedd Council have updated their LHMA for the period (2018-2023). Gwynedd LHMA (2018-2023) has identified an annual housing need figure of 707 for the Gwynedd area. Using a pro rata split of 19% for the part of Gwynedd area within the National Park boundary, gives an annual need of 134 and a total of 670 units over the 5 year LHMA period. The Authority will continue to work closely with Gwynedd and Conwy and use the findings of the LHMA's to help inform the type of dwellings required in terms of size and tenure mix. Gwynedd and Conwy Housing Authorities are looking to commence LHMA's in the near future in accordance with new methodology released by the Welsh Government.</p> <p>During this monitoring year, the Rural Housing Enablers (RHEs) has undertaken a local housing needs survey in Harlech, Bryncrug, Trawsfynydd, Dolgellau, Llanfrothen, Pennal, Llanuwchllyn, Dwygyfylchi and Penmachno. They have also undertaken work in the communities of Betws y Coed, Dyffryn Ardudwy and Aberdyfi, with surveys to follow.</p> <p>-</p> <p>-</p>				
Action	Development plan policies are being implemented effectively			

MF39

Objective		Support appropriate development which meets the housing needs of the local community, having special regard to affordable housing for local people			
Key Policies Strategic Policy G: Housing Development Policy 30: Affordable Housing		Related Policies Development Policy 9: Conversion and Change of Use of Rural Buildings Development Policy 11: Affordable Housing in Exception Sites			
Indicator	Target	Outcome		Trigger Point	
Monitor intermediate affordable housing needs through Tai Teg Register.		Adoption			
		AMR No 1:	See	analysis	
		AMR No 2:			
		AMR No 3:			
		AMR No 4:			
Analysis					
<p>The Local Authorities of North Wales and housing associations have established Tai Teg, a joint intermediate housing register which is coordinated by Grwp Cynefin housing association. This register provides specific information about intermediate housing needs across the whole of north Wales and it is possible to break down the information by settlement to provide an accurate figure of intermediate housing need within settlements across the National Park. This information is available to the Authority and housing associations.</p> <p>The numbers of households on the Tai Teg register within the National Park in August 2021 2020 was 57 for purchasing and 33 for rental. As it is possible for households to be on both registers, and can choose up to three areas, there may be duplication. Figures are divided into community council areas, some of which contain areas outside the National Park.</p>					
Action	Development plan policies are being implemented effectively				

MF40

Objective		Support appropriate development which meets the housing needs of the local community, having special regard to affordable housing for local people		
Key Policies Strategic Policy G: Housing Development Policy 30: Affordable Housing		Related Policies Development Policy 9: Conversion and Change of Use of Rural Buildings Development Policy 11: Affordable Housing in Exception Sites		
Indicator	Target	Outcome		Trigger Point
Revise existing SPG on Affordable Housing	By 2019	Adoption	Existing SPG	Failure to deliver
		AMR No 1:	SPG Revised and adopted	
		AMR No 2:		
		AMR No 3:		
		AMR No 4:		
Analysis				
<p>A revised SPG for affordable housing was adopted in September 2019. This is a practical guidance note for applicants who intend to submit a planning application for an affordable dwelling to meet local needs which is available to download on the Authority’s website. The Authority continues to discuss viability issues on a case by case basis making reference to the SPG on Affordable Housing</p> <p>The SPG provides detailed information on how policies contained in the revised Eryri Local Development Plan (ELDP) (2016-2031) will be applied in practice by the Authority. The most relevant policies in the revised Eryri LDP are Strategic Policy G: Housing, Development Policy 30: Affordable Housing, Development Policy 11: Affordable Housing on Exception Sites and Development Policy 9: Conversion and Change of use of rural buildings.</p> <p>The SPG was the subject of a 6 week public consultation between the 9th of July 2019 and the 18th of September 2019. The consultation report is available for viewing on the Authority’s website.</p> <p>The SPG has been updated to reflect current data on household income that guides the affordable price level of properties. The size of affordable housing units has also been defined so they commensurate with the needs of the intended household and remain affordable in perpetuity. The SPG has also been updated to reflect the most up to date data relating to commuted sum payments.</p> <p>The Authority has produced a practical guidance note for applicants who intend to submit a planning application for an affordable dwelling to meet local needs which is available to download on the Authority’s website. The Authority continues to discuss viability issues on a case by case basis making reference to the SPG on Affordable Housing.</p>				
Action	Development plan policies are being implemented effectively			

MF41

Objective	Support appropriate development which meets the housing needs of the local community, having special regard to affordable housing for local people			
Key Policies Strategic Policy G: Housing Development Policy 30: Affordable Housing Development Policy 17: Removal of Agricultural and Holiday Accommodation Occupation Condition		Related Policies		
Indicator	Target	Outcome		
The number of applications approved for the removal of an agricultural or holiday accommodation occupancy condition	Substitution for a condition restricting occupancy to affordable housing	Adoption		Less than 30% of all approvals to remove agricultural or holiday accommodation conditions
		AMR No 1:	0	
		AMR No 2:	1	
		AMR No 3:		
Analysis				
During 2020/21, one application was approved to replace an old agricultural occupancy condition with a new Rural Enterprise condition to reflect current national policy.				
Action	Development plan policies are being implemented effectively			

MF42

Objective		Support the appropriate provision and retention of key community facilities and services throughout the area. Encourage community recreational facilities where they meet local needs and do not conflict with the 'Special Qualities' of the Park.		
Key Policies Strategic Policy Ng: Community Services and Facilities		Related Policies Strategic Policy A: National Park Purposes and Sustainable Development		
Indicator	Target	Outcome		Trigger Point
Number of new or improved community facilities in Local Service Centres, Secondary Settlements and Smaller Settlements	An increase in the number of new or improved community facilities	Adoption		
		AMR No 1:	2 improved community facilities	
		AMR No 2:	2 improved community facilities	
		AMR No 3:		
		AMR No 4:		
Analysis				
During 2020/21: <ul style="list-style-type: none"> - Planning permission was granted for replacement windows at Harelch Leisure Centre, which is owned and run by the community. - Planning permission was granted for an air source heat pump at Abergwyngregyn Community Centre. - 				
Action	Development plan policies are being implemented effectively			

MF43

Objective		Support the appropriate provision and retention of key community facilities and services throughout the area. Encourage community recreational facilities where they meet local needs and do not conflict with the 'Special Qualities' of the Park		
Key Policies Strategic Policy Ng: Community Services and Facilities		Related Policies Strategic Policy A: National Park Purposes and Sustainable Development		
Indicator	Target	Outcome		Trigger Point
Number of community facilities lost through change of use	No loss of viable facilities	Adoption		Failure to deliver
		AMR No 1:	No losses	
		AMR No 2:	No losses	
		AMR No 3:		
		AMR No 4:		
Analysis				
No viable community facilities were lost through change of use during 2020/21.				
Action	Development plan policies are being implemented effectively			

MF44

Objective		Promote measures to encourage development that supports the vibrancy of the Welsh language and to protect communities from developments that are insensitive to impact on the Welsh language.		
Key Policies Development Policy 18: The Welsh language and the Social and Cultural fabric of Communities		Related Policies		
Indicator	Target	Outcome		Trigger Point
Number of Community & Linguistic Statements submitted	No significant harm to the character and language balance of a community	Adoption		1 harmful scheme for 3 consecutive years or 3 harmful developments in 1 year
		AMR No 1:	No harmful scheme or developments	
		AMR No 2:		
		AMR No 3:		
		AMR No 4:		
Analysis				
<p>During 2020/21 one community and linguistic statement was submitted. This was for a refused application for a new build serviced holiday accommodation within the grounds of a public house. The application was refused on highways grounds.</p> <p>The monitoring process has found four applications approved during the monitoring period without a requisite Community & Linguistic Statement under Policy 18. This issue has again been raised with the Development Management section, with changes made to the validation process to prevent any further omissions.</p>				
Action	Training Required. Development Policy 18 is not being implemented as intended and officer training has been arranged with Development Management Officers, together with a review of the application validation process to prevent a further occurrence.			

MF45

Objective	Promote measures to encourage development that supports the vibrancy of the Welsh language and to protect communities from developments that are insensitive to impact on the Welsh language.			
Key Policies Development Policy 18: The Welsh language and the Social and Cultural fabric of Communities	Related Policies			
Indicator	Target	Outcome	Trigger Point	
Monitor the effectiveness of the Community and linguistic statement and the Community & Linguistic Impact Assessments	Number produced in compliance with policy. Assess effectiveness.	Adoption		
		AMR No 1:		See analysis
		AMR No 2:		
		AMR No 3:		
		AMR No 4:		
Analysis				
<p>The Community & Linguistic Statements that have been submitted in previous years enabled the Authority to make an informed decision on applications that may have had an effect on the Welsh language within communities. They have also provided an opportunity for applicants to demonstrate positive influences on communities, particularly where the development serves to meet local needs. In response to any negative impacts of the development, the statement also gives the applicant the opportunity to expand on the benefits of the development and to present evidence of mitigating factors relevant to the application and planning.</p> <p>It has been noted that four applications were approved during the monitoring period without a Community & Linguistic Statement required under Policy 18. The applications were approvals for 3 camping pods, winter storage at a caravan site, and a conversions of chapel to a dwelling, and a refusal for a conversion of a chapel to a dwelling (refsued on design and housing policy grounds).This issue has again been raised with the Development Management section, with changes made to the validation process to prevent any further omissions.</p>				
Action	Training required. Development Policy 18 is not being implemented as intended and officer training is required. Officer training has been arranged with Development Management Officers, together with a review of the application validation process to prevent a further occurrence.			

MF46

Objective		Promote measures to encourage development that supports the vibrancy of the Welsh language and to protect communities from developments that are insensitive to impact on the Welsh language			
Key Policies Development Policy 18: The Welsh language and the Social and Cultural fabric of Communities Development Policy 10: Advertisements and Signs		Related Policies			
Indicator	Target	Outcome		Trigger Point	
Encouraging Welsh or bi-lingual signage	An increase in Welsh or bi-lingual signage	Adoption			
		AMR No 1:	Increase		
		AMR No 2:	Increase		
		AMR No 3:			
		AMR No 4:			
Analysis					
<p>During 2020/21, applicants have been encouraged to produce bilingual signs. During this Annual Monitoring period, all 9 applications for advertisement consent were bilingual. . The majority were for interpretation boards by the Natural Resources Wales. Bilingual signage was secured for Co-op in Dolgellau following negotiations.</p> <p>The Authority is in the process of drafting an SPG on Advertisement and is reviewing the existing SPG on Welsh Language; both will contain guidance on Encouraging Welsh or bi-lingual signage</p>					
Action	Development plan policies are being implemented effectively				

MF47

Objective		Promote measures to encourage development that supports the vibrancy of the Welsh language and to protect communities from developments that are insensitive to impact on the Welsh language			
Key Policies Development Policy 18: The Welsh language and the Social and Cultural fabric of Communities		Related Policies			
Indicator	Target	Outcome		Trigger Point	
Encouraging the use of Welsh place names for new developments	An increase in Welsh place names for new developments	Adoption			
		AMR No 1:	See analysis		
		AMR No 2:	See analysis		
		AMR No 3:			
		AMR No 4:			
Analysis					
<p>There are a number of initiatives being undertaken by the Authority that encourage the use of the Welsh language and seek to protect Welsh place names. They are also actions under the objectives of the Authority's Management Plan (Cynllun Eryri). Such projects positively promote the language, which gives the National Park its sense of place. Through participating in such schemes, individuals will have increased awareness of the language and may be more minded to retain Welsh names for new developments and adopt bilingual policies for businesses.</p> <ul style="list-style-type: none"> • Llysgennad Eryri: An ambassador programme to enhance the learning experience of Eryri's Special Qualities. There are 600 ambassadors who undertake modules, one of which is one the Welsh language; • Caru Eryri volunteer scheme; in partnership with the Snowdonia Society, volunteers are paired with a Welsh speaking partner. • The Harlech and Arduwy Project records historical place names through working with local communities and volunteers, to raise awareness and for wider interpretation. • The Authority's Members have set up a Task and Finish Group on place names within the National Park; this will seek to develop a methodology for protecting and promoting place names. . . . • As part of the Carneddau Landscape Partnership, the 'Lleisiau ac Enwau'r Carneddau' project records and raise awareness of place names 					
Action	Further Investigation/Research Required. Initiatives and actions to encourage the use of Welsh place names for new developments are to be discussed and explored within the Authority. A pamphlet to raise awareness and appreciation of the language that could be sent to planning / building regulation applicants is one such idea being explored, in partnership with other Authority sections and partners.				

MF48

Objective		<p>Support appropriate development which meets the housing needs of the local community, having special regard to affordable housing for local people</p> <p>Support the appropriate provision and retention of key community facilities and services throughout the area.</p> <p>Encourage community recreational facilities where they meet local needs and do not conflict with the 'Special Qualities' of the Park</p> <p>Promote measures to encourage development that supports the vibrancy of the Welsh language and to protect communities from developments that are insensitive to impact on the Welsh language</p>	
Key Policies Strategic Policy G: Housing Strategic Policy A: National Park Purposes and Sustainable Development Development Policy 18: The Welsh language and the Social and Cultural fabric of Communities Strategic Policy B: Major Development		Related Policies Development Policy 30: Affordable Housing	
Indicator	Target	Outcome	
Number of planning obligations secured on larger development	All large development	Adoption	
		AMR No 1:	0
		AMR No 2:	
		AMR No 3:	
Trigger Point			
Failure to secure obligations where necessary on 2 or more sites in 3 years			
Analysis			
During 2020/21 no large scale development requiring a planning obligation were submitted.			
Action	Development plan policies are being implemented effectively		

Further research and consideration to inform a review of the Eryri LDP

- 5.28 The number of housing completions for 2020/2021 was 38 units, a considerable increase from last years' completion figure of 14 units and the highest completion figure since 2015. However, the completion figure is still below the average annual housing requirement target of 51 units. The Housing Trajectory shows an annual shortfall against the Annual Anticipated Housing Requirement (AAR) during 2020/21 with this years' completions 13 units below what was anticipated (51 AAR vs 38 actual completions, - 25% in percentage terms). The number of dwellings that have been completed annually have been consistently below the (AAR) of 51 dwellings per annum since 2016-17. There is a shortfall of -55% for cumulative required build rate from the start of the plan period, 2016-17, up to 31st March 2021. The plan is falling significantly short of what is intended; there has been a shortfall of cumulative housing completions against the AAR for 5 consecutive years.
- 5.29 There may be a number of local and wider national reasons for the low numbers. The housing market in the National Park is localised in nature, relying on small local builders and self-build projects on small sites . There are no regional house builders active in the market and therefore there is very limited speculative building of open market and affordable housing. The decrease may in part be due to the difficult borrowing environment for developers, small builders, and self-build projects. There has been a general trend in lower numbers of completions between 2015 and 2019 within the National Park and at an all Wales level. Changes in the Authority's housing policies through the recent Eryri LDP revision by increasing the thresholds before requiring affordable housing provision within settlements, were expected to stimulate the housing market to increase choice and overall completion rate as well as supporting small builders and the local economy, however this has not happened in the first two years of monitoring the policy. Further monitoring and analysis is required in order to understand the impact of the new policy and the influence of external factors.
- 5.30 The delivery of affordable housing in the National Park depends considerably on Housing Association activity. Permissions and completions by Housing Associations helped to increase the affordable housing figures from last year. The Authority must continue to work closely with Housing Associations to ensure that affordable sites continue to come forward and are delivered.
- 5.31 The 2018 based household projections for the National Park were published in May 2021. These projections estimate that between 2018 and 2028 the population of the Park will decrease by 1.92%. During the same period the households in Snowdonia is projected to increase by 40 units (0.3%), a very modest increase within a 10-year period. A falling population and slower new household formation rates suggests that a lower overall housing requirement figure may be more suitable when revising the LDP. A lower housing requirement figure would also reflect past completions and the current housing development industry's ability to deliver within the National Park.
- 5.32 Due to increasing pressures on the local housing market exacerbated by Brexit and Covid 19 and the resulting impact on the sustainability of local communities; a review of LDP housing policies may be required. Initial analysis of house prices, incomes, second homes and holiday let data for the National Park area suggests that LDP policies should focus on achieving accessible local market housing and affordable housing to secure the long-term viability of Snowdonia's local communities.

- 5.33 Further research is required to explore local market housing and primary residency housing policies, analyse relevant evidence and indicators and examine how they have been implemented and delivered in other Authorities. Further work is needed to investigate the possibility of considering local market housing on Exemption Sites as well as re-examining the housing development boundaries and assess settlement capacities.
- 5.34 The Welsh Government has set an ambition to see the number of people able to enjoy speaking and using Welsh reach 1 million by 2050. To deliver on this aim, the LDP must support, promote and enhance the Welsh language as a viable community language by ensuring that there are sufficient and proportionate employment and housing opportunities to sustain local communities. Specific policies will need to provide further guidance to ensure that development of an appropriate scale, type and character is delivered to meet the needs of local communities. Furthermore, the revised LDP will need to ensure that development occurs at a rate which can be absorbed and assimilated without damaging the character of communities. Adverts and signs are a method of promoting the distinctive culture of Snowdonia and can contribute enormously to the Sense of Place. When revising the LDP it will be important that policies ensure that adverts and signs are provided bilingually and expect new developments and streets to have Welsh names.
- 5.35 Further detailed research and analysis will be undertaken of the type of sites that have been permitted in the National Park since the adoption of the LDP.. Housing data will need to be analysed in respect of the number of private sector, self-build, intermediate and social housing units brought forward in the National Park and compare with other rural areas and national patterns. The Authority will also need to analyse windfall development and potential sites. The data will feed into the evidence base included in the Housing Background Paper, to inform the next review.
- 5.36 The potential contribution of a community-led housing, co-operative housing and land trusts should also be considered. The Authority is exploring the possibility of creating and funding a community led housing officer post, along with other partners, to work with communities and explore potential Community led housing schemes. Discussions will continue with partners and local communities.
- 5.37 Collaboration with Gwynedd and Conwy local housing authorities will continue to assist with the implementation of their Housing Strategies. The Authority will seek to assist with Cyngor Gwynedd's recent Housing Action Plan, its housing need identification work, and any plans to develop affordable housing within the National Park area.

Case Studies

Parc yr Ysgol, Aberdyfi



During monitoring period 2020/21, a site of 11 affordable housing units was completed by Adra, the Housing Association in Aberdyfi. Parc yr Ysgol provides 11 affordable housing units and make a significant contribution to the completion numbers for 2020/21.

The site was a former primary school and was included as a site allocated for 6 affordable units for local needs under Strategic Policy G (Housing) of the ELDP 2016-2031. Planning permission was approved during the 2018/19 monitoring period. An Affordable Housing Statement was submitted highlighting a need for such housing and that the proposed mix of unit type would help improve the balance of social housing stock in the area. The scheme is a mix of two storey houses, flats and bungalows, which has resulted in a total of 11 units being made available. The units are a mix of social rent, with some units for over 55's and disabled use and have been occupied since the summer of 2020.

Land at Cysgod y Coleg, Bala.



During 2020/21, planning permission was granted for a housing development in Bala. The 9 approved units make a significant contribution to the sites with permission numbers for 2020/21. The land, which is adjacent to a housing estate previously developed by a housing association, was allocated for 10 affordable units for local needs under Strategic Policy G (Housing) of the ELDP 2016-31.

The site developer and owner is Adra, the Housing Association. The permission granted was for the construction of 9 affordable dwellings (3 two bed roomed bungalows and 6 two bed houses) and associated parking and garden areas. The proposal includes the provision of a 91m² of amenity space on the site which will be available to all the local children. Due to the inclusion of the play area, it was concluded that the provision of 9 dwellings on the site as opposed to the allocated figure of 10 was acceptable. Evidence was provided by the applicant, which identified a need for two bed roomed houses in the Bala ward. Construction has already commenced on the site.

6 SUPPORTING A SUSTAINABLE RURAL ECONOMY

This section delivers a response to the following objectives:

Encourage sustainable economic growth by supporting a rural economy that provides employment opportunities and maintains thriving communities.

Support tourism and outdoor recreation which maximise local economic benefits, minimise environmental impact and are in sympathy with the 'Special Qualities' of the National Park

Employment Land

- 6.1 There have been two applications permitted during 2020/2021 that resulted in an estimated increase of 463.18m² *new* floor space for employment purposes. A retrospective application was permitted, which was to demolish existing redundant structures and erect a new kitchen workshop with a showroom at the Old Creamery Rhydymain. Additionally, permission was also granted for the construction of an underground workshop in Pennal which will result in new employment floorspace.

Snowdonia Enterprise Zone

- 6.2 The Snowdonia Enterprise Zone that includes the former nuclear power station site at Trawsfynydd and the former airfield at Llanbedr has the potential to create new quality job opportunities. The site at Llanbedr had previously been shortlisted as a possible location for a Spaceport during 2015; however, Industrial Strategy funding was awarded in 2018 to a proposed vertical launch spaceport in Sutherland, Scotland, bringing an end to the potential of a vertical launch facility at Llanbedr. However, potential horizontal launch sites such as those potentially planned in Cornwall, Glasgow Prestwick and Llanbedr are to be boosted by gaining access to a new £2million development fund.
- 6.3 Within the Enterprise Zone Designation at Llanbedr, uses associated with aviation, aerospace will be encouraged by the National Park, alongside other B1, B2 and B8 uses. At Trawsfynydd Enterprise Zone, policies direct uses towards those connected to nuclear decommissioning, low carbon energy business, energy generation technologies and research and development. No applications for development within the Snowdonia Enterprise Zone have been received during the period of the AMR, however it was announced during June 2020 that the Trawsfynydd site had been selected to lead on Magnox's reactor decommissioning project in the UK. This will see decommissioning work brought forward and secure employment in the area. It is envisaged that there will be a decommissioning programme of 20 years at the site, with three main phases. In order to ensure that the National Park are kept up to date with the latest developments within the Trawsfynydd site, Policy officers are part of the Trawsfynydd Strategic Site Group meetings as well as the UK wide Nuleaf (nuclear legacy advisory forum) groups. An additional Nuleaf group has recently been set up with a Welsh focus and the first meeting will be held during late 2021.
- 6.4 As previously discussed in Chapter 3, the 'Future Wales 2040' document does highlight the real possibility of a SMR being located at Trawsfynydd in the future. Whilst it may not be within the next LDP timescale, it will be important for the Authority to be involved in future discussions about the possibility of the SMR being located in Trawsfynydd and its implications for the National Park.

Tourism and Recreation

- 6.5 The main changes to the Visitor Accommodation policies within the ELDP 2016-2031 adopted in February 2019, were the two new policies, Development Policy 28: New Build Serviced Accommodation, and Development Policy 29: Alternative Holiday Accommodation. The new Visitor Accommodation SPG was adopted on January 22nd 2020.
- 6.6 Policies within the Local Development Plan support tourism and outdoor recreation that maximise local economic benefits. A number of applications have been approved since the adoption of the LDP 2016-2031, that have resulted in improvements to tourism facilities.
- 6.7 During the last monitoring period (2020-2021), 18 applications relevant to tourism were approved within the National Park area. These included developments such as various applications for small scale alternative low impact holiday accommodation such as pods and shepherd's huts; converting outbuildings to holiday accommodation units, the restoration of a former tavern following fire damage including 3 new holiday lets, adapting and extending a children's play area, and the construction of a single storey administration and welfare facility buildings including car parking and retaining walls. No applications for new build serviced accommodation were permitted within or adjacent to the main built up areas of local service centres, service settlements and secondary settlements within this monitoring period.
- 6.8 During this monitoring period (2020/2021) four applications for small scale alternative accommodation developments were permitted.
- 6.9 Following the relaxation of restrictions after the first lockdown, the National Park saw an increase in visitor numbers above previous years, as more decide to take their holidays within the UK. This resulted in significant pressures on visitor management and the environment. This led to an increase in the occurrence of wild camping and camper vans/motor homes staying overnight in areas such as laybys, car parks and private land for overnight stays, rather than formal sites. Tourism is integral to the National Park economy and caravan and camping sites will have lost income during 2020 and will not have benefited from motor homes not using formal sites. In the short-term various actions have been taken by the Authority, in collaboration with the Local Authorities and other Bodies, on prevention, education and information. Snowdonia's current Local Development Plan policies do not permit any new camping or touring caravan sites (which includes campervans/motor homes) due to their effect on the landscape and Special Qualities of the National Park There are calls from the tourism sector for the provision of small 'aires' sites for motor homes with basic facilities, for instance on car parks within settlements. Cyngor Gwynedd are currently undertaking research and consultations into the possibility of such sites on their car parks. The Authority will consider and assess the situation and impacts when reviewing the relevant policy for the next LDP review.

It remains to be seen if the increase in tourist visitor number and motorhomes is a long-term trend. If conditions make it once more convenient to travel outside the UK, visitor number could reduce from levels seen this year

Retail

6.10 A retail survey was undertaken during August and September 2020 within Aberdyfi, Bala, Betws y Coed, Dolgellau and Harlech. During the period of this AMR, one application was permitted for a new retail development situated within the main retail area of a Local Service Centre or within 300m of the town centre. There were no *new* retail developments permitted during this monitoring period, however there was an application permitted for the change of use of an A2 retail unit (estate agents) into a *sui generis* (tattoo parlour) in Y Bala during this monitoring period, and an application to change a shop into a café at Coed y Brenin, Ganllwyd. The average vacancy % for the five towns was 10.6%, which is higher than the 6% observed during the 2019 study but lower than the all Wales figure of 18% (reported by the Welsh Retail Consortium November 2020). The increase is likely due to the Covid-19 pandemic and the fact that many businesses had to close during this period. However an additional retail survey will be undertaken during the summer months of 2021 and reported on in next year's annual monitoring report to see if the trend has continued. If the trend does continue its implications will need to be considered as part of the plan review.

MF50

Objective		Supporting a Sustainable Rural Economy		
Key Policies Strategic Policy H: A Sustainable Rural Economy (H)		Related Policies Development Policy 19: New employment and training development Development Policy 24: Retail (24)		
Indicator	Target	Outcome		Trigger Point
New employment floor space built in the Local Service Centres	Increase in new employment floor space	AMR No 1:	0	Failure to deliver
		AMR No 2:	0	
		AMR No 3:		
		AMR No 4:		
Analysis				
No new employment floor space was built in Local Service Centres during 2020/2021. See MF51 for new employment floor spaces in other areas of the National Park.				
Action				
As this is the second AMR of the adopted Eryri LDP, and due to the impact of the Covid-19 pandemic, there is no great concern regarding this indicator as of yet, however it is a situation that will need to be monitored closely over the coming years. As no cases were put forward there is no issue with the policy at this time.				

MF51

Objective		Supporting a Sustainable Rural Economy		
Key Policies Strategic Policy H: A Sustainable Rural Economy (H)		Related Policies Development Policy 19: New employment and training development Development Policy 9: Conversion and change of use of rural buildings Development Policy 24: Retail (24)		
Indicator	Target	Outcome		Trigger Point
Total new employment floor space built in National Park (including conversions)	Increase in new employment floor space	AMR No 1:	2367.77 m ²	Failure to deliver
		AMR No 2:	463.18m ²	
		AMR No 3:		
		AMR No 4:		
Analysis				
<p>Two applications were permitted for areas of new employment and retail within the National Park during this monitoring period, some of which resulted in new employment floorspace.</p> <ul style="list-style-type: none"> • A retrospective application to demolish existing redundant structures and erect new kitchen workshop with showroom in The Old Creamery, Rhydymain. The site area is 399.18m² • Permission was also granted for the construction of an underground workshop which will result in 64m² of new employment space. <p>In terms of new employment spaces, it is estimated that once implemented these applications will result in a total of 463.18m² new employment floor space built in National Park.</p>				
Action		Development plan policies are being implemented effectively.		

MF52

Objective		Supporting a Sustainable Rural Economy		
Key Policies Strategic Policy H: A Sustainable Rural Economy (H)		Related Policies Development Policy 19: New employment and training development Development Policy 9: Conversion and change of use of rural buildings Development Policy 24: Retail (24)		
Indicator	Target	Outcome		Trigger Point
Number of additional jobs created	Increase in number of additional jobs created	AMR No 1:	Increase	Failure to deliver
		AMR No 2:	Increase	
		AMR No 3:		
		AMR No 4:		
Analysis				
<p>There were applications permitted which resulted in increases in employment floor space within the National Park (as highlighted in MF51, although they could not be considered as significant contributors to job increases.</p> <p>Examples include;</p> <ul style="list-style-type: none"> retrospective application to demolish the existing redundant structures and erect new kitchen workshop with showroom in The Old Creamery, Rhydmain permission was also granted for the construction of an underground workshop which will result in 64m² of new employment space. change of use of an estate agents to a tattoo parlour in Y Bala change of use from a shop to a café at Coed y Brenin, Ganllwyd <p>Although the actual number of additional jobs created is unknown, they will potentially result in an increase in the additional number of jobs in the National Park</p>				
Action		Development plan policies are being implemented effectively.		

MF53

Objective		Supporting a Sustainable Rural Economy		
Key Policies Strategic Policy H: A Sustainable Rural Economy (H)		Related Policies Development Policy 19: New employment and training development Development Policy 9: Conversion and change of use of rural buildings Development Policy 24: Retail (24)		
Indicator	Target	Outcome		Trigger Point
Amount of employment land (ha) and floor space (sq m) redeveloped to other uses	No loss of employment land/floor space unless in line with the Policy	AMR No 1:	0	Supply of employment land/premises lost not in line with Policy. 1 scheme lost for 3 consecutive years or 3 schemes lost in 1 year.
		AMR No 2:	0	
		AMR No 3:		
		AMR No 4:		
Analysis				
No employment land or floor space was lost to other uses during this monitoring period.				
Action		Development plan policies are being implemented effectively.		

MF54

Objective		Supporting a Sustainable Rural Economy		
Key Policies Strategic Policy H: A Sustainable Rural Economy (H)		Related Policies Development Policy 19: New employment and training development Development Policy 9: Conversion and change of use of rural buildings Development Policy 24: Retail (24)		
Indicator	Target	Outcome		Trigger Point
Employment land and premises vacancy rate		AMR No 1:	n/a	
		AMR No 2:	n/a	
		AMR No 3:		
		AMR No 4:		
Analysis				
An update to the Employment background paper was completed during 2017 that concluded that no more employment land would need to be allocated within the National Park. This was because there were many vacant units in employment sites within the Park and numerous vacant and available sites outside the Park that could be used for employment purposes. An update to this Employment Background Paper will be undertaken during the next year or so in order to gauge the present situation.				
Action		Development plan policies are being implemented effectively.		

MF55

Objective	Supporting a Sustainable Rural Economy			
Key Policies Strategic Policy H: A Sustainable Rural Economy (H)	Related Policies Development Policy 19: New employment and training development			
Indicator	Target	Outcome		Trigger Point
Monitor employment land and industrial buildings available in close proximity to the National Park boundary		AMR No 1:	n/a	
		AMR No 2:	n/a	
		AMR No 3:		
		AMR No 4:		
Analysis				
<p>The Employment Background Paper update undertaken in 2017 came to the conclusion that there were numerous employment and industrial sites around the National Park boundary and that many of these had high levels of vacancies. Therefore as noted it was concluded that no new employment land allocations would need to be allocated within the National Park.</p> <p>An update to this Employment Background Paper will be undertaken during the next year or so in order to gauge the present situation.</p>				
Action	Development plan policies are being implemented effectively.			

MF56

Objective	Supporting a Sustainable Rural Economy			
Key Policies Development Policy 27: Snowdonia Enterprise Zone (27)	Related Policies			
Indicator	Target	Outcome		Trigger Point
Monitor de-commissioning of Trawsfynydd Nuclear Power Station and possible alternative uses for consideration in review		AMR No 1:	n/a	
		AMR No 2:	n/a	
		AMR No 3:		
		AMR No 4:		
Analysis				
<p>It was announced during June 2020 that the Trawsfynydd site had been selected to lead on Magnox's reactor decommissioning project in the UK. This will see decommissioning work brought forward and secure employment in the area. It is envisaged that there will be a programme of 20 years at the site, with three main phases.</p> <p>In order to ensure that the National Park are kept up to date with the latest developments within the Trawsfynydd site, Policy officers are part of the Trawsfynydd Strategic Site Group meetings as well as the UK wide Nuleaf (nuclear legacy advisory forum) groups. An additional Nuleaf group has recently been set up with a Welsh focus and the first meeting will be held during late 2021.</p>				
Action	Development plan policies are being implemented effectively.			

MF56a

Objective	Supporting a Sustainable Rural Economy			
Key Policies Development Policy 27: Snowdonia Enterprise Zone (27)	Related Policies			
Indicator	Target	Outcome		Trigger Point
Types of development coming forward within Snowdonia Enterprise Zone		AMR No 1:	0	
		AMR No 2:	0	
		AMR No 3:		
		AMR No 4:		
Analysis				
No applications for development within the Snowdonia Enterprise Zone have been received during the period of the AMR.				
Action	Development plan policies are being implemented effectively.			

MF56b

Objective	Supporting a Sustainable Rural Economy			
Key Policies Development Policy 27: Snowdonia Enterprise Zone (27)	Related Policies			
Indicator	Target	Outcome		Trigger Point
Developments coming forward within the Snowdonia Enterprise Zone Indicative Focus Area - Llanbedr		AMR No 1:	0	
		AMR No 2:	0	
		AMR No 3:		
		AMR No 4:		
Analysis				
No applications for development in the Llanbedr Enterprise Zone have been received during the period of the AMR.				
Action	Development plan policies are being implemented effectively.			

MF56c

Objective	Supporting a Sustainable Rural Economy			
Key Policies Development Policy 27: Snowdonia Enterprise Zone (27)	Related Policies			
Indicator	Target	Outcome		Trigger Point
Developments coming forward within the wider Snowdonia Enterprise Zone Indicative allocation - Llanbedr		AMR No 1:	0	
		AMR No 2:	0	
		AMR No 3:		
		AMR No 4:		
Analysis				
No applications for development in the wider Llanbedr Enterprise Zone allocation have been received during the period of the AMR.				
Action	Development plan policies are being implemented effectively.			

MF56d

Objective	Supporting a Sustainable Rural Economy			
Key Policies Development Policy 27: Snowdonia Enterprise Zone (27)	Related Policies			
Indicator	Target	Outcome		Trigger Point
Developments coming forward within the Snowdonia Enterprise Zone allocation - Trawsfynydd		AMR No 1:	1	
		AMR No 2:	0	
		AMR No 3:		
		AMR No 4:		
Analysis				
No applications for development within the Trawsfynydd Enterprise Zone have been received during the period of the AMR.				
Action	Development plan policies are being implemented effectively.			

MF56e

Objective	Supporting a Sustainable Rural Economy			
Key Policies Development Policy 27: Snowdonia Enterprise Zone (27)	Related Policies			
Indicator	Target	Outcome		Trigger Point
Developments coming forward immediately adjacent to the Snowdonia Enterprise Zone allocation - Trawsfynydd		AMR No 1:	0	
		AMR No 2:	0	
		AMR No 3:		
		AMR No 4:		
Analysis				
No applications for development, immediately adjacent to the Trawsfynydd Enterprise Zone, have been received during the period of the AMR.				
Action	Development plan policies are being implemented effectively.			

MF57

Objective		Supporting a Sustainable Rural Economy		
Key Policies Strategic Policy H: A Sustainable Rural Economy (H)		Related Policies Development Policy 9: Conversion and change of use of rural buildings (9) Strategic Policy G: Housing (G)		
Indicator	Target	Outcome		Trigger Point
Number of applications for appropriate live-work units Number of applications for home working	Increase in number of appropriate schemes approved	AMR No 1:	1	
		AMR No 2:	5	
		AMR No 3:		
		AMR No 4:		
Analysis				
Five rural enterprise dwellings were permitted during the 2020/2021 period. These were;				
<ul style="list-style-type: none"> • Nant y Barcud, Llanuwchllyn – as part of an agricultural development • Llechwedd Ystrad, Llanuwchllyn – as part of an agricultural development • Brynllwyn, Rhoslefain - as part of an agricultural development • Ty Uchaf, Llanuwchllyn - as part of an agricultural development • Llain y Pistyll, Llanegryn - as part of an agricultural development 				
Action		Development plan policies are being implemented effectively.		

MF58

Objective		Supporting a Sustainable Rural Economy		
Key Policies Strategic Policy I: Tourism		Related Policies Strategic Policy H: A Sustainable Rural Economy (H)		
Indicator	Target	Outcome		Trigger Point
Number of new or improved tourism facilities	Increase in number of appropriate schemes approved	AMR No 1:	Increase	
		AMR No 2:	Increase	
		AMR No 3:		
		AMR No 4:		
Analysis				
There were 18 applications, relative to tourism, granted permission during this annual monitoring period. These included developments such as;				
<ul style="list-style-type: none"> • various applications regarding low impact alternative holiday accommodation (4 applications) and cabins (2 application) • converting outbuildings to holiday accommodation units as part of a rural enterprise scheme (4 applications) the restoration of a former tavern following fire damage, including 3 new holiday let units • adapting and extending a children’s play area, • construction of single storey administration and welfare facility building including car parking and retaining walls. 				
Action		Development plan policies are being implemented effectively.		

MF58a

Objective		Supporting a Sustainable Rural Economy		
Key Policies Development Policy 28: New Serviced Accommodation (28)		Related Policies Strategic Policy H: A Sustainable Rural Economy (H) Strategic Policy I: Tourism Development Policy 30: Affordable Housing (30)		
Indicator	Target	Outcome		Trigger Point
New build serviced accommodation permitted within or adjacent to the main built up areas of local service centres, service settlements and secondary settlements		AMR No 1:	0	Where proposals are on sites required for local affordable housing need and the scale and design of the development is not compatible with the setting.
		AMR No 2:	0	
		AMR No 3:		
		AMR No 4:		
Analysis				
No applications for new build serviced accommodation were permitted within or adjacent to the main built up areas of local service centres, service settlements and secondary settlements within this monitoring period.				
Action		Development plan policies are being implemented effectively.		

MF58b

Objective		Supporting a Sustainable Rural Economy		
Key Policies Development Policy 29: Alternative Holiday Accommodation (29)		Related Policies Strategic Policy H: A Sustainable Rural Economy (H) Strategic Policy I: Tourism Development Policy 20: Agricultural Diversification (20)		
Indicator	Target	Outcome		Trigger Point
Number of small scale developments for alternative accommodation permitted		AMR No 1:	5 applications	Where new sites are permitted which are not linked to an agricultural diversification scheme or an existing visitor attractions.
		AMR No 2:	4 applications	
		AMR No 3:		
		AMR No 4:		
Analysis				
<p>Five applications for small scale alternative accommodation developments were permitted during this monitoring period. These were;</p> <ul style="list-style-type: none"> • 1 pod and 2 shepherd's huts at Llanfendigaid Hall, Rhoslefain Hall • 3 camping pods at Bontddu • 3 Shepherd's hut at Cwm Nantcol. • And a retrospective application for the replacement of existing holiday accommodation pods at Prenteg • 				
Action				
Development plan policies are being implemented effectively.				

MF59

Objective	Supporting a Sustainable Rural Economy			
Key Policies Development Policy 22: Chalet and Static Caravan Sites (22)	Related Policies Strategic Policy H: A Sustainable Rural Economy (H) Strategic Policy I: Tourism Development Policy 2: Development and the Landscape			
Indicator	Target	Outcome		Trigger Point
Number of developments that improve the quality of existing Chalet and Static Caravan sites and reduce its impact on the landscape.	All developments proposal.	AMR No 1:	1 application	1 development failing to improve quality/reduce impact on landscape for 3 consecutive years or 3 developments failing in 1 year.
		AMR No 2:	2 applications	
		AMR No 3:		
		AMR No 4:		
Analysis				
<p>Two applications were permitted during this monitoring period, which could result in the improvement of existing Chalet and Static Caravan sites and reduce its impact on the landscape.</p> <p>One application was for the replacement of 23 chalets with 23 lodge style static caravans, together with landscaping and environmental improvements in Dyffryn Ardudwy. The second application was for the winter storage of 14 touring caravans within a static caravan site in Dolgellau.</p>				
Action	Development plan policies are being implemented effectively.			

MF60

Objective		Supporting a Sustainable Rural Economy		
Key Policies Development Policy 23: Touring and Camping sites (23)		Related Policies Strategic Policy H: A Sustainable Rural Economy (H) Strategic Policy I: Tourism Development Policy 2: Development and the Landscape		
Indicator	Target	Outcome		Trigger Point
Number of developments that improve the quality of existing Touring and Camping Sites and reduce its impact on the landscape.	All developments proposal	AMR No 1:	0	1 development failing to improve quality/reduce impact on landscape for 3 consecutive years or 3 developments failing in 1 year.
		AMR No 2:	0	
		AMR No 3:		
		AMR No 4:		
Analysis				
No applications were permitted that would have resulted in the improvement of existing Touring and Camping sites, and reduce their impact on the landscape.				
Action		Development plan policies are being implemented effectively.		

MF61

Objective		Supporting a Sustainable Rural Economy		
Key Policies Development Policy 22: Chalet and Static Caravan Parks (22) Development Policy 23: Touring and Camping sites (23)		Related Policies Strategic Policy H: A Sustainable Rural Economy (H) Strategic Policy I: Tourism		
Indicator	Target	Outcome		Trigger Point
Preparation and adoption of SPG on Chalet, Static and Touring Caravans and Camping Sites.	All developments proposal	AMR No 1:	Completed	1 development failing to improve quality/reduce impact on landscape for 3 consecutive years or 3 developments failing in 1 year.
		AMR No 2:	Completed	
		AMR No 3:		
		AMR No 4:		
Analysis				
SPG 8: Visitor Accommodation was formally adopted by Authority members on the 22 nd of January 2020 and is now a material planning consideration.				
Action		Development plan policies are being implemented effectively.		

MF62

Objective	Supporting a Sustainable Rural Economy			
Key Policies Development Policy 24: Retail (24)	Related Policies			
Indicator	Target	Outcome		Trigger Point
New retail floor space within the main built up areas of Local Service Centres, Service Settlements and Secondary Settlements.	All developments proposal	AMR No 1:	4	1 new development outside these areas for 3 consecutive years or 3 new developments outside these areas in 1 year.
		AMR No 2:	0	
		AMR No 3:		
		AMR No 4:		
Analysis				
There were no applications permitted for <i>new</i> retail (inc restaurants/cafes) floor space within the main built up areas of Local Service Centres, Service Settlements and Secondary Settlements during this period. There were 4 applications for retail or restaurants/cafes but these were not new developments and consisted of two change of use applications, one alterations to courtyard and a replacement canopy extension.				
Action	In terms of the trigger point, development plan policies are being implemented effectively.			

MF63

Objective	Supporting a Sustainable Rural Economy			
Key Policies Development Policy 24: Retail (24)	Related Policies			
Indicator	Target	Outcome		Trigger Point
Number of new retail developments intended to serve a wider settlement catchment area limited to Bala and Dolgellau.	All developments proposal	AMR No 1:	n/a	1 new development outside these areas for 3 consecutive years or 3 new developments outside these areas in 1 year.
		AMR No 2:	n/a	
		AMR No 3:		
		AMR No 4:		
Analysis				
There were no new retail developments intended to serve a wider settlement catchment area limited to Bala and Dolgellau during this monitoring period.				
Action	Development plan policies are being implemented effectively.			

MF64

Objective	Supporting a Sustainable Rural Economy			
Key Policies Development Policy 24: Retail (24)	Related Policies			
Indicator	Target	Outcome		Trigger Point
Number of new retail developments situated within the main retail area or within 300m of the town centre.	All developments proposal	AMR No 1:	1	1 new development outside these areas for 3 consecutive years or 3 new developments outside these areas in 1 year.
		AMR No 2:	0	
		AMR No 3:		
		AMR No 4:		
Analysis				
There were no <i>new</i> retail developments permitted during this monitoring period, however there was an application permitted for the change of use of an A2 retail unit (estate agents) into a sui generis (tattoo parlour) in Y Bala during this monitoring period. But as this not a new retail development it will not be counted under this indicator.				
Action	Development plan policies are being implemented effectively.			

MF65

Objective	Supporting a Sustainable Rural Economy			
Key Policies Development Policy 24: Retail (24)	Related Policies			
Indicator	Target	Outcome		Trigger Point
Vacant units in retail areas	Reduce or maintain vacancy rate	AMR No 1:	24	
		AMR No 2:	36	
		AMR No 3:		
		AMR No 4:		
Analysis				
<p>According to the 2020 summer retail survey, there were 36 vacant units recorded within the five towns studied (Dolgellau, Bala, Betws y Coed, Harlech, Aberdyfi). This is higher than the 24 vacant units observed during the 2019 survey, and higher than the 19 observed during the 2018 survey.</p> <p>The percentage of vacant units from the total of all units, per town was as following;</p> <ul style="list-style-type: none"> • Aberdyfi – 5.3% (higher than last year – 0%) • Bala – 7.9% (same as last year - 7.9%) • Betws Y Coed – 9.1% (higher than last year - 7.5%) • Dolgellau – 13.8% (increase from 9.8% last year) • Harlech – 17.0% (substantial increase from 6.8% last year) <p>The average vacancy % for the five towns within the Park was 10.6% (which is higher than last year's average percentage, which was 6%. This shows an increase in the % of vacant units in all main settlements within the National Park (apart from Y Bala which remained at the same %). This could possibly be due to the Covid 19 pandemic and the fact that many businesses had to close during this period. However an additional retail survey will be undertaken during the summer months of 2021 and reported on in next year's annual monitoring report to see if the trend has continued. If the trend does continue its implications will need to be considered as part of the plan review.</p>				
Action	Development plan policies are being implemented effectively, but there is a need to monitor the vacancy %'s carefully			

MF66

Objective	Supporting a Sustainable Rural Economy		
Key Policies Development Policy 24: Retail (24)	Related Policies		
Indicator	Target	Outcome	Trigger Point
Percentage of non-A1 retail uses in main retail areas of Aberdyfi, Bala, Betws y Coed, Dolgellau and Harlech	Maintain rate within 10-25% of existing percentage (based on retail units)	AMR No 1:	Over 25% of non-retail uses in main retail areas for 3 consecutive years.
		AMR No 2:	
		AMR No 3:	
		AMR No 4:	
Analysis			
<p>The retail survey undertaken during the summer in 2020 indicated the following results in terms of A1 and non-A1 units:</p> <ul style="list-style-type: none"> • Aberdyfi: 44.4% of retail units in Aberdyfi were classed as being non A1 (44.4% last year) • Bala: 40.0% of retail units in the Bala were classed as being non A1 (40.0% last year) • Betws-Y-Coed: 35.4% of retail units in Betws were classed as being non A1 (35.4% last year) • Dolgellau: 44.1% of retail units in Dolgellau were classed as being non A1 (42.6% last year) • Harlech: 46.2% of retail units in Harlech were classed as being non A1 (46.2% last year) <p>Harlech was the main retail area with the highest percentage of non-A1 retail units. The average percentage for non-A1 units within the five retail areas was 42.0. The percentage for last year was 41.8%.</p> <p>The figures presented in this indicator last year form the baseline for the non-A1 units percentages for future monitoring reports (by settlement). These will be assessed in future AMR's to ensure that they remain within 10-25% of these baseline percentages. The percentages presented this year are within the baseline percentages.</p>			
Action	Development plan policies are being implemented effectively.		

Further research and consideration to inform a review of the Eryri LDP:

- 6.11 Whilst it may not be within the next LDP's timescale, the 'Future Wales 2040' document highlights the real possibility of a Small Modular Reactor (SMR) being located at Trawsfynydd. It will be important for the Authority to be involved in future discussions about the possibility of the SMR being located in Trawsfynydd and its implications for the National Park.
- 6.12 As a result of the Pandemic we have seen a significant increase in the number of people working from home, particularly in the office-based sectors of the economy. Even when all the restrictions are lifted, this is likely to affect where people work in the long term. LDP review will need to consider the implications of more people working from home in the long term.
- 6.13 As part of the future LDP review the Authority will need to work with neighbouring planning authorities to re-examine economic forecasts and update the Employment Land Review to ensure that the supply of land for employment is adequate and fit for the future. Employment allocations will need to be reviewed and, where change is needed, this should be to the best use of land for placemaking. This may mean sites with good public and active travel links being designated for other mixed uses. It may also mean surplus unsustainable sites are removed from development plans altogether.
- 6.14 The latest annual Retail Survey that was carried out in Summer 2020 revealed an increase in the average vacancy % for the five towns. The increase is likely due to the Covid-19 pandemic and the fact that many businesses had to close during this period. The next survey will be undertaken during the summer months of 2021 and reported on in next year's annual monitoring report to see if the trend has continued. If the trend does continue its implications will need to be considered as part of the plan review.
- 6.15 Future Retail Surveys will need to be replaced by town centre assessments which will need to encapsulate a wider array of use requirements, particularly in the employment, leisure and public service sectors.
- 6.16 The document 'Building Better Places - the Planning System Delivering Resilient and Brighter Futures' highlights the need for Town Centres to become places where a variety of retail, employment, commercial, community, leisure, health and public sector uses come together in a hub of activity to make them viable as go-to destinations once more. Flexible, local co-working spaces could also be a crucial new element to increase space to work.
- 6.17 Further work is needed to investigate the effects of campervans on the Park and how the associated problems can be tackled. The Authority will need to consider if a change of policy can address the issue positively whilst not harming the Special Qualities of the National Park.

7 PROMOTING ACCESSIBILITY AND INCLUSION

This section delivers a response to the following objectives:

Encourage new development to locations that reduce the need to travel with reasonable access to community services and facilities and sustainable modes of travel.

Support initiatives that are aimed at encouraging the use of sustainable modes of travel.

Accessibility

7.1 No new footpaths granted permission during this monitoring period.

Telecommunications

7.2 2 applications were approved for new, replacement and upgrading of telecommunication equipment at new and existing sites. The policy condition giving a ten-year temporary consent was removed following the review of the ELDP, with each case to be assessed on its own merits. A Supplementary Planning Guidance is currently being prepared with the aim of adopting in Autumn 2021.

Visitor Traffic and Car Parking

7.3 Following the relaxation of Covid-19 restriction, the summer of 2020 saw high numbers of visitors to the National Park, with more taking holidays within the UK. This led to serious parking problems in popular walking areas such as around Snowdon and the Ogwen Valley, with large numbers of cars parking illegally along the highways. A campaign by the National Park Authority, Local Authorities and the Police, involving publicity and increased enforcement on the highway did reduce the problem. The National Park Authority introduced a pre-booking system for the Pen y Pass car park and sought to promote use of park and ride services.

7.4 The Authority has been looking into the parking situation for some time, and in 2020, Martin Higgitt Associates were commissioned by the Yr Wyddfa Partnership to undertake a review of transport and parking issues affecting Yr Wyddfa and Ogwen areas.

7.5 The aim of this review is to develop a strategy for managing access and parking around Yr Wyddfa and the Ogwen Valley in a way that supports the Partnership's long-term vision for Yr Wyddfa, as well as the National Park's broader purposes and duty of protecting the landscape, promoting the understanding and enjoyment of the area, and supporting the economic and social wellbeing of local communities. The report identified a range of issues that lead us to the current situation which is undermining the core purposes and duties of the National Park. Pressure on accessing these sites by car is affecting the ability to conserve and enhance the beauty of the designated landscape and Yr Wyddfa Partnership's objectives for management of the area. Car-dependency is undermining the ability of sections of the public to access and enjoy the landscape.

Visitor numbers and travel patterns are negatively impacting on daily lives of communities, whilst failing to capture the potential economic benefit for the local economy and businesses. The report's recommendations are that a Sustainable Tourism model be adopted, and provides options to achieve and implement this aim. **The proposals outline how traffic, pollution and noise could be greatly reduced in the inner area during high season, whilst vastly improving the visitor experience.** This Sustainable Tourism Approach would transform how the area functions and is perceived as a destination. The approach is underpinned by integration, provision of new services and a re-scaling of existing services. Enabling such progressive delivery requires appropriate governance structures and a re-think of the economic model in which services are provided. A new governance model is recommended which is an opportunity for the area, and Wales in general, to be pioneering.

- 7.6 The current ELDP policy on parking, Development Policy 25, supports new visitor car parks if they are an integral part of a proposed traffic management plan. This gives flexibility to be able to accept the Yr Wyddfa / Ogwen transport plan under the policy. Consideration can be given as to whether a specific direction for the plan and parking / traffic situation is required in the next LDP

MF67

Objective	Promoting Accessibility and Inclusion			
Key Policies Strategic Policy L: Accessibility and Transport (L)	Related Policies			
Indicator	Target	Outcome		Trigger Point
Number of developments with access to footpaths, cycle paths and public transport	Increase in number	AMR No 1:		Failure to deliver
		AMR No 2:		
		AMR No 3:		
		AMR No 4:		
Analysis				
As has been the case in previous years the vast majority of applications permitted during this period have had access to sustainable transport links				
Action	Development plan policies are being implemented effectively			

MF68

Objective	Promoting Accessibility and Inclusion			
Key Policies Strategic Policy L: Accessibility and Transport (L)	Related Policies			
Indicator	Target	Outcome		Trigger Point
Number of developments with access to public transport	Increase in number	AMR No 1:		Failure to deliver
		AMR No 2:		
		AMR No 3:		
		AMR No 4:		
Analysis				
60 out of 99 (60.6%) new developments were located within 0.5km of a bus stop, while 87 out of 99 (87.9%) were located within 1.5km of a bus stop. 39 out of 99 (39.4%) were also located within 1.5km of a Rail Station. As in previous years, the majority of new developments have some access to public transport. It is considered that this successfully delivers the requirements of this indicator.				
Action	Development plan policies are being implemented effectively			

MF69

Objective	Promoting Accessibility and Inclusion			
Key Policies Strategic Policy L: Accessibility and Transport (L)	Related Policies			
Indicator	Target	Outcome		Trigger Point
No significant harm from road network changes	All development proposals	AMR No 1:	1	Significant harm arising from 1 development for 3 consecutive years or significant harm arising from 3 developments in 1 year.
		AMR No 2:	0	
		AMR No 3:		
		AMR No 4:		
Analysis				
No new applications were granted planning permission during this monitoring period, in terms of road network changes.				
Action	Development plan policies are being implemented effectively			

MF70

Objective	Promoting Accessibility and Inclusion			
Key Policies Development Policy 25: Visitor Car Parking (25)	Related Policies			
Indicator	Target	Outcome		Trigger Point
New visitor car parks focussed in Local Service Centres	All development proposals unless part of a traffic management scheme or integral part of a new or extended visitor attractions	AMR No 1:	0	1 development outside Local Service Centres unless part of a planned traffic management scheme or an integral part of a new or extended visitor attraction for 3 consecutive years or 3 developments outside these areas in 1 year
		AMR No 2:	0	
		AMR No 3:		
		AMR No 4:		
Analysis				
No new visitor car parks were permitted in Local Service Centres during the period of the AMR.				
Action	Development plan policies are being implemented effectively			

MF71

Objective	Promoting Accessibility and Inclusion			
Key Policies Development Policy 25: Visitor Car Parking (25)	Related Policies			
Indicator	Target	Outcome		Trigger Point
New visitor car parks outside Local Service Centres	Provision of new visitor car park as an integral part of a planned traffic management scheme or an integral part of a new or extended visitor attraction that gives precedence to sustainable transport	AMR No 1:	0	Failure to deliver
		AMR No 2:	0	
		AMR No 3:		
		AMR No 4:		
Analysis				
<p>There were no applications for car parks outside Local Service Centres during this monitoring period. However 'Martin Higgitt Associates' were commissioned by the Yr Wyddfa Partnership to undertake a review of transport and parking issues affecting Yr Wyddfa and Ogwen. The aim of the review is to develop a strategy for managing access and parking around Yr Wyddfa and the Ogwen Valley in a way that supports the Partnership's long-term vision for Yr Wyddfa , as well as the National Park's broader purposes and duty of protecting the landscape, promoting the understanding and enjoyment of the area, and supporting the economic and social wellbeing of local communities. The outcome of the review will need to be taken into consideration in any future review of the LDP.</p>				
Action	Development plan policies are being implemented effectively			

MF72

Objective	Promoting Accessibility and Inclusion			
Key Policies Strategic Policy L: Accessibility and Transport (L)	Related Policies Development Policy 21: Tourism and Recreation (21)			
Indicator	Target	Outcome		Trigger Point
Monitor any land use implications from the Authority's Recreation Strategy		AMR No 1:	n/a	
		AMR No 2:	n/a	
		AMR No 3:		
		AMR No 4:		
Analysis				
In terms of the Authority's Recreation Strategy (2012-2017), this is currently being reviewed with a newly adopted version potentially available during the next monitoring period.				
Action	Policies of accessibility and inclusion are effective.			

Objective	Promoting Accessibility and Inclusion			
Key Policies Development Policy 26: Telecommunications (26)	Related Policies			
Indicator	Target	Outcome		Trigger Point
Monitor the number of telecommunication developments that do not harm the visual appearance and character of the area	All development proposals	AMR No 1:	5	Failure to deliver
		AMR No 2:	2	
		AMR No 3:		
		AMR No 4:		
Analysis				
<p>Two applications were approved for either new, replacement or the upgrading of telecommunication equipment at new and existing sites. These were for;</p> <ul style="list-style-type: none"> The installation of a 25m lattice mast to support 3x antenna and 2x600m dishes with an overall height of 26m in Cwm Penmachno The retention of a temporary 14m high mast at Talartro, Llanbedr <p>A Supplementary Planning Guidance for Telecommunication developments has been prepared and will be adopted during the Autumn of 2021. This SPG will seek to provide detailed guidance about the manner in which the Planning Authority will deal with telecommunication and mast development and will provide support for case officers. The SPG will also provide guidance to assist developers submitting planning and prior approval applications.</p>				
Action	Development plan policies are being implemented effectively, however further guidance is required and an SPG on the topic will be adopted during the next AMR period.			

Further research and consideration to inform a review of the Eryri LDP

- 7.7 A new SPG regarding telecommunications developments will be adopted by the next annual monitoring report. This SPG will seek to provide detailed guidance about the manner in which the Planning Authority will deal with telecommunication and mast development and will provide support for case officers. The SPG will also provide guidance to assist developers submitting planning and prior approval applications
- 7.8 Consideration will need to be given in future LDP review to any land use implications resulting from the findings and implementation of parking and traffic solutions derived from the Higgit Report.

APPENDIX 1: Sustainability Appraisal Monitoring Framework

7.9 This year's report contains 2018/2019 and 2019/2020 data for comparative purposes

	SA Objective	Monitoring Indicator	Data Source	Analysis
1	Manage the effects of climate change through mitigation and adaptation	Ratio of renewable energy (solar, domestic wind and hydro) project planning permissions granted against planning applications per year.	SNPA	<p>2018/2019</p> <p>Of all the planning permissions granted during this period, 4% have been for Hydro. 1% for Solar, 1% for other renewable energy schemes. Through planning policies in the LDP, the Authority supports small-scale domestic renewable energy applications. Of the 29 applications received for renewable energy schemes the Authority granted permission for 26.</p>
				<p>2019/2020</p> <p>Of all the planning permissions granted during this period, 0% have been for Hydro. 0% for Solar, 0% for other renewable energy schemes. Through planning policies in the LDP, the Authority supports small-scale domestic renewable energy applications. Of the 3 applications received for 'other' renewable energy schemes the Authority granted permission for 3. These 3 included an air-source heat pump, and two biomass boilers.</p>
				<p>2020/21</p> <p>Of all the planning permissions granted during this period, 0% have been for Hydro. 0% for Solar, 1% for other renewable energy schemes. Through planning policies in the LDP, the Authority supports small-scale domestic renewable energy applications. Of the 3 applications received for 'other' renewable energy schemes the Authority granted permission for 3. These 3 included an air-source heat pump, a biomass boiler and a conversion to accommodate a biomass boiler.</p>
2	Ensure that the location and design of new development is acceptable in terms of the potential consequences of flooding	Number of planning permissions contrary to NRW advice on flooding.	NRW	<p>2018/2019 No planning application were permitted contrary to NRW advice on flooding during this AMR period.</p>
				<p>2019/2020 During this monitoring period, no planning application were permitted contrary to NRW advice on flooding.</p>
		<p>2020/21 During this monitoring period, no planning application were permitted contrary to NRW advice on flooding.</p>		
		Number of new developments incorporating SuDS as a ratio of total planning permissions granted.	SNPA	<p>2018/2019 From 7th January 2019, all new developments of more than one dwelling house or where the construction area is 100m² or more, will require Sustainable Drainage Systems (SuDS) for surface water. SuDS on new developments must be designed and built in accordance with the Statutory SuDS Standards published by the Welsh Ministers and SuDS Schemes must be approved by the local authority acting in its SAB role, before construction work begins.</p>

				<p>The application permitted for the demolition of the former Aberdyfi primary school and construction of 11 dwellings with new access road and parking submitted a drainage strategy that complies with the relevant legislation of TAN 15, SuDS hierarchy and Approved Document H of the Building Regulations 2010.</p> <p>2019/2020 From 7th January 2019, all new developments of more than one dwelling house or where the construction area is 100m² or more, will require Sustainable Drainage Systems (SuDS) for surface water. SuDS on new developments must be designed and built in accordance with the Statutory SuDS Standards published by the Welsh Ministers and SuDS Schemes must be approved by the local authority acting in its SAB role, before construction work begins.</p> <p>2020/21 From 7th January 2019, all new developments of more than one dwelling house or where the construction area is 100m² or more, will require Sustainable Drainage Systems (SuDS) for surface water. SuDS on new developments must be designed and built in accordance with the Statutory SuDS Standards published by the Welsh Ministers and SuDS Schemes must be approved by the local authority acting in its SAB role, before construction work begins.</p>
3	Promote the use of sustainable locally sourced material including energy	Number and type of renewable energy schemes with planning permission per annum.	SNPA	<p>2018/2019 Of the 29 applications received for renewable energy schemes between 2018 and 2019, the Authority granted permission for 26. Through planning policies in the LDP, the Authority supports small-scale domestic renewable energy applications.</p> <p>2019/2020 Of the 9 applications received for renewable energy schemes between 2019 and 2020, the Authority granted permission for 9. 3 applications were for new renewable energy schemes whilst 6 applications were for alterations to existing schemes. Through planning policies in the LDP, the Authority supports small-scale domestic renewable energy applications.</p> <p>2020/2021 Of the 5 applications received for renewable energy schemes between 2020 and 2021, the authority granted permission for 4. One application for a 600kw Hydro Electric Scheme was withdrawn. Those granted permission included a solar panel array, biomass boiler and an air source heat pump. Through planning policies in the LDP, the Authority supports small-scale domestic renewable energy applications.</p>
		Number of developments granted planning permission achieving green design awards, as a percentage of the total number of planning applications granted each year.	SNPA	<p>2018/2019 This is not an indicator that can be monitored easily by the Authority. The Authority will report on any green design awards it becomes aware of.</p> <p>2019/2020 This is not an indicator that can be monitored easily by the Authority. The Authority will report on any green design awards it becomes aware of.</p>

				<p>2020/2021 This is not an indicator that can be monitored easily by the Authority. The Authority will report on any green design awards it becomes aware of.</p>
4	Promote the use of sustainable transport modes and reduce the impact of cars, road freight and infrastructure	Distance of new developments from a public transport service.	SNPA	<p>2018/2019 53 out of 111 new developments were located within 0.5km of a bus stop, while 93 out of 111 were located within 1.5km of a bus stop. 29 out of 111 were also located within 1.5km of a Rail Station.</p> <p>2019/2020 69 out of 107 new developments were located within 0.5km of a bus stop, while 93 out of 107 were located within 1.5km of a bus stop. 39 out of 107 were also located within 1.5km of a Rail Station.</p> <p>2020/2021 60 out of 99 new developments were located within 0.5km of a bus stop, while 87 of 99 were located within 1.5km of a bus stop. 39 out of 99 were also located within 1.5km of a train station.</p>
		Journey to work by mode	Census	<p>2018/2019 No change</p> <p>2019/2020 This information is not yet available for the National Park from the 2011 census. This data would need to be commissioned in order to fit the Park boundaries which is something the Authority might have to consider.</p> <p>2020/2021 No new information</p>
		Average distance travelled to work	Census	<p>2018/2019 No change</p> <p>2019/2020 This information is not yet available for the National Park from the 2011 census. This data would need to be commissioned in order to fit the Park boundaries which is something the Authority might have to consider.</p> <p>2020/2021 No new information</p>
		Number of bus services running in the National Park	SNPA, Gwynedd, Conwy	<p>2018/2019 According to the Gwynedd and Conwy Council bus timetables, there are currently 32 bus services running through the National Park (duplication has been avoided so that the same journeys running through Gwynedd and Conwy have only been counted once). There are four bus services from the figure noted which are run by 'Snowdon Sherpa', which are only available during the Summer. There are also two train services which serve some towns and areas within the Park, which are the Cambrian Coast and the Conwy Valley railway lines.</p> <p>2019/2020 No change</p> <p>2020/2021 No change</p>
5	Protect and enhance landscape character and quality	Quantity of Outstanding and High value landscape as defined under LANDMAP's five aspects: cultural, geological, landscape habitat and visual and sensory.	SNPA CCW	<p>2018/2019 The results for the areas defined under LANDMAP are as follows;</p> <ul style="list-style-type: none"> • Visual and Sensory - 54.8% (63 out of 115 areas) of visual areas within the National Park were classed as High or Outstanding • Cultural - 96.0% (48 out of 50 areas) of cultural areas within the National Park were classed as High or Outstanding • Geological - 93.9% (107 out of 114 areas) of geological areas within the National Park were classed as High or Outstanding

			<ul style="list-style-type: none"> • Historical - 89.3% (134 out of 150 areas) of historical areas within the National Park were classed as High or Outstanding • Landscape Habitats- 38.9% (145 out of 373 areas) of landscape areas within the National Park were classed as High or Outstanding
			2019/2020 No change
			2020/2021 No change
	Number of planning applications granted permission in areas of outstanding and high value as defined by LANDMAP.	LANDMAP	<p>2018/2019 The number of new planning applications for the areas defined under LANDMAP are as follows;</p> <ul style="list-style-type: none"> • Visual and Sensory - 62 in High and 6 in Outstanding areas • Cultural - 46 in High and 63 in Outstanding areas • Geological - 13 in High and 91 in Outstanding areas • Historical - 54 in High and 49 in Outstanding areas • Landscape Habitats - 27 in High and 26 in Outstanding areas
			<p>2019/2020 The number of new planning applications for the areas defined under LANDMAP are as follows;</p> <ul style="list-style-type: none"> • Visual and Sensory - 44 in High and 6 in Outstanding areas • Cultural - 44 in High and 50 in Outstanding areas • Geological - 6 in High and 107 in Outstanding areas • Historical - 31 in High and 51 in Outstanding areas • Landscape Habitats - 10 in High and 27 in Outstanding areas
			<p>2020/2021 The number of new planning applications for the areas defined under LANDMAP are as follows;</p> <ul style="list-style-type: none"> • Visual and Sensory - 44 in High and 0 in Outstanding areas • Cultural - 30 in High and 51 in Outstanding areas • Geological – 15 in High and 67 in Outstanding areas • Historical - 34 in High and 51 in Outstanding areas • Landscape Habitats - 11 in High and 16 in Outstanding areas
		SNPA	2018/2019

		Extent of tranquil areas in the National Park		<p>No change. However, the Authority is currently working on re-evaluating and re-mapping the tranquil areas of the National Park.</p> <p>2019/2020 No change. However, the Authority is currently working on re-evaluating and re-mapping the tranquil areas of the National Park.</p> <p>2020/2021 No change</p>
6	Protect and enhance air quality	Air pollutant levels in the National Park – based upon Air Quality Review and Assessments for Gwynedd and Conwy.	Gwynedd and Conwy Councils	<p>2018/2019 No new information.</p> <p>2019/2020 Due to its geographical location on the periphery of north-west Europe and the south-westerly prevailing winds that are experienced for most of the year, the air quality in Snowdonia is generally very good. Occasionally, however, in stable weather conditions with high pressure over the UK, eastern winds can bring pollutants from more industrialized areas, and the levels of some pollutants can go up as a result.</p> <p>2020/2021 No new information.</p>
7	Conserve the quality of soils through reducing contamination and protecting soil function	Number of planning applications which include site remediation and the area of land remediated.	SNPA	<p>2018/2019 No change.</p> <p>2019/2020 While this is not monitored by the Authority, there are very few contaminated sites within the National Park. If a site that required remediation came forward as an application, it would be flagged up. No applications requiring remediation have been granted planning permission during the period of this AMR.</p> <p>2020/2021 No new information.</p>
		Percentage of new developments granted planning permission on previously developed land.		<p>2018/2019 The number of new housing units granted permission on previously developed land during the period of this AMR is 24/40 that is 60%.</p> <p>2019/2020 The number of new housing units granted permission on previously developed land during the period of this AMR is 5/14 that is 36%.</p> <p>2020/2021 The number of new housing units granted permission on previously developed land during the period of this AMR is 16/34 that is 47%.</p>

8	Safeguard National Park geology and geomorphology	The condition of RIGS in the National Park.		<p>2018/2019 No change.</p> <p>2019/2020 RIGS were designated as Regionally Important Geological/Geomorphological Sites in the UK Nature Conservancy “Earth Science Conservation in Great Britain: A Strategy” (1990), being of a standard worthy of recognition and protection as non-statutory sites, to complement the SSSIs and NNRs under statutory protection. RIGS sites in Wales are now known as Regional Geodiversity Sites.</p> <p>Natural Resources Wales have contributed to the all Wales audit of RIGS through financial and technical support. The audit which began in 2003, is the first comprehensive national assessment of second-tier sites in Wales. It was undertaken largely by the local RIGS groups and NRW Earth Scientists with the majority of the funding coming from the Aggregates Levy Sustainability Fund, but with a financial contribution by NRW to the project in North Wales. The audit led to the standardisation of the site documentation, digitisation of site boundaries to a common format and ensured that the landowners and planning authorities were informed of the RIGS.</p> <p>A major input from NRW was the development of the GIS database for the project where all of the 600 or so sites registered so far were digitised by NRW. NRW currently hosts these GIS data. There are currently 47 RIGS in the National Park.</p>
9a	Protect and enhance biodiversity	Condition of Designated sites including SPAs, SACs, Ramsar, SSSI, NNR, LNR.	SNPA NRW	<p>2020/2021 No change.</p> <p>2018/2019</p> <p>Information received from Natural Resources Wales indicate the following.</p> <p>SAC</p> <ul style="list-style-type: none"> • No sites / units are under appropriate conservation management in the National Park for 2018-2019 • 572 units (100%) are defined as needing action • No sites / units need more research to base decisions <p>SPA</p> <ul style="list-style-type: none"> • No sites / units are under appropriate conservation management • 162 units (100.0%) are defined as needing action • No sites / units need more research to base decisions <p>SSSI</p> <ul style="list-style-type: none"> • 143 units (17%) are under appropriate conservation management • 693 units (82.60%) are defined as needing action

				<ul style="list-style-type: none"> 3 units (0.4%) need more research to base decisions <p>RAMSAR</p> <ul style="list-style-type: none"> 2 units (100%) are defined as needing action <p>2019/2020 This information was not received by NRW for this monitoring period.</p> <p>2020/2021 This information was not received by NRW for this monitoring period.</p>
9b	Protect and enhance biodiversity	Condition and status of LBAP species and habitats.		<p>2018/2019 No new information, however the development of the new ERAMMP (The Environment & Rural Affairs Monitoring and Modelling Programme) will provide a future mechanism to measure and monitor against its baseline.</p> <p>2019/2020 No new information.</p> <p>2020/2021 No new information.</p>
9c	Protect and enhance biodiversity	Number of planning permissions affecting LBAP species and habitats		<p>2018/2019 No new information, however the development of the new ERAMMP monitoring program will provide a future mechanism to measure and monitor against its baseline.</p> <p>2019/2020 No new information.</p> <p>2020/2021 No New information.</p>
9d	Protect and enhance biodiversity	Number of planning applications resulting in the loss of hedgerows and field boundaries (where this occurs the length of loss of details about species should be collated).		<p>2018/2019</p> <p>Hedge planting schemes – 39 schemes resulted in 11,308 metres of 79,156 hedgerows being planted. There has been an increase in the number of hedge planting schemes due to the increase in the source of funding for this work, such as Sustainable Management Scheme (SMS) Eden Grants, Young Farmers SMS, Woodland Park Scheme, National Grid Maentwrog West Landscape Enhancement Initiative (LEI), National Grid Maentwrog East LEI, and National Grid Traditional Boundaries LEI.</p> <p>Planted woodlands – 2.81ha of 4,496 woodland re-planted after 16 schemes.</p>
10a	Value and protect and enhance the historic environment including built heritage, archaeology and historic landscape	Condition of Conservation Areas and the extent to which new development is consistent with the Conservation Area Management Plans.	SNPA Cadw Gwynedd Archaeological	<p>2018/2019 No change</p> <p>2019/2020 There is only one management plan in place within the National Park currently. Developments within the Dolgellau Conservation areas are consistent with the Management Plans for the area. Work has also been carried out by Gwynedd Archaeological Trust on the remaining Conservation Areas and progress will be reported in next year's monitoring framework.</p> <p>2020/2021 No new information</p>
10b	Value and protect and enhance the historic environment including built heritage, archaeology and historic landscape	Condition of Scheduled Ancient Monuments.	CADW	<p>2018/2019 Data provided by Cadw during June 2019 shows the following:</p> <p>279 of the 377 Scheduled Monuments in the Park have been visited during the current (5th) round of visits, which started on 01/04/2011</p>

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10c	Value and protect and enhance the historic environment including built heritage, archaeology and historic landscape	Number of Listed Buildings at risk	SNPA	<p>2018/2019 Data regarding the condition of Listed Buildings in the National Park is collected regularly.</p> <ul style="list-style-type: none"> • Total number of buildings at risk (Category 1 - Extreme Risk) = 51 • Total number of buildings at risk (Category 2 - Grave Risk) = 52 • Total number of buildings at risk (Category 3 - At Risk) = 200 • Total number of buildings at risk (Category 4 - To be watched) = 321 <p>2019/2020 Due to the lack of resources and COVID-19 circumstances, there is no update for the number of listed building at risk for this monitoring period.</p> <p>2020/2021 Due to the lack of resources and COVID-19 circumstances, there is no update for the number of listed buildings at risk for this monitoring period.</p>																		

1 2	Conserve, promote and enhance Snowdonia's cultural heritage and the Welsh language	Percentage of Welsh speakers in the National Park and their distribution	SNPA and Census	<p>2018/2019 Census information, so no annual update available.</p> <p>2019/2020 Census information, so no annual update available. However, the information displayed below is taken from the 2011 Census;</p> <ul style="list-style-type: none"> • 58.6% of people within Snowdonia National Park could speak Welsh, higher than the national average of 19% • 49.7% of people could read, write and speak Welsh within the National Park, higher than the national average of 14.6% <p>In terms of distribution, the lowest percentage of Welsh speakers are on in the western coastal areas of Barmouth, Tywyn and Aberdyfi. 54.6% of people living in Llangelynnin did not have any Welsh language skills at all.</p> <p>The areas with the highest percentages of Welsh speakers included Llanuwchllyn and Y Bala 78.6% of people living in Llanuwchllyn could speak Welsh. According to the 2001 Census, the percentage of Welsh speakers in the National Park was 62.1%. This means there has been a 3.5% decrease in the number of Welsh speakers in the area since 2001. Also during the previous Census, 54.5% of the Park's population could speak, read and write in Welsh. This had decreased 4.8% by the 2011 Census.</p> <p>Policies within the Local Development Plan take in to account the needs and interests of the Welsh Language. The LDP supports development which maintains or enhances the Welsh Language. Any development which causing significant harm to the Welsh Language will be refused. Developments which may have a significant impact are required to submit community linguistic statements, or assessments to enable the Authority to make an informed decision on their impacts. The authority encourages the use of Welsh or bilingual signage on new and existing developments.</p> <p>2020/2021 No new information, update will be provided for the next monitoring period where 2020 Census data will be available.</p>
1 3 a	To safeguard the quality and quantity of water resources	Percentage of Snowdonia's rivers that are classified as Very Good, good, or Fairly Good chemical and biological quality	NRW	<p>2018/2019 According to data received from Natural Resources Wales based on the 2105? dataset, there were 90 rivers assessed in the National Park. The information below details the assessments made on those rivers;</p> <p>Chemical:</p> <ul style="list-style-type: none"> • 83 rivers were classed as being of 'Good' quality • 7 rivers failed to achieve a 'Good' status <p>Ecological Status:</p> <ul style="list-style-type: none"> • 31 rivers were classed as being of 'Good' quality • 56 rivers were classed as being of 'Moderate' quality • 3 rivers were classed as being of 'Poor' quality <p>2019/2020 According to data received from Natural Resources Wales based on the 2015 dataset, there</p>

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				<p><u>2020/2021</u></p> <p>According to data recieved from National Resources Wales based on the WFD 2018 dataset, there were 109 rivers assessed in the National Park. This figure included rivers with catchments that overlap with the Park's boundaries, but do not lie fully within the Park.</p> <p>The information below details the assessments made on those rivers;</p> <p>Chemical:</p> <ul style="list-style-type: none"> • 101 rivers were classed as being of 'Good' quality • 7 rivers failed to achieve a 'Good' status <p>Ecological Status:</p> <ul style="list-style-type: none"> • 50 rivers were classed as being of 'Good' quality • 53 rivers were classed as being of 'Moderate' quality. • 4 rivers were classed as being of 'Poor' quality.
				<p><u>2014/2015</u></p> <p>Snowdonia National Park had no Blue Flag Beaches during 2013 - 2014. However, Harlech beach qualified for a Green Coast 2014 award.</p>
				<p><u>2015/2016</u></p> <ul style="list-style-type: none"> • Blue Flag – No Blue Flag beaches • Green Coast Award – Harlech, Llandanwg and Bennar beach were given Green Coast Awards during 2015/2016 <p>Seaside Award (Rural) – Harlech, Llandanwg, Bennar and Aberdyfi beaches were given a Seaside Award during 2015/201</p>
				<p><u>2016/2017</u></p> <ul style="list-style-type: none"> • Blue Flag – No Blue Flag beaches <p>Green Coast Award – Within the National Park Llandanwg, Harlech and Bennar were given Green Coast Awards.</p>
				<p><u>2017/2018</u></p> <p>There were no Blue Flag in Snowdonia in this monitoring year, however the Green Coast Award was awarded to Harlech beach.</p>
13b	To safeguard the quality and quantity of water resources	Blue Flag and Green Coast Award beaches in Snowdonia	NRW / Keep Wales Tidy	<p><u>2018/2019</u></p> <p>There were no Blue Flag beaches in Snowdonia in this monitoring year, however the Green Coast Award was awarded to Harlech beach.</p>

				<p>2019/2020 No beaches within the Snowdonia National Park Area were Blue Flag beaches nor awarded the Green Coast Award during this monitoring period.</p> <p>2020/2021 No beaches within the Snowdonia National Park Area were Blue Flag beaches nor awarded the Green Coast Award during this monitoring period</p>
			Keep Wales Tidy https://www.keepwalesti.dy.cymru/ein-traethau	<p>2014/2015 Data from NRW, for bathing water is detailed below;</p> <ul style="list-style-type: none"> • Harlech - Excellent • Dyffryn (Llanenddwyn) - Excellent • Llandanwg - Excellent • Tal y Bont - Excellent • Aberdyfi – Sufficient <p>2015/2016 Data from the NRW website (based on 2015 figures), for bathing water is detailed below;</p> <ul style="list-style-type: none"> • Harlech - Excellent • Dyffryn (Llanenddwyn) - Excellent • Llandanwg - Excellent • Tal y Bont - Excellent • Aberdyfi – Sufficient <p>2016/2017 This data was received from NRW for bathing water (the data is based on 2016 figures)</p> <ul style="list-style-type: none"> • Harlech - Excellent • Dyffryn (Llanenddwyn) - Excellent • Llandanwg - Excellent • Tal y Bont - Excellent • Aberdyfi – Sufficient <p>2017/2018 This data was received from NRW for bathing water (the data is based on 2017 figures)</p> <ul style="list-style-type: none"> • Harlech - Excellent • Dyffryn (Llanenddwyn) - Excellent • Llandanwg - Excellent • Tal y Bont - Excellent • Aberdyfi – Good <p>Successfully over the last year, Aberdyfi's bathing water quality has achieved a 'Good' designation rather than 'Sufficient', resulting in a positive finding for this monitoring period.</p>
1 3c	To safeguard the quality and quantity of water resources	Bathing and estuary water quality	NRW	<p>2018/2019 This data was received from NRW for bathing water (the data is based on 2018 figures)</p> <ul style="list-style-type: none"> • Harlech - Excellent • Dyffryn (Llanenddwyn) - Excellent • Llandanwg - Excellent • Tal y Bont - Excellent • Aberdyfi – Good <p>2019/2020 This data was received from NRW for bathing water (the data is based on 2019 figures)</p> <ul style="list-style-type: none"> • Harlech - Excellent • Dyffryn (Llanenddwyn) - Excellent • Llandanwg - Excellent • Tal y Bont - Excellent • Aberdyfi – Good

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14a	To promote mechanisms for waste minimisation, increased re-use and recycling.	Number of sustainable waste management facilities granted planning permission in the National Park and their distance from settlements.	SNPA	<p>2018/2019 There have been no applications for sustainable waste management facilities during this monitoring period.</p> <p>2019/2020 There have been no applications for sustainable waste management facilities during this monitoring period.</p> <p>2020/2021 There have been no applications for sustainable waste management facilities during this monitoring period.</p>																																				
14b	To promote mechanisms for waste minimisation, increased re-	Percentage of household and industrial/commercial waste recycling.	Stats Wales	<p>2018/2019 Percentage of household waste re-used/re-cycled: Gwynedd – 30.1 Conwy – 32.6</p>																																				

	use and recycling.			<p><u>Percentage of household waste composted:</u> Gwynedd – 17.9 Conwy – 24.8</p> <hr/> <p><u>2019/2020</u></p> <p><u>Percentage of household waste re-used/re-cycled:</u> Gwynedd – 32.4 Conwy – 36.9</p> <p><u>Percentage of household waste composted:</u> Gwynedd – 18.2 Conwy – 24.7</p> <hr/> <p><u>2020/2021</u> The data for this year's percentage of household and industrial / commercial waste recycling in Gwynedd and Conwy will be updated in October 2021.</p>
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15	Improve the quantity and quality of publicly open space	Areas of open space lost to new development within the National Park.	SNPA	<p>2018/2019 Three applications were permitted for the erection of supporters control barrier on either side of the rugby field and creation of footway behind, an advertisement consent to display up to 25 non-illuminated boards of the supporters control barrier around the rugby pitch, and for the creation of new access and alteration to layout to allow buses to use the car park. None of these applications resulted in areas lost from open space land.</p> <p>2019/2020 11 applications were permitted during this monitoring period either intersecting or within areas designated as open space. However these applications were for householder developments and are not new developments, for instance, alterations such as cladding and extensions. None of these applications resulted in areas lost from open space land.</p> <p>2020/2021 16 applications were permitted during 2020/2021 either intersecting or within areas of open space. Of these, only 2 were for new developments. These were for the erection of a detached garage and a two storey dwelling.</p>
16a	To provide housing to meet local need	Affordable dwellings completed as a percentage of all new housing completions	SNPA	<p>2018/2019 35% of all completions within the SNPA were affordable dwellings. During the AMR period there were 17 dwellings completed and 6 of these were affordable.</p> <p>2019/2020 21% of all completions within the SNPA were affordable dwellings. During the AMR period there were 14 dwellings completed and 3 of these were affordable.</p> <p>2020/2021 50% of all completions within the National Park were affordable dwellings. During the AMR period there were 38 dwellings completed and 19 of these were affordable.</p>
16b	To provide housing to meet local need	House price to income affordability ratio	Land Registry and CACI	<p>2018/2019 The details for the median annual income to median house price ratio, per Housing Market Assessment area, are listed below. (<i>Median house prices are representative of houses sold within the NP boundaries of the HMA areas</i>). The ratios are based on 2018 annual income, and as 2019 is not yet over, it focuses on 2018 housing prices.</p> <ul style="list-style-type: none"> • HMA 11 (Conwy Valley) – 5.9:1 • HMA 10 (Ffestiniog & Porthmadog) – 5.1:1 • HMA 9 (Machynlleth & Aberdyfi) - 6.8:1 • HMA 8 (Bala, Dolgellau & Arduwy) – 6.1:1 • HMA 6 (Llandudno & Conwy) – 5.8:1 • HMA 4 (Caernarfon) – 6.0:1 • HMA 3 (Bangor) - 7.1:1

				<p>2020/2021 The details for the median annual income to median house price ratio, per Housing Market Assessment area, are listed below. (<i>Median house prices are representative of houses sold within the NP boundaries of the HMA areas</i>). The ratios are based on 2020 annual income, and as 2021 is not yet over, it focuses on 2020 housing prices.</p> <ul style="list-style-type: none"> • HMA 11 (Conwy Valley) – 6.1:1 • HMA 10 (Ffestiniog & Porthmadog) – 5.4:1 • HMA 9 (Machynlleth & Aberdyfi) - 8.2:1 • HMA 8 (Bala, Dolgellau & Arduwy) – 5.9:1 • HMA 6 (Llandudno & Conwy) – 7.3:1 • HMA 4 (Caernarfon) – 6.0:1 • HMA 3 (Bangor) - 12.0:1
17a	To promote improved access to local services and amenities for all	WIMD – Geographical Access to Services Deprivation Domain	WIMD	<p>2018/2019 No new up to date information</p> <p>2019/2020 Presently, there is no new up to date information. This data was only available to a Gwynedd and Conwy council level and also LSOA level. The most recent MALIC was published in 2014.</p> <p>2020/2021 No new up to date information</p>
17b	To promote improved access to local services and amenities for all	Number of new community facilities granted planning permission per annum and their proximity to public transport facilities.	SNPA	<p>2018/2019 Between 2018 and 2019, there were 5 applications approved for new or improved community facilities in Local Service Centres and Secondary Settlements. These applications were for the change of use from law court to a dental surgery, a construction of a lychgate on site of existing gated access to churchyard to house World War I Memorial Tablet, extensions to two cemeteries, and an erection of supporters control barrier on either side of the rugby field and creation of footway behind.</p> <p>2019/2020 Between 2019 and 2020, there were 2 applications approved for new or improved community facilities in Local Service Centres and Secondary Settlements. These applications were a Listed Building Consent for alterations to a former Chapel in Llanbedr, for a continuing religious use, and Cylch Meithrin Frongoch received permission improvements consisting of a cabin, play & parking areas.</p> <p>2020/2021 Between 2020/2021, there were 4 applications for new or improved community facilities in Local Service Centres, Local Service Settlements and Secondary Settlements. These were for a Listed Building consent for outdoor alterations to Neuadd y Cyfnod, Bala, a change of use from a shop to a cafe for the Coed y Brenin visitor centre in Ganllwyd, change of use from a theatre to an exhibition space at the Snowdon Mountain Railway Station in Llanberis and the upgrading of public toilets in Llanuwchllyn.</p>
18a	To promote safe, healthy and sustainable communities	Percentage of persons with long-term limiting illness in Snowdonia	WAG SNPA	<p>2018/2019 No new up to date information</p>

				<p>2019/2020 No new up to date information. Data from the 2011 census contained information on the health and wellbeing of the population. Information on persons with long term limiting illness in Snowdonia National Park is shown below;</p> <ul style="list-style-type: none"> • Day-to-day activities limited a lot - 9.4% (2,410) • Day-to-day activities limited a little - 12.0% (3,086) <p>2020/2021 No new up to date information. Data from the 2020 census will contain information on health and wellbeing of the population, this will be available for next year's monitoring report.</p>
18b	To promote safe, healthy and sustainable communities	Percentage of persons whose health was 'good' over the last 12 months in Snowdonia	Census	<p>2018/2019 No new up to date information</p> <p>2019/2020 No new up to date information. Data from the 2011 census contained information on the health and wellbeing of the population. Information on the health of people living in Snowdonia National Park is shown below; 32.8% (8,419) of people living in Snowdonia National Park noted that their health was 'Good' at the time of the 2011 Census.</p> <p>2020/2021 No new up to date information. Data from the 2020 census will contain information on health and wellbeing of the population, this will be available for next year's monitoring report.</p>
18c	To promote safe, healthy and sustainable communities	WIMD – Health Deprivation Domain	WIMD	<p>2018/2019 No new up to date information</p>
19a	To promote and facilitate improved community involvement	WIMD – Geographical Access to Services Deprivation Domain	SNPA	<p>2018/2019 No new up to date information</p> <p>2019/2020 No new up to date information. This data was only available to a Gwynedd and Conwy council level and also LSOA level. The most recent MALIC was published in 2014</p> <p>2020/2021 No new information.</p>
19b	To promote and facilitate improved community involvement	Number of new community facilities granted planning permission in the National Park.	SNPA	<p>2018/2019 Between 2018 and 2019, there were 5 applications approved for new or improved community facilities in Local Service Centres and Secondary Settlements. These were for the change of use from law court to a dental surgery in Dolgellau, a construction of a lychgate on site of existing gated access to churchyard to house World War I Memorial Tablet, extensions to two cemeteries, and an erection of supporters control barrier on either side of the rugby field with a creation of footway behind.</p> <p>2019/2020 Between 2019 and 2020, there were 2 applications approved for new or improved community facilities in Local Service Centres and Secondary Settlements. These applications were a Listed Building Consent for alterations to a former Chapel in Llanbedr, for a continuing religious use, and Cylch Meithrin Frongoch</p>

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19c	To promote and facilitate improved community involvement	The distance of new community facilities granted planning permission from public transport services.	SNPA	<p>2018/2019 One new community facility was granted during this monitoring period. This was for the change of use from law court to a dental surgery in Dolgellau. This new development is located within 0.1 miles of the nearest bus stop, and as there is no train station in Dolgellau, the nearest station would be in Barmouth that is located roughly 8.2 miles away.</p> <p>2019/2020 Between 2019 and 2020, there were 2 applications approved for new or improved community facilities in Local Service Centres and Secondary Settlements. These applications were a Listed Building Consent for alterations to a former Chapel in Llanbedr for a continuing religious use, located within 120ft of a bus stop and 0.5 mile of a train station. The second application was for Cylch Meithrin Frongoch received permission improvements consisting of a cabin, play & parking areas located within 2.6 miles to the nearest bus stop and 3.5 miles from a train station.</p> <p>2020/2021 There were 4 applications for new and improved community facilities during 2020/2021. Between 2020/2021, there were 4 applications for new or improved community facilities in Local Service Centres, Local Service Settlements and Secondary Settlements. One was for a Listed Building consent for outdoor alterations at Newydd y Cyfnod, Bala, located within 600 feet of a bus stop and 15 miles of a train station. Another was for change of use from a shop to a cafe for the Coed y Brenin visitor centre in Ganllwyd, located within 1000 feet of a bus stop and 9 miles of a train station. Another was for change of use from a theatre to an exhibition space at the Snowdon Mountain Railway Station in Llanberis, located within 450 feet of a bus stop and 7.3 miles of a train station. Lastly, the upgrading of public toilets in Llanuwchllyn, located within 500 feet of a bus stop and 14.8 miles of a train station.</p>

APPENDIX 2: SUPPLEMENTARY PLANNING GUIDANCE PROGRESS

SPG no.	Name	Progress
1	Sustainable Design in the National Parks of Wales	Adopted September 2011
2	Development Guidance	Adopted September 2011
3	Planning and the Welsh Language	Adopted June 2021
4	Affordable Housing	Adopted January 2020
5	Planning Obligations	Adopted March 2021
6	Nature Conservation and Biodiversity	Adopted April 2012
7	Landscapes and Seascapes of Eryri	Adopted July 2014
8	Visitor Accommodation	Adopted January 2020
9	Farm Diversification	Adopted October 2012
10	Renewable and Low Carbon Energy	Adopted November 2013
11	Annexe Accommodation	Adopted July 2014
12	Enabling Sustainable Development in the Welsh National Parks	Adopted May 2015
13	Landscape Sensitivity and Capacity Assessment	Adopted October 2016
14	Obtrusive lighting	Adopted October 2016
	The Historic Environment	Being drafted
	Adverts and Signage	Being drafted
	Locally Distinct Sustainable Design	Being drafted
	Telecommunications and Masts	Public Consultation Spring 2021

APPENDIX 3: PROGRESS ON ALLOCATED HOUSING SITES

Allocations	Units Proposed	Monitoring Progress (pre-app discussions / planning permission / completion)
Land behind the Red Lion, Y Bala (50% open market, 50% affordable housing to meet local need). Release of 30 units up to 2016 and, if built, the remaining 25 units from 2016 to 2022	55	Contact made with landowner, and received confirmation that they intend to sell the site to a developer. Comments have been received from Dwr Cymru that the capacity available at Bala Wastewater Treatment Works (WwTW) to accept further growth is limited and that a capital scheme for upgrading Bala WwTW is under consideration. The required infrastructure improvements could also be progressed by way of developer contributions made via a S106 Agreement. Formal pre-application enquiry submitted to the Authority (January 2019) outlining site layout and proposed plans.
Land at Cysgod y Coleg, Y Bala (100% affordable housing to meet local need)	10	30 units completed 2012-13. Planning permission granted in June 2020 for the construction of 9 affordable dwellings (3 two bed roomed bungalows and 6 two bed houses). Works have commenced on site.
Land adjacent to Pentre Uchaf, Dyffryn Ardudwy (100% affordable housing to meet local need)	10	Contact made with landowner (Adra) and they foresee developing the site by 2022/23 with pre-application discussions underway with the Authority and NRW. The Rural Housing Enabler is undertaking a needs survey for Dyffryn Ardudwy.
Land adjacent to Capel Horeb, Dyffryn Ardudwy (50% open market, 50% affordable housing to meet local need)	5	Planning permission has been refused for two open market dwellings on the site as it did not comply with ELDP affordable housing policy.
Former Primary School, Aberdyfi (100% affordable housing to meet local need).	6	Planning permission has been granted for 11 units on site which includes 4 flats. Work has been completed and the units are occupied..
Llanfrothen (100% affordable housing to meet local need)	6	This is a new allocation within the ELDP 2016-31. Adra foresee the site being completed by 2022/23. A housing needs survey has been undertaken by the Rural Housing Enabler
Dolgellau (100% affordable housing to meet local need)	15	This is a new allocation within the ELDP 2016-31. The landowner, Adra Housing Association, foresee the site being completed by 2024/25. A housing needs survey has been undertaken by the Rural Housing Enabler

Llanuwchllyn (100% affordable housing to meet local need)	7	Land in the ownership of Grwp Cynefin Housing Association. They foresee the site being completed by 2030/31.
Land adjacent to Lawnt y Plas, Dinas Mawddy (100% affordable housing to meet local need)	6	This is a new allocation within the ELDP 2016-31. Site owned by Adra. They foresee the site being completed by 2026/27.
Trefriw, land next to Ty Capel Peniel (50% open market, 50% affordable housing to meet local need)	5	Owner has stated an intention to develop within 5 years from the submission of the candidate site. No contact received from owner since 2016.
Dolwyddelan (100% affordable housing to meet local need)	6	This is a new allocation within the ELDP 2016-31. Intention to develop site following internal consultations by owner, Natural Resources Wales.
Land adjacent to Penyrhwylfa, Harlech (67% open market, 33% affordable housing for local need)	24	This is a new allocation within the ELDP 2016-31. The landowner has stated that 12 units are foreseen to be completed by 2025. A housing needs survey has been undertaken by the Rural Housing Enabler
Llanegryn (50% open market, 50% affordable housing to meet local need)	8	Landowner has been in discussion with the Rural Housing Enabler who have completed a Housing Needs Survey for the community.
Land adjacent to Bryn Deiliog, Llanbedr, (100% to meet local need)	6	This is a new allocation within the ELDP 2016-31. The site is foreseen by the landowner, Adra, to be completed by 2026.
Land adjacent to Bro Prysor, Trawsfynydd, (100% to meet local need)	10	This is a new allocation within the ELDP 2016-31. The site is foreseen by the landowner, Adra, to be completed by 2025/26. A housing needs survey has been undertaken by the Rural Housing Enabler
Land adjacent to Maesteg, Pennal (100% affordable housing to meet local need)	5	This is a new allocation within the ELDP 2016-31. The site is foreseen by the landowner, Adra, to be completed by 2022/23. Rural Housing Enabler has completed a housing needs survey
Total	184	

APPENDIX 4: HOUSING TRAJECTORY

Requirement for a Housing Trajectory

- 1.1 In March 2020, Welsh Government published Edition 3 of the Development Plans Manual (DPM), which requires housing delivery to be assessed against the housing trajectory set out within the adopted LDP. The AMR must include two graphs, one from the adopted plan compared against a new updated graph prepared for the AMR. The Eryri LDP was adopted prior to DP Manual publication, therefore the delivery must be compared against the AAR: Average Annual Housing Requirement. The housing trajectory includes robust information on the timing and phasing of sites with planning permission and LDP allocations for the remaining years of the plan period

Housing Stakeholder Group

- 1.2 The DPM requires a Housing Stakeholder Group be established to ensure completion figures are recorded correctly and to consider the timing and phasing of allocated LDP sites and sites with planning permission in respect of anticipated annual delivery rates. The Group will also be involved in the preparation of a Housing Trajectory as an integral part of the preparation of any future Local Development Plan.
- 1.3 Membership of the group is a matter for each LPA to determine, but should ideally consist of relevant LPA departments, home builders, landowners, housing associations, statutory undertakers, infrastructure providers and other bodies as appropriate. The Authority has set up a Group for the 2020/21 period; the members of which are as follows:
- House Builders Federation;
 - Dŵr Cymru;
 - Natural Resources Wales;
 - Grŵp Cynefin;
 - Catrefi Conwy;
 - Adra;
 - Rural Housing Enabler Service;
 - Cyngor Gwynedd Housing Authority,
 - Conwy County Borough Council Housing Authority.
- 1.4 Correspondence with the Group was undertaken via email correspondence. Two tables, consisting of the timing and phasing of allocated sites, and sites with planning permission for over 5 dwellings, were shared with the members for comment. No comments were received that resulted in a change to the tables produced by the Authority. The tables produced by the Authority were based on the best information available, including:
- Actual completion numbers gathered from annual monitoring visits
 - Information submitted by the landowner when submitting the candidate site
 - The Authority contacted all landowners/developers of allocated and large sites to ask for input on the timing and phasing of the development of their site; responses were fed into the trajectory.

- 1.5 Due to Covid-19 restrictions, the Welsh Government did not require AMR's to be submitted for the 2019/20 period. The Authority did produce an interim AMR, but decided not to form a Housing Stakeholder Group as engagement is an essential component of determining the timing and phasing of sites to produce a trajectory. For the monitoring period 2020/21, a trajectory has been produced and a Housing Stakeholder Group formed and consulted.

The Timing & Phasing of Allocations

Settlement Tier	Allocated Site Name	Total Site Capacity	Time lag to construction start in months			Timing and Phasing of Allocations (2021-2031)															Units beyond the plan period
			Time period for pre-application discussion	Time between submission of planning application and determination	Time taken from planning consent to the discharge of relevant conditions to enable site construction	Completions	U/C	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031			
Local Service Centre	Land behind the Red Lion, Bala	55	1 month			0	0					10	10	10			10	10	5		
Secondary Settlement	Land adjacent to Pentre Uchaf, Dyffryn	10				0	0		10												
Secondary Settlement	Land at Former Woolen Mill, Trefriw	5				0	0				2	3									
Secondary Settlement	Land adjacent to Y Rhos Llanegryn	8				0	0					6						4	4		
Secondary Settlement	Land adjacent to Bryn Deiliog, Llanbedr	6				0	0							6							
Secondary Settlement	Land adjacent to Maesteg, Pennal	5				0	0		5												
Service Settlement	Land adjacent Bro Prysor, Trawsfynydd	10				0	0					10									
Secondary Settlement	Land adjacent to Lawnt y Plas, Dinas	6				0	0						6								
Service Settlement	Land adjacent Penrhwyfya, Harlech	24				0	0			12	12										
Secondary Settlement	Land adjacent to Capel Horeb, Dyffryn Ardudwy	5	1 month	7 months		0	0			3			2								
Local Service Centre	Land behind Wenallt Uchaf, Dolgellau	15				0	0				15										
Secondary Settlement	Land adjacent to Rathbone Terrace,	6				0	0												6		
Secondary Settlement	Land adj Garreg Frech Llanfrothen	6				0	0		6												
Local Service Centre	Land at Cysgod y Coleg, Bala	10	1 month	10 months	7 months	0	9	9													
Secondary Settlement	Land adjacent to Maes y Pandy,	7				0	0													7	
Service Settlement	Former Primary School, Aberdyfi	11	1 month	6 months	11 months	11	0														

The Timing & Phasing of Sites with Planning Permission

Settlement Tier	Site Name	Total Site Capacity	The timing and phasing of sites with planning permission (2021 -2031)													Units beyond the plan period	
			Completions	U/C	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031			
Local Service Centre	National Westminster Bank Buildings and land to rear, 44-46 High Street, Bala.	5	0	0		3	2										
Secondary Settlement	OS 465, Trian, Brithdir	5	4	0				1									
Service Settlement	Cae Main, Hwyfa'r Nant, Harlech	5	2	1	1	1	1										
Service Settlement	Former Tabernacl Chapel, High Street, Harlech.	5	0	5			2			3							
Secondary Settlement	Land south of Felindre, Pernal	5	3	0			1	1									
Secondary Settlement	Tir ger Neuadd y Pentref, Rhydymain	5	1	1	1		1	1			1						
Secondary Settlement	O.S. Field No. 9687, Penybont, Talybont.	5	0	0			2			1	1	1					
Service Settlement	Parc Trawsafon, Betws y Coed	6	3	1	1			1	1								
Secondary Settlement	Land adjacent to village hall, Rhydymain	8	3	0			1	1			1	1	1				
Secondary Settlement	Land next to Roualeyn Nursery, Trefriw	8	0	0						4	4						
Service Settlement	Land at Maes y Waen, Penmachno	12	6	0				6									
Local Service Centre	Arran Buildings, Bala	13	10	3	1	1	1										
Secondary Settlement	Former Garage Site, Llan Ffestiniog	13	0	0										6	7		
Secondary Settlement	Land adj. Village School, Llanfachreth	13	0	0													13
Secondary Settlement	Abbey Arms Hotel, Ffestiniog	14	6	0													8
Secondary Settlement	Pant yr Onnen, Llanfair	15	7	1	1	1	1	1	1	1	1	1					
Secondary Settlement	Land at the rear of Penrhiw, Llan Ffestiniog	16	1	1	3	3	3	3	3								
Local Service Centre	Land at Maes Brith, Dolgellau.	17	5	1			1	1	1				3	3	3		
Service Settlement	OS 1266 Bryn Madog Trawsfynydd	18	4	0						2	3	3	3	3			
Service Settlement	Hillside, Aberdyfi	23	21	2					2								
Secondary Settlement	Land r/o Smithy Garage, Dyffryn Ardudwy	31	9	0		1	1	2	3	3	3	3	3	3	3		
Local Service Centre	Fronallt (Coed y Bryn), Dolgellau	46	15	0			5	5	5	5	5	3	3				
Service Settlement	Ty Canol Estate, Harlech	73	69	0			1			1	1	1					
Local Service Centre	Uwch y Maes (Wenallt), Dolgellau	80	68	1			1				2	3	3	3			
Secondary Settlement	Land adj Craig y Nos, Maentwrog	15	12	1		1					1					1	
Local Service Centre	Llety'r Bugail, Dolgellau	5	0	1	1	2				2							

APPENDIX 5: Council Tax data per Community Council

Community Council	Total number of domestic properties (including domestic second homes)	Self Catering Holiday Units Paying non domestic business rate	Class B (no premium at present)	Second homes with Premium	Total	% combined
ABER	120	0	0	5	5	4%
ABERDYFI	876	110	5	312	427	36%
ABERMAW	1364	74	1	168	243	12%
ARTHOG	701	43	1	122	166	17%
BALA	1024	19	0	22	41	2%
BEDDGELERT	308	60	1	64	125	21%
BETWS GARMON	137	14	0	21	35	15%
BRITHDIR & LLANFRACHETH	412	23	0	55	78	13%
BRYNCRUG	368	12	1	18	31	5%
CLYNNOG	490	25	3	47	75	10%
CORRIS	371	8	12	36	56	10%
DOLBENMAEN	648	37	0	64	101	10%
DOLGELLAU	1483	58	1	90	149	6%
DYFFRYN ARDUDWY	868	39	1	81	121	9%
FFESTINIOG	2553	81	3	167	251	7%
HARLECH	869	49	0	141	190	16%
LLANBEDR	347	19	0	47	66	14%
LLANBERIS	987	24	1	39	64	4%
LLANDEINIOLEN	2204	29	0	42	71	2%
LLANDDERFEL	509	28	0	29	57	6%
LLANDWROG	1228	21	0	45	66	4%
LLANDYGAI	1101	13	0	22	35	2%
LLANEGRYN	169	5	0	17	22	10%
LLANELLYD	280	17	0	35	52	13%
LLANFAIR	302	22	0	67	89	22%
LLANFIHANGEL Y PENNANT	235	14	1	55	70	23%
LLANFROTHEN	242	7	0	17	24	7%
LLANGELYNIN	394	19	2	50	71	13%
LLANGYWAIR	128	4	1	13	18	10%
LLANLLECHID	362	4	0	9	13	2%
LLANLLYFNI	1983	16	1	58	75	3%
LLANRUG	1366	51	0	22	73	2%
LLANUWCHLYN	321	12	0	17	29	5%
LLANYCIL	197	8	0	14	22	7%
MAENTWROG	329	17	1	41	59	12%
MAWDDWY	366	20	0	41	61	11%
PENNAL	247	14	8	30	52	12%
PENRHYNDEUDRAETH	986	15	1	33	49	3%
TALSARNAU	352	13	0	55	68	16%
TRAWSFYNYDD	739	33	0	36	69	5%
TYWYN	1947	42	51	165	258	8%
WAUNFAWR	672	17	0	14	31	2%
Y GANLLWYD	90	7	0	12	19	13%
Betws-y-Coed	275	30		24	54	20%
Bro Garmon	319	38		25	63	20%
Bro Machno	418	23	2	82	107	26%
Caerhun	662	19		49	68	10%
Capel Curig	112	16		11	27	24%
Dolgarrog	208	4		4	8	4%
Dolwyddelan	279	21	1	25	47	17%
Henryd	355	15		12	27	8%
Llanfairfechan	1,804	15	2	37	54	3%
Llanrwst	1,543	13		17	30	2%
Penmaenmawr	2,222	26		69	95	4%
Trefriw	412	11	2	13	26	6%
Ysbyty Ifan	95	10		8	18	19%



PLANNING AND ACCESS COMMITTEE

20 OCTOBER 2021

ENFORCEMENT NOTICES, LISTED BUILDING ENFORCEMENT NOTICES SERVED UNDER DELEGATED POWERS AND LIST OF COMPLIANCE CASES

SNOWDONIA NATIONAL PARK AUTHORITY

PLANNING AND ACCESS COMMITTEE, 20TH OCTOBER 2021

LIST OF COMPLIANCE CASES

New cases

	Reference	Date of initial complaint or Date observed by Compliance Officer	Location of Site	Details of Alleged Planning Breach	Current Position
1	NP2/11/ENF58F	September 2021	Craig Fach, Nantmor	Works to Widen Existing Driveway Access	Works appear to benefit from permitted development rights. File closed.
2	NP5/50/ENF152A	August 2021	Bryn Awelon, Aberdyfi	Two Sheds being used as Holiday Accommodation	Contact currently being made with the owner. Awaiting a response.

Awaiting Retrospective Application/Listed Building Consent Application/CLEUD Application

	Reference	Date of initial complaint or Date observed by Compliance Officers	Location of Site	Details of Alleged Planning Breach	Position at time of last committee meeting	Updates since last committee meeting
3	NP2/11/ENF709A	February 2021	Gelli'r Ynn Uchaf, Nantmor	Engineering works to create new access and driveway including removal of trees.	Contact made with the owner to advise that planning permission is required.	Further contact made in relation to the submission of an application.
4	NP4/16/ENF227C	July 2020	Gwalia Stores, Dolwyddelan	Change of use from retail to dwelling	Application not received. Contact made with the owner to seek an update. Further discussions held with the owner. Awaiting application.	A planning agent has now been appointed to submit an application.
5	NP4/26/ENF195C	April 2021	Llwynau, Capel Garmon	Siting of Pod	Letter sent to landowner.	Awaiting submission of application.
6	NP4/26/ENF266W	January 2020	Zip World Fforest, Betws y Coed	Erection of building & creation of footpaths	Site meeting carried out. Awaiting application. Further contact made with landowner's agent.	Further contact made in relation to the submission of an application.

7	NP5/51/ENF446E	April 2019	Cae Gwian Forestry, Bontddu	Works to Forestry Tracks	Site meeting has been held with the forestry manager. To submit a retrospective planning application to try and regularise the unauthorised works. Further contact made and an application is due to be submitted in January 2021. No application received. Awaiting update.	
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8	NP5/58/ENF144K	December 2018	Land at Tan y Coed, Talybont	Siting of Static Caravan used for Residential Purposes	Contact made with the owner of the land. Site meeting taken place where the siting and use of the caravan was discussed. Owner currently considering their options to regularise the situation. A Planning Contravention Notice has been served to ascertain further details about the use of the caravan. Replies have been received and currently being assessed.	Further contact made with the owner – May 2021. Owner has advised a Certificate of Lawful Use application is currently being prepared.
9	NP5/58/ENF641	August 2021	Plas Bennar, Dyffryn Ardudwy	Possible change of use of dwelling to large scale holiday accomodation.	Contact made with the owner and site meeting arranged for the beginning of September 2021.	Meeting has taken place. Awaiting the submission of a planning application.
10	NP5/62/ENF422	June 2021	Ty'r Graig, Llanbedr	New dormer window and erection of outbuilding.	Contact made with the owner and discussions are taking place.	Awaiting the submission of a planning application.

11	NP5/69/ENF301F	June 2021	Llwyn Du Caravan Park	Erection of children's climbing frame	Letter sent to the owner.	Awaiting submission of application.
12	NP5/77/ENF345	February 2021	Bryn Mair, 21 High Street, Talsarnau	Chimney removed	Contact made with the owner to advise that planning permission is required. Response received, application to be submitted. Awaiting submission of application.	

Retrospective Applications Received

	Reference	Date of initial complaint or Date observed by Compliance Officers	Location of Site	Details of Alleged Planning Breach	Position at time of last committee meeting	Updates since last committee meeting
13	NP5/50/ENF562P	July 2020	62 Plas Panteidal, Aberdyfi	Extension to decking Area	Letter sent to the owner. No response received to date. Contact made with the owner.. Site visit to be arranged following lockdown. The matter is being discussed further with the owner.	A retrospective planning application has been received and currently being processed.
14	NP5/58/ENF58G	November 2019	Bryn y Bwyd, Talybont	Engineering Works and Possible Siting of Caravan/Chalet	Contact made with the owner and a site meeting has taken place. Currently assessing the works that have taken place and whether any	Application received. Pending consideration.

					<p>of these benefit from permitted development rights. Requested an update on the 6th May. Awaiting a response.</p> <p>The owner has been contacted to advise planning permission is required for the creation of a bund and also the shower/toilet facility. Awaiting planning application.</p>	
15	NP5/62/ENF107B	October 2020	Bron Meini, Llanbedr LL45 2HL	Decking in rear garden	Contact made with the owners who have been advised that planning permission is required. Owner has suggested that he will amend the proposal and will apply for pre-application advice. Site visit carried out. Awaiting application	Application received and currently being processed.
16	NP5/69/ENF16C	August 2020	Land near Castell Mawr, Llanegryn	Development not built in accordance with the approved plans	Contact made with the owner and a site meeting held. Further discussions with agent. Awaiting application. Update received from the agent. Application due to be submitted mid February.	Application received. Pending consideration.

Awaiting further information or awaiting replies to a Planning Contravention Notice or a Section 330 Notice

	Reference	Date of initial complaint or Date observed by Compliance Officers	Location of Site	Details of Alleged Planning Breach	Position at time of last committee meeting	Updates since last committee meeting
17	NP3/12/ENF191	June 2021	Castell Cidwm, Betws Garmon	Untidy condition of land.	Contact currently being made with the owner.	
18	NP3/21/ENF46D	January 2020	2 Tai'r Cae, Carneddi, Bethesda	Dumping of Silt & Soil	Contact made with the owner of the land. Site meeting was arranged but did not take place due to lockdown. Letter sent to the owner/occupier to re-arrange site visit. No response received.	
19	NP4/11/ENF100F	March 2021	Tan y Bryn, Pentre Felin, Betws y Coed	Development not built in accordance with approved plans (NP4/11/100F)	Site visit carried out. Contact made with the owner to advise that planning permission is required for the changes.	A Non-Material Amendment application has been submitted in respect to the works – currently being processed.

20	NP4/11/ENF397	April 2021	Land to West of A470(T) junction with A5 near Waterloo Cottage, Betws y Coed	Use of land for camping with associated structures	Letter sent to the owner.	Owner has contacted and provided some details as to how the land is being used. Awaiting further details to determine whether there is any breach of planning control.
21	NP4/13/ENF247	February 2020	Land Near Deunant, Capel Curig	Engineering Works, Retaining Walls and Possible Encampment	Land registry search undertaken. Letter sent to the owner and currently await a response. No response has been provided. Site visit carried out. No further works taken place. Monitoring.	Apparent works have recommenced. Contact currently being made with the owner.
22	NP4/16/ENF405	March 2018	Land Opposite Tan y Castell, Dolwyddelan	Dumping of Building Material and Waste	Owner advised to clear the land of building materials and restoring the land back to its original state. Also advised to remove the touring caravan. Site visit undertaken in January 2019 where it was noted the building material and waste was still on the land. Enforcement Notice served on the 26th September 2019 and took effect on the 1st November. The Notice is due to be complied with by the 1st May 2020.	Contact made with the owner. A time period of 28 days was given to fully comply with the requirements of the Enforcement Notice. A site visit is due to take place in June 2021. A site visit has confirmed the requirements of the Notice have not been complied. To refer to legal.

					<p>A visit is due to take place during August/September.</p> <p>A site visit has been undertaken where it was noted only part of the Enforcement Notice had been complied with. Currently corresponding with the owner to ensure full compliance with the requirements of the Notice.</p>	
23	NP4/26/ENF97J	December 2020	Maes Madog, Capel Garmon	Erection of hot tub structure, outbuilding and alterations to drive entrance.	Contact made with the owner who has been informed that planning permission is required. Application received. Pending consideration	Application refused. Currently liaising with the owner/agent to progress the matter.
24	NP4/26/ENF261B	January 2020	Y Felin, Plas yn Rhos, Rhydlanfair	New Structure	Contact made with the owner and a site meeting is currently being arranged. Site meeting arranged.	
25	NP5/50/ENF607A	August 2019	Garth, Aberdyfi	Extended Decking	Site meeting held with the owner of the property. Appears planning permission is required for what is currently being erected. The owner has been advised of this and the Authority continue to liaise with them. Requested an update January 2021.	

					Owner has contacted to advise they are currently considering their options, including the submission of a retrospective application. The pandemic has delayed progress in taking this forward. Still discussing options with the owner as to how this can be resolved.	
26	NP5/56/ENF165	October 2020	Land to west of A487, Pantperthog, SY20 9AT	Engineering works	Contact made with the owner to advise them that planning permission was required and to cease work. Site visit undertaken. Expediency of taking formal action is being considered.	It is understood the land has been sold. Trying to make contact with the new owners. Site visit has been undertaken where it was noted a touring caravan had been stationed on the land – contact details left but no response has been received to date.
27	NP5/57/ENF1071E	March 2021	Bryn y Gwin Farm, Dolgellau	Engineering works	Contact made with the owner and the matter is being discussed.	Site visit carried out. Appears planning permission is required for the works which have taken place. Owner advised and awaiting a response.
28	NP5/58/ENF19L	April 2021	Sarnfaen Farm Campsite, Talybont	Stationing of pods without planning permission	Contact made with the owner. Site visit carried out.	

29	NP5/58/ENF434D	February 2021	Ty'n y Pant, Dyffryn Ardudwy	Stationing of touring caravans and untidy condition of land	Letter sent to the owner.	Site visit carried out where it was noted a number of caravans were sited on the land. In the process of drafting a Planning Contravention Notice to obtain further information in respect to the apparent breach of planning control.
30	NP5/58/ENF616	December 2018	Land adjacent Coed y Bachau, Dyffryn Ardudwy	Siting of Static Caravan used for Residential Purposes	Contact made with the owner and a site meeting has taken place. Planning Contravention Notice served and replies received. Advised to re-locate the caravan within the garden curtilage of the property. To progress this matter, a further site meeting is currently being arranged.	A recent site meeting has taken place with the owner where the matter was discussed. It is not possible to re-locate the caravan. Therefore formal action will be initiated to seek its removal.
31	NP5/61/ENF532D	March 2021	Swimming Pool, Harlech	Use of car park for overnight stay of motorhomes.	Email sent to the centre. No response received to date.	The matter is being discussed. It is understood measures are being considered to prevent motorhomes from staying overnight at the car park.
32	NP5/62/ENF426	April 2021	Land near Plas Gwynfryn, Llanbedr	Stationing of static caravan	Contact made with the owner to advise that planning permission is required. The matter is being discussed further.	A retrospective planning application has been received and currently being processed.

33	NP5/65/ENF115A	October 2019	Land at Hengwrt, Llanelltyd	Dumping/Storage of Mattresses and Carpets	<p>Requested an update from NRW on the current situation of this case. It is understood the waste material is currently being removed but only at one lorry load a week. Anticipated the waste will be removed Sept/October time. NRW have instigated prosecution proceedings.</p> <p>NRW have advised a hearing has taken place where a not guilty plea was given. A two week trial at Cardiff Crown Court has been scheduled for the beginning of August 2021.</p>	<p>Contact is being made with the owner. Awaiting a response.</p> <p>The trial at Cardiff Crown Court has now been postponed until the end of October 2021.</p> <p>As no contact has been forthcoming from the owner, a Planning Contravention Notice is currently being drafted.</p>
34	NP5/67/ENF335	September 2020	Tarren Y Gesail, Pantperthog	New mountain bike tracks	Contact made with the owner who has confirmed that the track is being removed and the land re instated. Awaiting further information. Site visit to be arranged following lockdown.	Site meeting to hopefully take place by the end of October 2021.
35	NP5/74/ENF79B	April 2021	Tyn y Pwll Carafan Park, Dinas Mawddwy	Engineering works	Contact made with the owner. Site visit carried out. The matter is being discussed.	Contact made with Gwynedd Council and NRW to discuss the works that have taken place.

Cases where formal action is being considered/has been taken.

	Reference	Date of initial complaint or Date observed by Compliance Officers	Location of Site	Details of Alleged Planning Breach	Position at time of last committee meeting	Updates since last committee meeting
36	NP2/16/ENF448	May 2017	Hendre Ddu Quarry, Cwm Pennant	Unauthorised Quarrying and Track Creation	<p>Site visit undertaken on the 12th April. Unauthorised works carried out, enforcement proceedings commenced and a Temporary Stop Notice has been served in respect to the extraction of mineral waste from slate tips and the construction of new tracks.</p> <p>The Notice ceases to have effect on the 3rd July 2019. An Enforcement Notice is currently being drafted.</p>	

					No further works have been carried out. Expediency report being undertaken in relation to the works carried out.	
37	NP4/11/ENF337	May 2020	Hendre Rhys Gethin, Pentre Du, Betws y Coed	Permanent Residential Use of Touring Caravan	A valid Enforcement Notice is currently in place for this alleged breach, whereby it requires cessation of the residential use of the caravan and for the caravan to be removed. It appears that the landowner has not complied with the requirements of the Enforcement Notice. Legal action being initiated. Further communication with landowner. No response from landowner, matter referred to legal. Instructions sent to legal to commence Prosecution proceedings.	Instructions sent to legal. Court hearing scheduled for September 2021. Following positive dialogue with the owner, proceedings have been adjourned until February 2022 to try and positively resolve the matter.
38	NP5/55/ENFL142A	June 2017	3 Glandwr, Brynchrug	Untidy Condition of Property	Section 215 Notice served on the 18 th February 2019. No appeal has been forthcoming, therefore the Notice has taken effect. The Notice must be fully complied with by the 22 nd January 2020.	Currently trying to locate an address for the owner to progress proceedings.

					<p>A recent site visit has taken place where it was noted the Notice had not been complied with. A letter has been written to the owner advising that to avoid further proceedings they must comply with the requirements of the Notice imminently.</p> <p>No remedial works have taken place and prosecution proceedings are now being considered.</p> <p>A further site visit has taken place where it was noted the requirements of the Section 215 Notice have not been complied with.</p> <p>Prosecution proceedings to be initiated and instructions sent to the Authority's Solicitor.</p>	
39	NP5/69/ENF41D	October 2020	Land opposite Quaker's burial ground, Llwyngwril	Stationing of touring caravan	Owner has confirmed that an application will be submitted for the retention of the caravan. Application valid. Pending consideration.	It is understood the caravan has been removed. Site visit required.

Listed Building Cases

	Reference	Date of initial complaint or Date observed by Compliance Officers	Location of Site	Details of Alleged Planning Breach	Position at time of last committee meeting	Updates since last committee meeting
40	NP5/54/ENFLB33M	January 2020	Nannau Hall, Llanfachreth	Poor Condition of Building	<p>It has been brought to the Authority's attention that the lead from the roof of the building has been removed and that the overall condition of the building is deteriorating rapidly.</p> <p>A site visit has confirmed this.</p> <p>Contact has been made with the owner who is aware of the condition of the building. They propose to undertake a temporary repair to the roof until at such time they can visit the property and ascertain the damage for themselves.</p>	See separate report.

					<p>To date no temporary repairs have been undertaken. The owner has been contacted again to emphasise the urgency of the situation. They propose to undertake temporary repair work until they are able to visit and assess the extent of the work required to the building.</p> <p>A meeting has been arranged with CADW to discuss possible options to safeguard Nannau Hall.</p> <p>A meeting has taken place with CADW and arrangements are being made to undertake a condition survey of the building. It was anticipated this survey would take place at the beginning of February but this has been delayed.</p> <p>An external condition survey has been arranged for the week commencing the 5th April 2021.</p> <p>Currently in discussion with the owner in relation to undertaking an internal inspection at the same time.</p>	
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					Failure to agree for the Authority to undertake an internal inspection, will result in an application to the courts for a warrant to gain entry.	
41	NP5/66/ENFLB32D	November 2020	Ty Mawr, Llanfair	Internal works being undertaken.	Letter sent to the property. Response received and works discussed with the owner. Site visit to be carried out. Site visit carried out. Application submitted but invalid.	
42	NP5/69/ENFLB326A	September 2018	Ty Gwyn, Llwyngwrl	External and internal Alterations to a Listed Building	A site meeting has taken place. Advised to submit a listed building consent application in respect to the unauthorised works that have taken place.	

MEETING	Planning and Access Committee
DATE	20 th October 2021
TITLE	Update – Plas Nannau, Llanfachreth
REPORT BY	Jane Jones – Planning Manager
PURPOSE	To inform the Planning Committee on the latest position in relation to the deteriorating condition of Plas Nannau

Background

- 1.1.1 Plas Nannau dates back to 1795 and is an impressive Grade II* Georgian house set within its own park and situated approximately 2 miles southwest of Llanfachreth village.
- 1.1.2 For approximately twenty years, Plas Nannau has remained empty. Over the years, the Authority has initiated formal action under Section 215 of the Town and Country Planning Act (land that adversely affects the amenity of the area) to improve the condition of the surrounding park grounds. Over this time the external condition of the building appeared to remain stable, causing no immediate concern.
- 1.1.3 However, in January 2020, it was brought to the Authority's attention that all the lead from the roof had been removed. A subsequent site visit confirmed this, and contact was made with the owner.
- 1.1.4 The owner advised the lead had been stolen and they proposed to under a temporary repair to the roof, until at such time they could visit and view the extent of the damage for themselves.
- 1.1.5 Despite emphasising the urgency of the situation and receiving assurances from the owner temporary repairs would take place, no works have been undertaken.
- 1.1.6 Over the year, communication with the owner has become increasingly difficult as they do not reply to correspondence or telephone messages.

Progress to Date

- 2.0 Initial discussions were undertaken with representatives from CADW and the Society for the Protection of Ancient Buildings (SPAB), where it was determined an external condition survey of Plas Nannau was required.
- 2.1 The external condition survey took place in April 2021 and was based on a visual inspection of the fabric of the building. The survey concluded urgent intervention was required to the roof, to prevent further decline, deterioration and structural instability. The removal of the leadwork has resulted in rainwater falling on the roof area and being directed into the building at various locations.
- 2.2 The external walls are in a fair condition, with only a small number of windowpanes broken or missing. Subsequently this provides access for bats and birds.
- 2.3 To address the failing roof, the report suggests the installation of a temporary roof cover which would not physically touch the existing building. This would prevent further deterioration of the roof and prevent further ingress of water.
- 2.4 The report also goes on to advise an internal condition survey is required, to determine the extent of any internal damage. It also suggests carrying out a structural survey and to secure the building from any unauthorised access.
- 2.5 Following the receipt of this report, initial investigations were undertaken to determine the cost of constructing a temporary roof covering. This would involve utilising a significant amount of scaffolding and include a solid roof cover, rather than a tarpaulin type material. Due to the height and size of the building, the cost for such a structure would ultimately be in excess of £100k, with ongoing costs to ensure the maintenance of the scaffolding thereafter.

Exploring Options

- 3.0 Following on from the recommendations of the external condition survey and the potential high costs involved for any initial urgent temporary repairs, the Authority arranged a meeting with a Conservation Consultant, to explore options as to how to progress a way forward to safeguarding Plas Nannau.
- 3.1 The meeting explored the key constraints for the initiation of taking any action. These include:
 - The ownership of Plas Nannau and the reluctance of the owner to positively engage with the Authority.
 - The financial cost. Potentially the cost will be significant.

- The time and resource required to progress any action. To effectively pursue any action, significant Officer time will be required.
- Ecological constraints predominantly in relation to bats.

3.2 The type of statutory powers available to the Authority were also discussed, with the main discussion focussing on the scope of serving an Urgent Works Notice or a Repairs Notice. The overriding factor with any potential action initiated was the potential cost implications.

Next Steps

4.0 The conclusion of the meeting recommended the following next steps:

- Carry out a full Condition Survey to include the interior.
- Consult with a roofing specialist.
- Consider progressing the Urgent Works Notice route and agree what needs to be included in this.
- Continue to communicate with the owner and advise of the intentions of the Authority.
- Setting up a steering group to draw in necessary conservation/heritage advice and maintain momentum.
- Commence initial discussions with Ecology in respect to the potential presence of bats.

4.1 It is anticipated the above steps will be progressed over the coming months. Initial discussions have already taken place with Ecology and consideration has been given to forming a steering group and who needs to be involved.

Recommendation:
For Members to note the contents of the Report.



PLANNING AND ACCESS COMMITTEE
20 OCTOBER 2021

SECTION 106 AGREEMENTS

**SNOWDONIA NATIONAL PARK AUTHORITY
PLANNING AND ACCESS COMMITTEE, 20 OCTOBER 2021**

SECTION 106 AGREEMENTS

Rhif	Application No.	Date application was received	Location	Development	Present Position
1.	NP3/10/121	30/01/20	Land at Cae'r Felin, Abergwyngregyn.	Erection of a pair of semi-detached two storey dwellings with associated access and car parking	Draft sent to applicant for signing
2.	NP5/61/632	12/03/2021	Merthyr Isaf, Hwylfa'r Nant, Harlech. LL46 2UE.	Residential development of seven units, 3 affordable and 4 open market dwellings comprising three pairs of semi-detached dwelling and one detached dwelling, formation of new vehicular access and associated landscaping	Draft being prepared by Solicitor
3.	NP5/65/2B	04/03/2021	Beudy Uchaf Hirgwm, Maes y Clawdd, Bontddu. LL40 2UR	Conversion of barn to affordable dwelling and associated works including installation of septic tank and diversion of public footpath	Applicants curenly reconsidering if they will pay a commuted sum as opposed to a s106 affordable local agreemenet.

Number of applications on committee list 08 September 2021 = 4

**APPLICATIONS SUBJECT TO A SECTION 106 AGREEMENT AND WHICH HAVE BEEN COMPLETED SINCE
PLANNING & ACCESS COMMITTEE
08 SEPTEMBER 2021**

Application No.	Location	Development
NP4/19/47P	Gwern Borter Manor, Rowen. LL32 8YL	Change use of garage to dwelling
NP5/72/194E	Pant y March, Llangower. LL23 7BY	Relocate tents

NP5/77/265B	Bryn Derw, Cilfor, Talsarnau. LL47 6YG	Change of use of part of agricultural building to re-locate guns and ammunition sales business granted under reference NP5/77/265A
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APPLICATIONS SUBJECT TO A SECTION 106 AGREEMENT WHICH HAVE BEEN REFUSED, WITHDRAWN, OR DISPOSED, OR WHERE AN AGREEMENT IS NO LONGER NECESSARY SINCE PLANNING & ACCESS COMMITTEE 08 SEPTEMBER 2021

Application No.	Location	Development



PLANNING AND ACCESS COMMITTEE

20 OCTOBER 2021

OUTSTANDING APPLICATIONS WHERE MORE THAN 13 WEEKS HAVE ELAPSED

SNOWDONIA NATIONAL PARK AUTHORITY

**PLANNING AND ACCESS COMMITTEE 20 OCTOBER 2021
OUTSTANDING APPLICATIONS WHERE MORE THAN 13 WEEKS HAVE ELAPSED**

Awaiting revised Flood Consequence Assessment

NP5/57/1058B	15/03/21	Unit 1, Marian Mawr Enterprise Park, Dolgellau. LL40 1UU	Erection of extension to provide additional workshop and classroom space, and additional car parking,
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In Discussion with Agent / Applicant

NP5/50/562P	30/06/21	Chalet 62, Plas Panteidal, Aberdyfi. LL35 0RF	Retrospective application to extend decking.
NP5/61/T558D	19/04/21	Former Tabernacl Chapel, High Street, Harlech. LL46 2YB	Conversion of former car showroom & basement car parts shop to convenience store on ground and basement, creation of 2 flats on first floor (Open market) together with the removal of existing unauthorised UPVC windows and replace with timber slimline double-glazed windows.

Awaiting Ecology

NP2/16/159D	30/04/21	Ty Mawr, Prenteg. LL49 9TE	Change of use of land to domestic curtilage and conversion and change of use of outbuilding to domestic annex incidental to the use of Ty Mawr as dwelling and conversion of woodstore to bat roost,
NP5/75/73D	21/10/19	Ynys, Cwrt, Pennal.	Conversion and alterations to existing BCF Hut to form holiday let accommodation and installation of septic tank (Re-submission),
NP5/78/540C	21/06/21	Coed y Rhygen, Trawsfynydd. LL41 4TS	Demolish section of existing dwelling and construction of a two and single storey side extension

Awaiting Amended Plans

NP5/73/424A	28/09/20	Cilderi, Tan y Bwlch. Maentwrog. LL41 3YU	Erection of double garage, retrospective application for extension to curtilage, retention of stone terracing and engineering works.
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Awaiting Details form Agent / Applicant

NP5/58/629	29/01/20	Land between Plas Meini & Swyn y Mor, Dyffryn Ardudwy. LL42 2BH	Outline permission for the erection of 2 open market and 2 affordable dwellings. integral garages and formation of new vehicular access on to the A496,
NP5/71/T56C		The Eagles, Llanuwchllyn. LL23 7UB	Single storey side extension,

Re-Consultation required

NP5/69/16J		Land near Castell Mawr, Llanegryn. LL36 9NH.	Amendments to plans approved under NP5/69/16C & NP5/69/16E including, positioning and design of fan and vents, inclusion of the manure belt, pop holes only on the South side, amendments to doors and fenestration on west gable, access track, tree and hedgerow planting, additional and reduced hard standing around the building and resiting of feed bins to the northern elevation and increase in height of 0.45m.
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Awaiting Technical Details of Biomass Boiler

NP5/57/1065H	12/03/21	Bryn y Gwin Farm, Dolgellau. LL40 1TF	Retrospective application for erection of woodstore, oil tank and biomass boiler including concrete bases and footpath
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Awaiting submission of an assessment of the impact of the proposed development on the setting of the scheduled monument.

NP5/69/15H		Brynllyn, Rhoslefain. LL36 9NH	Erection of an agricultural building
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Awaiting Agreement Over Foul Drainage Disposal

NP2/16/459A	12/05/21	Land Adjacent to Ty'n Llan, Llanfihangel-y-Pennant, Cwm Pennant, Dolbenmaen.	Erection of agricultural shed (322sq.m), hardstanding and access.
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Awaiting Applicants to Agree Visibility Splays with Highways Authority

NP4/11/393	25/06/21	Outbuilding at Craig Glanconwy, Betws y Coed.	Conversion and extension to form short term self-catering holiday unit with associated works.
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Total applications on list = 14

Total applications on list Committee 08 September 2021 = 14

DEDDF LLYWODRAETH LEOL (HAWL I WYBODAETH) 1985**RHESTR O BAPURAU CEFNDIR**

Ystyrir y dogfennau canlynol fel papurau cefndir ar gyfer adroddiadau ar geisiadau ac eitemau gorfodaeth a wnaed dan Ddeddfau Cynllunio 1990.

Ffurflen gais, gan gynnwys unrhyw Dystysgrif.

Cynlluniau a dogfennau eraill i gefnogi'r cynigiad.

Sylwadau cyrff cyhoeddus a hysbyswyd neu yr ymgynghorwyd a hwy, gan gynnwys swyddogion eraill yr Awdurdod, Cynghorau Cymuned, Cynghorau Unedol, Ymgwymerwyr Statudol, Adrannau neu asiantau'r Llywodraeth (ac eithrio cyngor cyfreithiol, a llythyrau yn gofyn am gyngor cyfreithiol).

Llythyrau a dderbyniwyd o ffynonellau eraill, yn cynnwys aelodau o'r cyhoedd. (Ac eithrio gohebiaeth gydag hysbyswydd gwarchoddedig).

Lluniau o'r safle ac o ddatblygiadau tebyg mewn mannau eraill.

Deddfau Cynllunio 1990 ac unrhyw deddfwriaeth ychwanegol.

Deddf Cynllunio ac Iawndal, 1991.

Deddf yr Amgylchedd, 1995.

Deddf Cynllunio a Phrynu Gorfodol, 2004.

Deddf Iawnderau Dynol, 1998.

Cyngor cyhoeddedig y Llywodraeth (lle cyfeirir ato mewn adroddiadau ac eitemu unigol).

Y Cynllun Fframwaith ynghyd ac unrhyw gynigion i'w ddiwygio a gyhoeddwyd.

Cynlluniau Lleol, ynghyd ac unrhyw gynigion i'w diwygio a gyhoeddwyd (lle cyfeirir atynt mewn adroddiadau ar eitemau unigol).

Ffeiliau ar geisiadau cynllunio blaenorol ar safleoedd y cynigion presennol.

Unrhyw ddogfen arall y cyfeirir ati mewn adroddiadau ar eitemau unigol.

LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985**LIST OF BACKGROUND PAPERS**

The following documents are considered background papers for reports on applications and enforcement items made under the Planning Acts 1990.

Application form, including any Certificates.

Plans and other documents in support of the proposal.

Comments of public bodies notified or consulted, including other Officers of the Authority, Community Councils, Unitary Councils, Statutory Undertakers, Government Departments or agencies, (excluding legal advice and requests for legal advice).

Letters received from other sources, including members of the public. (Excluding correspondence with a protected informant).

Photographs of the site or of similar developments elsewhere.

The Planning Acts 1990 and subsidiary legislation.

The Planning and Compensation Act, 1991.

The Environment Act, 1995.

The Planning and Compulsory Purchase Act, 2004.

The Human Rights Act, 1998.

Published Government advice (where referred to in reports on individual items).

The Structure Plan together with any published proposals for amendments.

Local Plans, together with any published proposals for amendments (where referred to in reports on individual items).

Files for previous planning applications on sites of current proposals.

Any other document which may be referred to in reports on individual items.



PLANNING AND ACCESS COMMITTEE
20 OCTOBER 2021

DELEGATED DECISIONS

SNOWDONIA NATIONAL PARK AUTHORITY

PLANNING AND ACCESS COMMITTEE 20 OCTOBER 2021

DELEGATED DECISIONS

Applications Approved

	Application No.	Proposed	Location	Decision Date	Case Officer
1.	NP2/11/715E	Discharge of Conditions 5 (Landscaping plan) and 6 (Stone panel) attached to Planning Decision Notice NP2/11/715D dated 24/10/2019	Llyn Gwynant Campsite, Nant Gwynant. LL55 4NW	11/08/21	Mr Richard Thomas
2.	NP2/11/LB87C	Listed Building Consent to change the existing 'Critall' windows on North West elevation and the 'modern' windows to South East elevation to 'traditional casement type' with purpose 'Slimlite' doubled glazed units to all existing openings. Front door replacement with timber 4 panel door with 2 'Slimlite' glazed upper panels, removal of timber panels above door frame and replace with timber boards paint finish. Rear steel door replacement with timber 4 panel door having 2 'Slimlite' glazed panels to upper part and to fixed narrow windows either side	Si-yr-Afon, 6 Club Street, Beddgelert. LL55 4ND	10/09/21	Mr. Arwel LI Thomas
3.	NP2/16/458A	Demolition of existing extension and erection of rear and side single storey extensions, creation of roof terrace, insertion of roof light window, and insertion of door to annex.	Bwlch-y-Moch, Tremadog. LL49 9SN	23/08/21	Mr Richard Thomas
4.	NP3/15/231	Roof extension and installation of rooflight windows	3 Bryniau Gerddi, Llanberis. LL55 4TU	09/08/21	Mr Richard Thomas
5.	NP3/22/LU79B	Use of a building as a dwelling previously granted planning permission for short-term holiday accommodation only.	The land edged in red on the attached plan and known as Bryn Trallwyn, Nebo. LL54 6EH	09/08/21	Mr Richard Thomas

6.	NP4/16/419	Single storey rear extension	3 Glan William, Church Street, Dolwyddelan. LL25 0SJ	12/08/21	Mr Richard Thomas
7.	NP4/30/8Q	Change of use from Hotel (Class C1) to self catering tourist accommodation for large groups of people (Sui Generis)	Sychnant Pass House, Sychnant Pass, Conwy. LL32 8BJ	23/08/21	Mr Richard Thomas
8.	NP5/50/375D	Renewal of Planning Permission NP5/50/375B for construction of single storey garage to side of dwelling	2 Corbett Lane, Aberdyfi. LL35 0RB	06/09/21	Mrs. Iona Roberts
9.	NP5/50/738	Erection of single storey garage and extend existing patio/terrace at the front	Medley Cottage, Rhoslan, Aberdyfi. LL35 0NS	07/09/21	Mrs. Iona Roberts
10.	NP5/52/10B	Construction of single storey side extension	Abergwynant Lodge, Penmaenpool. LL40 1YF	10/08/21	Mrs. Iona Roberts
11.	NP5/54/317D	Non-Material amendment to Planning Consent NP5/54/PIAW317 dated 07/12/2006 to allow small alteration to siting of dwellings and change detached garages to attached.	Plots 1, 2, Y Wern, Rhydymain. LL40 2AJ	06/09/21	Mrs. Sara Thomas
12.	NP5/54/317E	Addition of a garage and modifications to design of dwellings approved on 06/07/2018 under reference NP5/54/317B	Plots 9, 10, 11, 12 & 13, Y Wern, Rhydymain. LL40 2AJ	09/08/21	Mrs. Sara Thomas
13.	NP5/54/39M	Construction of agricultural building	Hengwrt Uchaf, Rhydymain. LL40 2AR	18/08/21	Mrs. Sara Thomas
14.	NP5/54/580	Installation of 1200L gas LPG tank for domestic use	Y Gadlas, Brithdir. LL40 2SA	07/09/21	Mrs. Sara Thomas
15.	NP5/54/LB210B	Listed Building Consent for alterations and corrections of 'inappropriate 1960's intervention' to rear and North elevation. Part roof reinstatement, 5 No. skylights, laylight, reinstate 2 chimney stacks, removal of inappropriate pebbledashed render, 4 'Clerestory' windows, demolition of flat roof rear lobby entry bridge and bungalow connection. Restoration of former window openings to kitchen and basement with new sash 'Georgian' detailed, traditional doors, re-pointing and re-rendering smooth and painted finish part rear elevation.	Caerynwch, Brithdir. LL40 2RF	15/09/21	Mr. Arwel LI Thomas

		Removal of part single leaf external wall to former 'billiards room'. Erection of 3 glass 'cubic' formed extensions, 1 to rear entrance leading to basement, 2 raised over 2 storey spiral connection to new library and cloakroom, 3 attached to and over the new opening to the rear wall of the former 'billiards' room with access to rear garden. Demolition of 1960's bungalow forming new designed rear garden area retaining the footprint of the former 60's demolished rear wing			
16.	NP5/54/LB223	Listed Building Consent for internal and external works including installation of shower room to back kitchen, stud partition to door opening to utility and wood burning stove, flue through external wall. Utility change to cloakroom with W.C.. New kitchen layout and removal of existing partition to service hall with new door and glazed screen arrangement. New stairs installed to Gentlemen's room and new wood burning stove flue through external wall, replacing Rayburn stove. Removal of existing fireplaces and installation of new log burning stoves with flues through existing chimneys to Study and Drawing Rooms. Excavation to ground floor level to kitchen, back kitchen, cloaks and living rooms to incorporate new concrete floor construction, insulation and underfloor heating system. First floor includes removal of bath and installation of 'en-suite' to Bed 5 including linen cupboard, removal of existing partition Bed 4/ Bed 1 to incorporate new 'en-suite' Bed 4 and new bathroom, installation of free standing bath Bed 3.	Blaenau, Rhydymain. LL40 2BU	03/09/21	Mr. Arwel LI Thomas

		<p>First floor ceilings to be renewed using modern plasterboard and defective internal plaster to be replaced with hot mix lime plaster. Attic store converted to attic bed 3 with new stair access, insulation between rafters, existing floor boards removed and replaced with similar timber, insulation between floor joists. Works associated with re-wiring and fire prevention and smoke alarm systems. External works for excavation to reduced levels and removal of outside lean-to toilet, stove flue through external wall and beyond ridge level, West Elevation. Existing blocked up window opening on first floor level North Elevation reopened with 8 pane 4/4 traditional sash window replacement. Bay window South Elevation to be taken down and reconstructed, retaining slate cladding between levels and low pitched lead roof, Zenon/Krypton double glazed units to new hardwood sash windows with slate sub-sills. Installation of 5 New conservation rooflights and one replacement to South side roof slope elevation. Repointing to chimney stacks and external elevations with hot mix lime mortar including all associated repairs work</p>			
17.	NP5/54/LB223A	<p>Removal of outside W.C. and excavation to below ground level area to West Elevation, installation of two wood burning stove flue external Study West wall and West gable, living room wall, fixing of rain hoods to all chimney pots. Removal of existing bay window and reconstruct includeing sltae hanging between levels with new low pitched lead roof, with new hardwood timber windows with Zenon/Krypton double glazed</p>	Blaenau, Rhydymain. LL40 2BU	03/09/21	Mr. Arwel LI Thomas

		units, re-opening of blocked up window on North Elevation with traditional sash window. Installation of 5 new and 1 replacements conservation type rooflights including all associated re-pointing works with hot mix mortar. All associated drainage works with the underground installation of a 3100L Karlgester septic tank system on concrete foundation located on land to the front and East of the main house			
18.	NP5/55/320	Installation of two pitched roofed dormer windows and re-siting of existing rooflight on North East facing elevation	40 Y Groesffordd, Brynchrug. LL36 9RP	09/08/21	Mrs. Iona Roberts
19.	NP5/57/558B	Vary Condition No. 7 of Planning Consent NP5/57/558 dated 14/03/1996 to confirm details of dormer windows, amend details of fenestration/external doors and alterations/additions to boundary treatments	Frongoch Old Power House, Plas y Brithdir, Dolgellau. LL40 2PW	12/08/21	Mrs. Iona Roberts
20.	NP5/58/360E	Erection of agricultural building and manure store	Eithin Fynydd, Talybont. LL43 2BA	09/09/21	Mr Aled Lloyd
21.	NP5/58/555A	Installation of external wheelchair lift and associated works	Hiraethog, Carleg Uchaf, Dyffryn Ardudwy. LL44 2BH	01/09/21	Mr Aled Lloyd
22.	NP5/58/602A	Structural refurbishment including installation of external cladding	1-8 Bro Arthur, Dyffryn Ardudwy. LL44 2EW	14/09/21	Mr Aled Lloyd
23.	NP5/58/62D	Alterations to existing flat roof to form pitched roof and conversion of attached garage to a bedroom	The Old Coach House, Benar Fawr, Dyffryn Ardudwy. LL44 2RX	23/09/21	Mr Aled Lloyd
24.	NP5/58/632A	Retrospective application for new vehicular access to allow increased visibility, closure of existing access, new access track and extension to curtilage.	Llety'r Deryn, Dyffryn Ardudwy. LL44 2RX	09/09/21	Mr Aled Lloyd

25.	NP5/59/789B	Variation of Condition 2 from Planning Permission NP5/59/789 dated 29/01/2018 to amend the design to allow an additional first-floor window on the North West elevation, ground floor patio doors instead of a window and two rooflights on the North East elevation, changes to fenestration to porch elevation and addition of cladding boards to part of South West, North West and South East elevations.	2 Maes y Coed, Llan Ffestiniog. LL41 4PE	09/08/21	Mr Aled Lloyd
26.	NP5/62/102L	Siting of marquee and exterior bar counter for the sale of alcoholic drinks rear garden of hotel, (temporary permission)	Hafan Artro, Llanbedr. LL45 2LE	07/09/21	Mr Aled Lloyd
27.	NP5/62/110C	Erection of single storey rear extension and garden shed	Hyfrydle, 4 Ystad Y Wenallt, Llanbedr. LL45 2PD	14/09/21	Mr Aled Lloyd
28.	NP5/63/104G	Construction of first floor extension above existing attached garage	Belle Vista, 3 Glan Tryweryn, Frongoch. LL23 7NT	09/09/21	Mrs. Sara Thomas
29.	NP5/64/51D	Conversion and repair of existing outbuildings to form stable block and nature hide	Crynilwyn, Brynchrug. LL36 9LH	26/08/21	Mrs. Iona Roberts
30.	NP5/64/80D	Change of use of land to form Garden of Remembrance	Land adjacent to St. Mary & St. Egryn Church, Llanegryn.	02/09/21	Mrs. Iona Roberts
31.	NP5/65/278C	Variation of Condition 13 of Planning Consent NP5/65/278 dated 30/04/2009 to alter design of proposed dwelling	Land near Bryn Du, Llanelltyd. LL40 2TA	06/09/21	Mrs. Sara Thomas
32.	NP5/65/L359A	Discharge condition 6 (Submission of photographic record) of planning consent NP5/65/L359 dated 08.12.2020	Capel Coffa, Llanelltyd. LL40 2TA	09/08/21	Mrs. Sara Thomas
33.	NP5/66/236C	Non-material amendment to planning permission NP5/66/236A dated 19/02/2021 for the installation of a rooflight on the West elevation	Pennant, Llandanwg. LL46 2SB	13/08/21	Mr Aled Lloyd
34.	NP5/66/271	Structural refurbishment including installation of external cladding and re-building of balcony and installation of glazed external balustrading	Dol-y-Cae, Frondeg, Llanfair. LL46 2RE	14/09/21	Mr Aled Lloyd

35.	NP5/69/393A	Formation of a new vehicular access in the boundary wall and associated hardstanding	Wendon, Llwyngwriol. LL37 2JQ	09/09/21	Mrs. Iona Roberts
36.	NP5/73/LB321	Listed Building Consent for alterations to railway station to form a holiday let, change from public waiting room to lounge and additional services for new bathroom and utility, restoration of historic features such as cast iron fire places and fenestration to front elevation	Station House, Tan y Bwlch, Maentwrog. LL41 3AQ	03/09/21	Mr. Arwel LI Thomas
37.	NP5/73/T277C	Demolition of existing porch and erection of larger porch.	Tan-y-Dduallt, Tan y Bwlch, Maentwrog. LL41 3YT	11/08/21	Mr Aled Lloyd
38.	NP5/75/52A	Alterations and extension to the rear	Pennal Towers, Pennal. SY20 9DT	07/09/21	Mrs. Iona Roberts

Applications Refused

	App No.	Proposed	Location	Reason for Refusal	Case Officer
1.	NP2/11/191E	Conversion and change of use of workshop to short-term, self-catering holiday letting unit	Y Wenllys, Nantmor. LL55 4YL	09/08/21 By reason of this application failing to demonstrate that this proposal for a change of use to short-term self-catering visitor accommodation forms a part of a farm diversification scheme it falls in conflict with ELDP policies 9 and 20.	Mr Richard Thomas
2.	NP2/11/627B	Proposed conversion of dwelling into dwelling and two self-contained holiday letting units.	Plas Hebog, Beddgelert. LL55 4UY	23/08/21 By reason of this application failing to demonstrate that this proposal for a change of use to short-term self-catering visitor accommodation forms a part of a farm diversification scheme it falls in conflict with ELDP policies 9 and 20.	Mr Richard Thomas

3.	NP5/69/405A	Construction of first floor front and rear dormer extensions, first floor rear balcony and additional bay window on front elevation	The Burf, Llwyngwrl. LL37 2JG	<p>08/09/21</p> <p>Byddai ychwanegu'r ffenestri dormer (blaen a chefn) ynghyd â'r balconi yn y cefn, yn rhinwedd eu dyluniad a'u maint, yn nodweddion anghydweddol a gor-ddominyddol ar yr annedd gymedrol hon a fyddai'n tynnu oddi ar gymeriad a ffurf y presennol annedd a'i lleoliad. O'r herwydd, byddai'r cynnig yn gwrthdaro â pholisïau Cynllun Datblygu lleol Eryri, yn enwedig Polisi Datblygu 1.</p> <p>Byddai ychwanegu'r balconi, yn rhinwedd ei safle a'i faint, yn niweidio amwynder eiddo cyfagos (yn benodol Twr y Coed) yn sylweddol trwy edrych dros. O'r herwydd, byddai'r cynnig yn gwrthdaro â pholisïau Cynllun Datblygu lleol Eryri, yn enwedig Polisi Datblygu 1.</p> <p>Ni chynigiwyd unrhyw welliant bioamrywiaeth fel rhan o'r cais. Mae rhwymedigaeth i ymgorffori gwelliant bioamrywiaeth gydag unrhyw gais fel sy'n ofynnol ym mharagraff 6.4.5 o Bolisi Cynllunio Cymru (Rhifyn 11, Chwefror 2021).</p>	Mrs. Iona Roberts
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Julie James AS/MS
Y Gweinidog Newid Hinsawdd
Minister for Climate Change



Llywodraeth Cymru
Welsh Government

Your ref EE/JC/JO
Our ref JJ/11140/21

Cllr. Elwyn Edwards
Chair, Planning & Access Committee
Snowdonia National Park Authority

Jonathan.Cawley@eryri.llyw.cymru

20 September 2021

Dear Cllr. Elwyn Edwards,

Thank you for your letter of 29 July outlining concerns that local people are being priced out of the housing market in Snowdonia National Park resulting in associated impacts on the cohesiveness of your villages and the use of the Welsh language within these communities. I also note the specific request for Welsh Government to support the protection of homes through local occupancy conditions.

A key aim of the Welsh Government is ensuring everyone has access to good-quality and affordable housing. Our current Programme for Government reflects this with the commitment to deliver 20,000 new low-carbon homes for rent in the social sector across Wales.


In respect of the planning system, one of the significant contributions it can make is by seeking to ensure that there is an adequate supply of market and affordable sites for new homes for local people. It is the responsibility of local planning authorities to establish, in their Local Development Plans (LDPs), the housing requirement for their area based on evidence. As set out in *Planning Policy Wales (PPW)*, to do this planning authorities must first understand all aspects of their housing markets and the factors influencing housing requirements in their area. This includes understanding issues related to the need and affordability of housing for local communities which could take account of localised issues such as the prevalence of second homes and short-term holiday lets.

Using this evidence, together with development plan aspirations, enables a local authority to develop policies to meet the challenges and particular circumstances evident in their area. In addition to policies on 'affordable housing', this could include policies to meet specific local needs for market housing where this can be justified by clear and robust evidence (as set out in paragraph 4.2.9 of *Planning Policy Wales*).

As national planning policy already allows planning authorities to develop local policies to meet the challenges and particular circumstances evident in their areas, I would like to understand your experience and welcome further dialogue on this issue.

I would like to reassure you that the Welsh Government is acutely aware of concern in some parts of Wales about the impact of second homes and short term holiday lets on communities, access to housing and affordability and the impact this has on the Welsh language. We are fully committed to undertake real and concerted action to fairly manage second homes and short term holiday lets over this Senedd term while also ensuring everyone has access to good quality affordable housing.

Yours sincerely,

A handwritten signature in blue ink that reads "Julie James". The signature is written in a cursive, flowing style.

Julie James AS/MS
Y Gweinidog Newid Hinsawdd
Minister for Climate Change