Snowdonia National Park Authority

Eryri Local Development Plan

Annual Monitoring Report

October 2021

SNOWDONIA NATIONAL PARK AUTHORITY

ERYRI LOCAL DEVELOPMENT PLAN

ANNUAL MONITORING REPORT

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

October 2021

Contents

APPENDICES

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.

<table>
<tr><td style="background-color:red">**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.</td></tr>
</table>

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).

- 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 term 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.

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 %
Advertisments 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 unknow, 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 principle[1] and the Silkin test[2] 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.

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[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 pans, 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 consititute 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				
Two applications intersecting small areas of Undeveloped Coast were permitted during this monitoring period. These applications were for; • External alterations • Erection of single storey front and side extension 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. 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.				
Action	Development plan policies are being implemented effectively.			

MF02

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
• **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. It is considered that no areas of SPA, SAC, SSSI and RAMSAR are negatively affected due to the permitted development

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				
23 applications were permitted within (or were intersecting) Dark Sky core areas during this monitoring period. These developments included; - 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 Following the assessments included with the granted proposals, it is not considered that Dark Sky core areas are negatively affected due to theses permitted development.				
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				
There were 39 applications permissions determined during this monitoring period, which intersected on the Dyfi Biosphere area. 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 ofdischarges/variations of conditions. Seven applications were refused and four were withdrawn. 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.				
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				
Planning Policy Wales (PPW) 10 sets out that *"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"*. 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.				
Action	**Continue Monitoring:** Development plan policies are being implemented effectively.			

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				

- **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.

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.

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 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.				
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			

- **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				
Two applications were granted permission within areas of Green Wedge within the period of this Annual Monitoring Report. These were for; • 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 These were not considered to be inappropriate, or 'new' developments within areas of Green Wedge and therefore the policy is being implemented effectively.				
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				
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.				
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 actually 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

	Permitted	*Refused*	*Withdrawn*
Number	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, nevertherless, 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	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	Related Policies
Strategic Policy Ff: Historic Environment (Ff)	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	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	Related Policies
Strategic Policy Ff: Historic Environment (Ff)	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

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
Number of Conservation Areas with up to date Area Assessments (14)	Complete Area Assessments by 2012 and review every 5 years	AMR No 1:	Delayed	
		AMR No 2:	Delayed	
		AMR No 3:		
		AMR No 4:		

Analysis
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.

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.

MF15

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		Related Policies	
Strategic Policy Ff: Historic Environment (Ff)		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	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	Related Policies
Strategic Policy Ff: Historic Environment (Ff)	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

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	Related Policies
Strategic Policy Ff: Historic Environment (Ff)	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 in and adjacent to Historic Parks and Gardens that may have an impact.	To reduce the number of listed buildings at risk and monitor the reason for increase in number.	AMR No 1:	None were considered to have an adverse effect on the historic park or its setting.	
		AMR No 2:	None were considered to have an adverse effect on the historic park or its setting.	
		AMR No 3:		
		AMR No 4:		

Analysis
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.

Action	Continue Monitoring: Development plan policies are being implemented effectively.

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
Number of Scheduled Ancient Monuments at risk. Monitor planning applications which may have an impact on a Scheduled Ancient Monument	To reduce the number at risk	AMR No 1:	None were considered to have an adverse effect on Scheduled Ancient Monuments.	
		AMR No 2:	None were considered to have an adverse effect on Scheduled Ancient Monuments.	
		AMR No 3:		
		AMR No 4:		

Analysis
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.

Action	Continue Monitoring: Development plan policies are being implemented effectively.

MF20

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	Related Policies
Strategic Policy Ff: Historic Environment (Ff)	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.

SNPA House Prices - Median Price
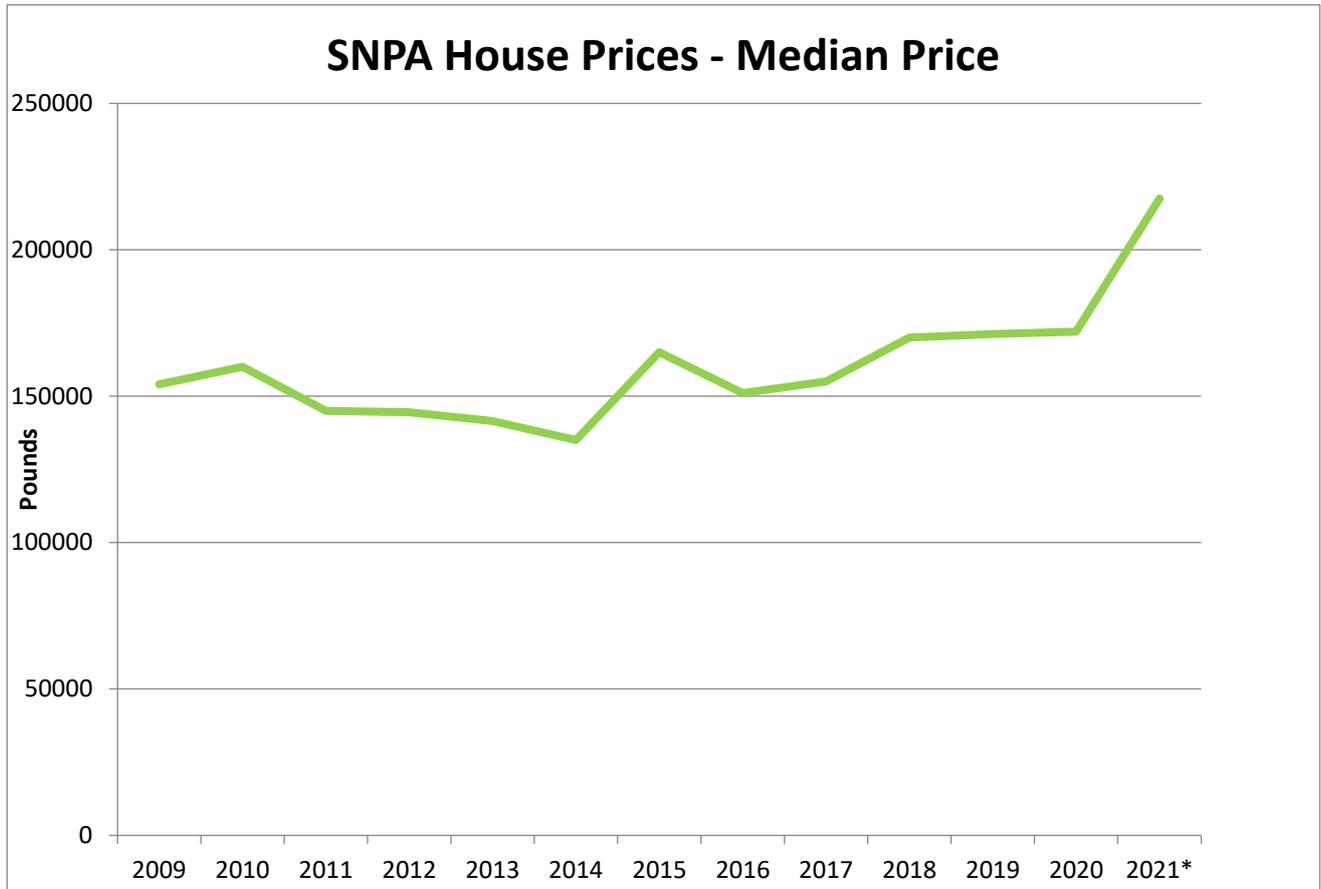
5.2   The number of sales per month decreased significantly after the lockdown was introduced in March 2020, only increasing in September. November and December2020 saw large increases in the number of houses sold. January and February 2021 saw a significant reduction in the number of sales, reflecting 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
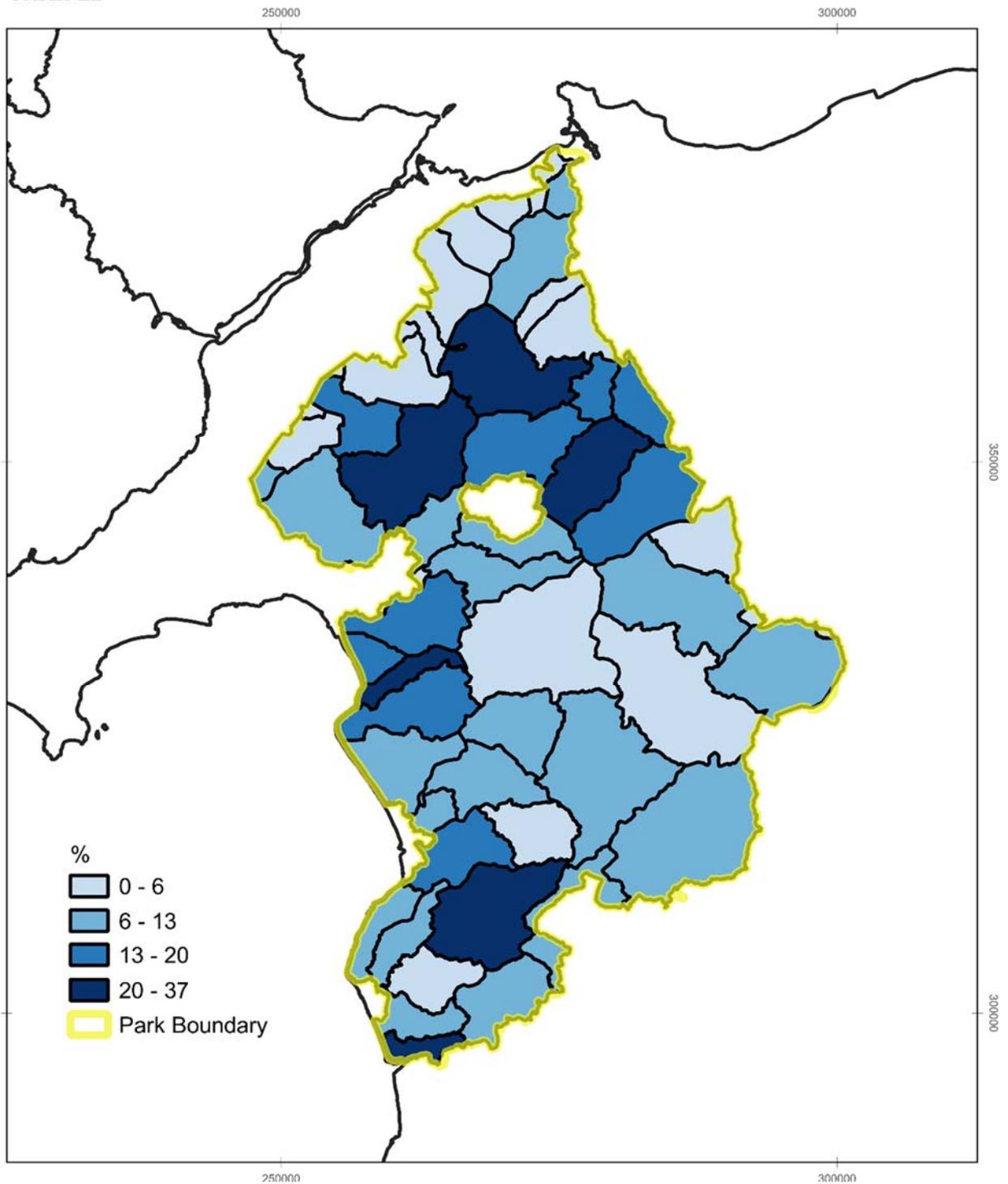
5.10 The use of properties used as 'Airbnb' accommodation is believed to have increased significantly in recent years. These properties do not always fall within regulatory remits; therefore the true number may not be known. A survey by Cyngor Gwynedd in 2019 found that within the Dwyfor and Meirionydd areas, there has been a significant increase in the number of self-catering and Airbnb accommodation[3].

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.

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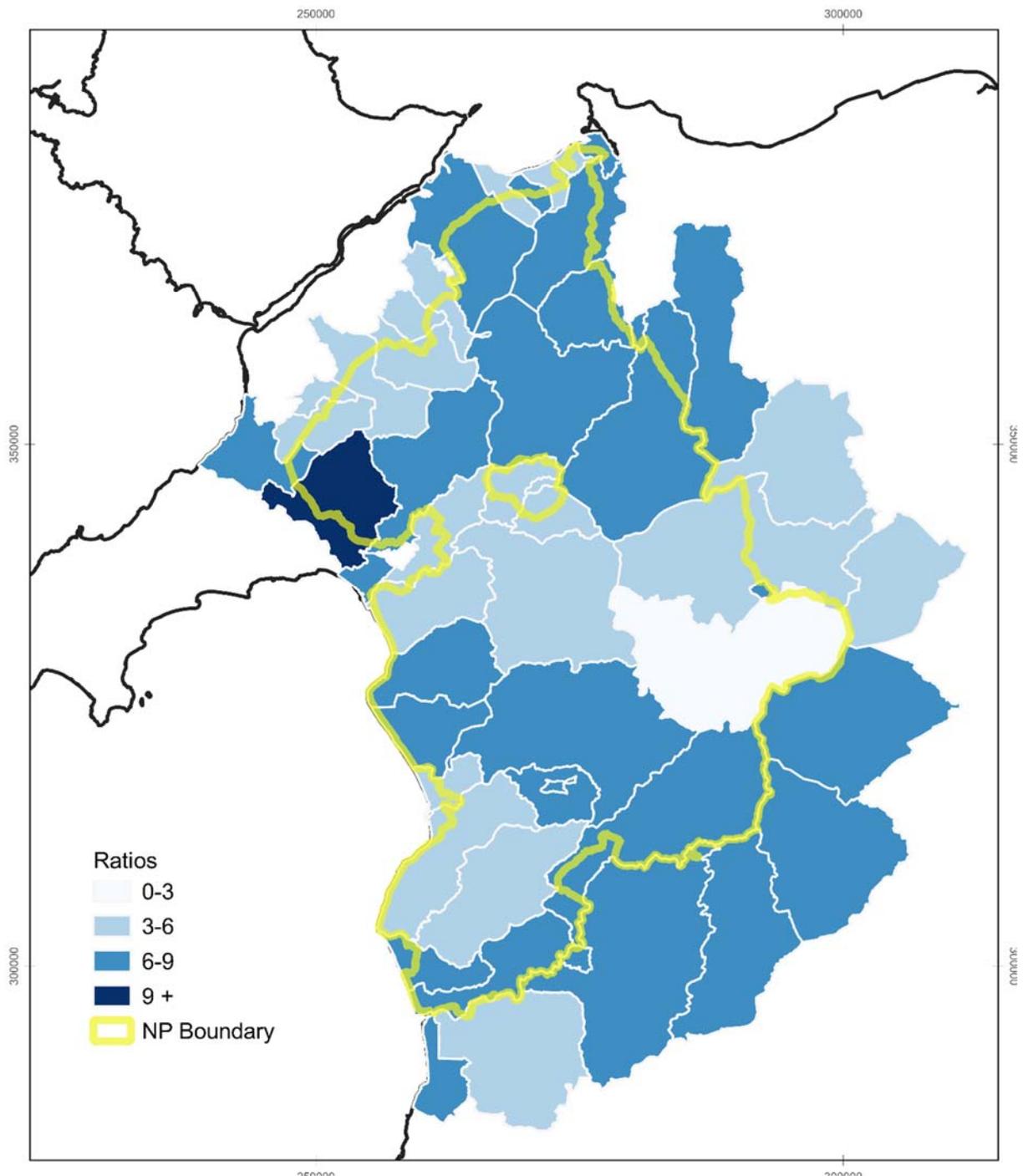
*Further data analysis is required for a longer time period to ensure that data takes into account natural variance. Low number of sales within a Community in a particular year may not be an accurate reflection of the relationship between income and house price.

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 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 LHMAs 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.

Empty Homes

5.19 Apart from building new affordable housing units there is also a relatively high level of long term empty properties in the National Park that could be brought back into use for housing purposes. Some of the affordable housing shortfall identified in the Park can be met by empty properties being brought back into use. Planning permission is not required to bring an empty home back into use, however, Snowdonia National Park Authority works in partnership with Gwynedd and Conwy Housing Authorities and Housing Associations to help bring these long-term empty properties back into permanent residential use as affordable housing for local needs

5.20 Gwynedd and Conwy Councils have Empty Homes Strategies and their Officers aim to facilitate the return of long-term empty properties and the conversion of other appropriate empty buildings back into permanent residential use as affordable housing for local needs. The Authority is contributing to Gwynedd and Conwy's Empty Property Enforcement Action Plans. The Welsh Government is providing training and resource support these plans. The Authority has collaborated with Conwy Council to set up a grant scheme for first time buyers who are purchasing and renovating empty properties. The Authority's commuted sums from Section106 agreements are used to fund the scheme
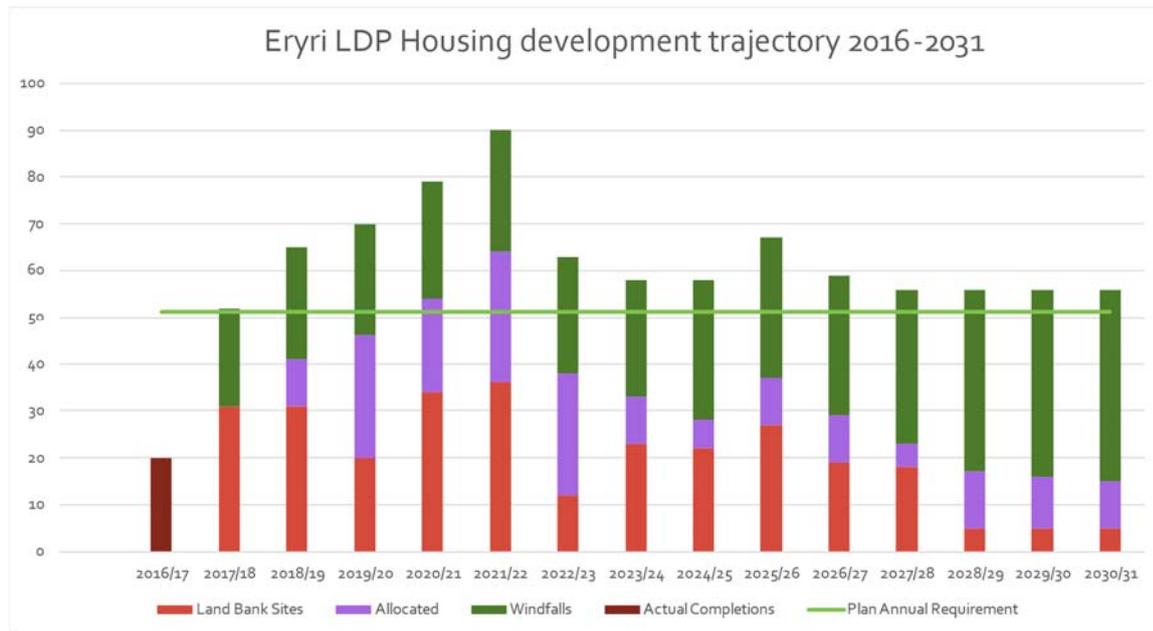
2020-2021 Housing Trajectory

5.21 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.

5.22 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 completiions 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										

5.23 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

Eryri LDP Housing development trajectory 2016-2031

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

Housing Development Trajectory 2018 - 2031
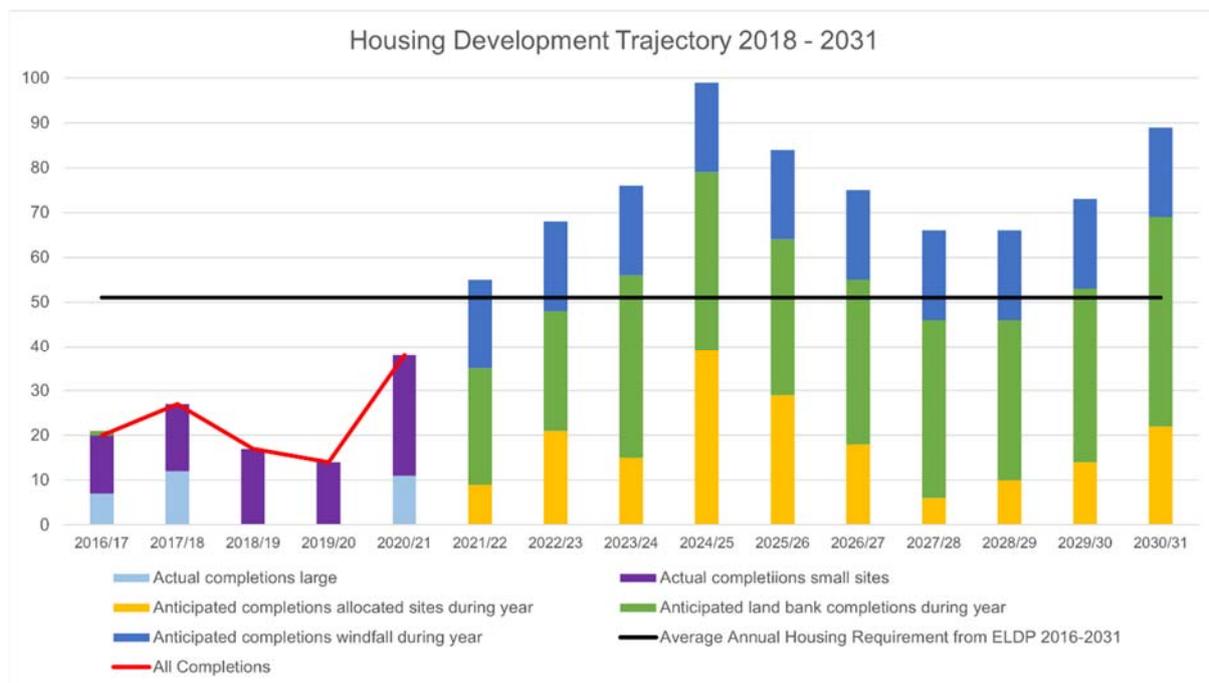
5.24   1.19   Graph 1 shows the trajectory as set out in the ELDP 2016-31; Graph 2 shows the trajectory as amended by this AMR for 2020/21. Graph 2 shows there is an annual shortfall against the AAR 'black line' in 2020/21**. In this year completions are 13 units below what was anticipated (51 AAR vs 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.

5.25 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%).**

5.26 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.

5.27 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.

5.28 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.

5.29 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				

Conclusion:

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

2020/21 has seen an increase in the number of consents granted for residential units (34) and the number of completions (38).

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.

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.

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 permisisons 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	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.
	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
	The latest household projections also suggests that a lower overall housing requirement figure may be more suitable when revising the LDP.

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 AMR No 1: See analysis AMR No 2: AMR No 3: AMR No 4:	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
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 permisison 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 signifcant. 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 a site 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 term 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 Settlemtents (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.

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

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.

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.

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.

In 2020-21, permisison was granted to a Housing Association for 9 affordable units on an alloated 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 permisison 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 settllements.

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. Discouning 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.

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.

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
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. 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. 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. During 2020/21, a Housing Assoication 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.

Action	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. 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

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. Commuted 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
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.

Of 14 affordable units granted permission during 2020/21, 4 were via windfalls. One was part of a permisison 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.

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.

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.

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

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.

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
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. 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.

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:		
		AMR No 4:		
Analysis				
4 affordable units were completed via conversions.				
Action	Development plan policies are being implemented effectively			

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. Take up of more than two units per settlement relating to need. No take up after 4 years in any individual settlement.
		AMR No 1:	0	
		AMR No 2:	3	
		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. Rhydychaf 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				
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. 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. 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..				
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			
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. 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 LHMAs 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. 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. - -			
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				
The Local Authorities of North Wales and housing associations have established Tai Teg, a joint intermediate housing register which ise coordinated by Grwp Cynefin housing association. This register provides specific information about intermediate housing needs across the whole of north Wales and it ispossible 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. 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.				
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				
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 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. 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. 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. 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.				
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	Trigger Point
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:	
		AMR No 4:	
Analysis			
During 2020/21, one application was approved to replace an old agricultural ocucpancy condition with a new Rural Enteprise 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: - 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				
During 2020/21 one community and linguistic statementwas 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. 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.				
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 occurence.			

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
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. 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.

Action	Trainng 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 occurence.

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				
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. 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				
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

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 Managemet 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 businsess.

- 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 Ardudwy 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	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

Key Policies	Related 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	Development Policy 30: Affordable Housing

Indicator	Target	Outcome		Trigger Point
Number of planning obligations secured on larger development	All large development	Adoption		Failure to secure obligations where necessary on 2 or more sites in 3 years
		AMR No 1:	0	
		AMR No 2:		
		AMR No 3:		
		AMR No 4:		

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

5.30   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.

5.31   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.

5.32   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.

5.33   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.

5.34   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.

5.35 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 Exeption Sites as well as re-examining the housing development boundaries and assess settlement capacities.

5.36 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.

5.37 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.

5.38 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.

5.39 Collaboration with Gwynedd and Conwy local housing authorities with 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 bedroomed bungalows and 6 two bed houses) and associated parking and garden areas. The proposal includes the provision of a 91m^2 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 bedroomed 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 463.18m^2 *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 m²	Failure to deliver
		AMR No 2:	463.18m²	
		AMR No 3:		
		AMR No 4:		

Analysis
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. • 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. In terms of new employment spaces, it is estimated that once implemented these applications will result in a total of 463.18m²new employment floor space built in National Park.

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
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. Examples include; • 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 64m^2 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 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

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			
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. 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.		

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			
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. 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.			
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: AMR No 2: AMR No 3: AMR No 4:	1 5	
Analysis				
Five rural enterprise dwellings were permitted during the 2020/2021 period. These were; • 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: AMR No 2: AMR No 3: AMR No 4:	Increase Increase	
Analysis				
There were 18 applications, relative 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 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 AMR No 2: 0 AMR No 3: AMR No 4:	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.
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
Five applications for small scale alternative accommodation developments were permitted during this monitoring period. These were; • 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				
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. 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.				
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 AMR No 2: 0 AMR No 3: AMR No 4:	1 development failing to improve quality/reduce impact on landscape for 3 consecutive years or 3 developments failing in 1 year.
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 AMR No 2: Completed AMR No 3: AMR No 4:	1 development failing to improve quality/reduce impact on landscape for 3 consecutive years or 3 developments failing in 1 year.
Analysis			
SPG 8: Visitor Accommodation was formally adopted by Authority members on the 22nd 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 *new* 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 AMR No 2: 0 AMR No 3: AMR No 4:	1 new development outside these areas for 3 consecutive years or 3 new developments outside these areas in 1 year.
Analysis			
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. 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			
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. The percentage of vacant units from the total of all units, per town was as following; • 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) 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.			
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: AMR No 2: AMR No 3: AMR No 4:	Over 25% of non-retail uses in main retail areas for 3 consecutive years.
Analysis			
The retail survey undertaken during the summer in 2020 indicated the following results in terms of A1 and non-A1 units: • 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) 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%. 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.			
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: AMR No 2: AMR No 3: AMR No 4:	Failure to deliver
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: AMR No 2: AMR No 3: AMR No 4:	Failure to deliver
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				
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.				
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.			

MF73

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				
Two applications were approved for either new, replacement or the upgrading of telecommunication equipment at new and existing sites. These were for; • 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 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.				
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	**2018/2019** 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. **2019/2020** 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. **2020/21** 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.
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	**2018/2019** No planning application were permitted contrary to NRW advice on flooding during this AMR period. **2019/2020** During this monitoring period, no planning application were permitted contrary to NRW advice on flooding. **2020/21** During this monitoring period, no planning application were permitted contrary to NRW advice on flooding.
		Number of new developments incorporating SuDS as a ratio of total planning permissions granted.	SNPA	**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.

				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.
				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.
				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.
3	Promote the use of sustainable locally sourced material including energy	Number and type of renewable energy schemes with planning permission per annum.	SNPA	**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.
				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.
				2020/2021 Of the 5 applications recieved 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.
		Number of developments granted planning permission achieving green design awards, as a percentage of the total number of planning applications granted each year.	SNPA	**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.
				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.

				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.
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	**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.
				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.
				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.
		Journey to work by mode	Census	**2018/2019** No change
				2019/2020 This information is not yet available for the National Park from the 2021 census. This data would need to be commissioned in order to fit the Park boundaries which is something the Authority might have to consider.
				2020/2021 No new information
		Average distance travelled to work	Census	**2018/2019** No change
				2019/2020 This information is not yet available for the National Park from the 2021 census. This data would need to be commissioned in order to fit the Park boundaries which is something the Authority might have to consider.
				2020/2021 No new information
		Number of bus services running in the National Park	SNPA, Gwynedd, Conwy	**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 raliway lines.
				2019/2020 No change
				2020/2021 No change
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	**2018/2019** The results for the areas defined under LANDMAP are as follows; • 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

<table>
<tr><td></td><td></td><td></td><td></td><td>• 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</td></tr>
<tr><td></td><td></td><td></td><td></td><td><u>2019/2020</u> No change</td></tr>
<tr><td></td><td></td><td></td><td></td><td><u>2020/2021 No change</u></td></tr>
<tr><td></td><td></td><td>Number of planning applications granted permission in areas of outstanding and high value as defined by LANDMAP.</td><td>LANDMAP</td><td><u>2018/2019</u> The number of new planning applications for the areas defined under LANDMAP are as follows;
• 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</td></tr>
<tr><td></td><td></td><td></td><td></td><td><u>2019/2020</u> The number of new planning applications for the areas defined under LANDMAP are as follows;
• 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</td></tr>
<tr><td></td><td></td><td></td><td></td><td><u>2020/2021</u> The number of new planning applications for the areas defined under LANDMAP are as follows;
• 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</td></tr>
<tr><td></td><td></td><td></td><td>SNPA</td><td><u>2018/2019</u></td></tr>
</table>

		Extent of tranquil areas in the National Park		No change. However, the Authority is currently working on re-evaluating and re-mapping the tranguil areas of the National Park.
				2019/2020 No change. However, the Authority is currently working on re-evaluating and re-mapping the tranguil areas of the National Park.
				2020/2021 No change
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	**2018/2019** No new information.
				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.
				2020/2021 No new information.
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	**2018/2019** No change.
				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.
				2020/2021 No new information.
		Percentage of new developments granted planning permission on previously developed land.		**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%.
				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%.
				2019/2020 The number of new housing units granted permission on previously developed land during the period of this AMR is 16/34 that is 47%.
8				**2018/2019** No change.

	Safeguard National Park geology and geomorphology	The condition of RIGS in the National Park.		**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. 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. 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.
				2020/2021 No change.
9 a	Protect and enhance biodiversity	Condition of Designated sites including SPAs, SACs, Ramsar, SSSI, NNR, LNR.	SNPA NRW	**2018/2019** Information received from Natural Resources Wales indicate the following. **SAC** • 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 **SPA** • 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 **SSSI** • 143 units (17%) are under appropriate conservation management • 693 units (82.60%) are defined as needing action • 3 units (0.4%) need more research to base decisions

				RAMSAR
				• 2 units (100%) are defined as needing action
				2019/2020 This information was not received by NRW for this monitoring period.
				2020/2021 This information was not received by NRW for this monitoring period.
9 b	Protect and enhance biodiversity	Condition and status of LBAP species and habitats.		**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.
				2019/2020 No new information.
				2020/2021 No new information.
9 c	Protect and enhance biodiversity	Number of planning permissions affecting LBAP species and habitats		**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.
				2019/2020 No new information.
				2020/2021 No New information.
9 d	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).		**2018/2019** **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. **Planted woodlands** – 2.81ha of 4,496 woodland re-planted after 16 schemes.
1 0 a	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	**2018/2019** No change
				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.
				2020/2021 No new information
1 0 b	Value and protect and enhance the historic environm	Condition of Scheduled Ancient Monuments.	CADW	**2018/2019** Data provided by Cadw during June 2019 shows the following: 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

Condition	Number of sites	%

119

Improved	15	5
Stable	181	65
Worsened	83	30

Monuments at Risk levels (MaR):

Low	129
Medium	119
High	31 (2x High Immediate, 29x High)

MaR levels:

- *High – Immediate: Active identifiable threat or threats, which are having a severe impact upon the monument, require immediate mitigation and implementation of a long-term management plan.*

- *High: Active identifiable threat or threats, which are or have the potential to impact severely upon the monument, require repair and implementation of a long-term management plan*

- *Medium: Active identifiable threat or threats, which are endangering the long-term preservation of the monument, require implementation of a long-term management plan.*

- *Low: The monument and any threat are being managed effectively.*

The following information provides the most recent data on the condition of all monuments in the SNPA. Monuments at Risk levels for sites were not assessed during the 4th round (2002-2011), therefore, this data is provided in relation to the "condition trend" of monuments.

Condition	Number of sites	%
Improved	18	5
Stable	251	67
Worsened	108	28

2019/2020 Data provided by Cadw during 2019 shows the following:
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:

Condition	Number of sites	%

	Improved	15	5
	Stable	181	65
	Worsened	83	30

Monuments at Risk levels (MaR):

Low	129
Medium	119
High	31 (2x High Immediate, 29x High)

MaR levels:

High – Immediate: Active identifiable threat or threats, which are having a severe impact upon the monument, require immediate mitigation and implementation of a long-term management plan.

High: Active identifiable threat or threats, which are or have the potential to impact severely upon the monument, require repair and implementation of a long-term management plan

Medium: Active identifiable threat or threats, which are endangering the long-term preservation of the monument, require implementation of a long-term management plan.

Low: The monument and any threat are being managed effectively.

The following information provides the most recent data on the condition of all monuments in the SNPA. Monuments at Risk levels for sites were not assessed during the 4th round (2002-2011), therefore, this data is provided in relation to the "condition trend" of monuments.

Condition	Number of sites	%
Improved	18	5
Stable	251	67
Worsened	108	28

2020/2021 Data provided by Cadw during 2021 shows the following:

286 of the 377 Scheduled Monuments in the Park have been visited during the current (5th) round of visits, which started on 01/04/2011:

Condition	Number of sites	%
Improved	16	6
Stable	181	63
Worsened	83	31

Monuments at Risk levels (MaR):

Low	130

					Medium	125
					High	31 (2x High Immediate, 29x High)

MaR levels:
High – Immediate: Active identifiable threat or threats, which are having a severe impact upon the monument, require immediate mitigation and implementation of a long-term management plan.
High: Active identifiable threat or threats, which are or have the potential to impact severely upon the monument, require repair and implementation of a long-term management plan
Medium: Active identifiable threat or threats, which are endangering the long-term preservation of the monument, require implementation of a long-term management plan.
Low: The monument and any threat are being managed effectively.
The following information provides the most recent data on the condition of all monuments in the SNPA. Monuments at Risk levels for sites were not assessed during the 4th round (2002-2011), therefore, this data is provided in relation to the "condition trend" of monuments.

Condition	Number of sites	%
Improved	19	5
Stable	248	66
Worsened	110	29

10c	Value and protect and enhance the historic environment including built heritage, archaeology and historic landscape	Number of Listed Buildings at risk	SNPA	**2018/2019** Data regarding the condition of Listed Buildings in the National Park is collected regularly. • 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**
				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.
				2020/2021 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.
12	Conserve, promote and enhance Snowdon	Percentage of Welsh speakers in the National Park and	SNPA and Census	**2018/2019** Census information, so no annual update available.
				2019/2020 Census information, so no annual update available. However, the information displayed below is taken from the 2011 Census;

	ia's cultural heritage and the Welsh language	their distribution		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% 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. The areas with the highest percentages of Welsh speakers included Llanuwchlllyn 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. Polices 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.
				2020/2021 No new information, update will be provided for the next monitoring period where 2021 Census data will be available.
1 3 a	To safeguar d the quality and quantity of water resource s	Percentage of Snowdonia's rivers that are classified as Very Good, good, or Fairly Good chemical and biological quality	NRW	**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; **Chemical**: 83 rivers were classed as being of 'Good' quality 7 rivers failed to achieve a 'Good' status **Ecological Status**: 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
				2019/2020 According to data received from Natural Resources Wales based on the 2015 dataset, there were 90 rivers assessed in the National Park. The information below details the assessments made on those rivers; **Chemical**: 83 rivers were classed as being of 'Good' quality 7 rivers failed to achieve a 'Good' status **Ecological Status**: 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
				2020/2021 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. The information below details the assessments made on those rivers; **Chemical**: • 101 rivers were classed as being of 'Good' quality • 7 rivers failed to achieve a 'Good' status **Ecological Status:** • 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.
				2014/2015 Snowdonia National Park had no Blue Flag Beaches during 2013 - 2014. However, Harlech beach qualified for a Green Coast 2014 award.
				2015/2016 • **Blue Flag** – No Blue Flag beaches • **Green Coast Award** – Harlech, Llandanwg and Bennar beach were given Green Coast Awards during 2015/2016 **Seaside Award (Rural)** – Harlech, Llandanwg, Bennar and Aberdyfi beaches were given a Seaside Award during 2015/201
				2016/2017 • **Blue Flag** – No Blue Flag beaches **Green Coast Award** – Within the National Park Llandanwg, Harlech and Bennar were given Green Coast Awards.
				2017/2018 There were no Blue Flag in Snowdonia in this monitoring year, however the Green Coast Award was awarded to Harlech beach.
13b	To safeguard the quality and quantity of water resources	Blue Flag and Green Coast Award beaches in Snowdonia	NRW / Keep Wales Tidy	**2018/2019** There were no Blue Flag beaches in Snowdonia in this monitoring year, however the Green Coast Award was awarded to Harlech beach.
				2019/2020 No beaches within the Snowdonia National Park Area were Blue Flag beaches nor awarded the Green Coast Award during this monitoring period.
				2020/2021 No beaches within the Snowdonia National Park Area were Blue Flag beaches nor awarded the Green Coast Award during this monitoring period
			Keep Wales Tidy https://www.keepwalestidy.cymru/ein-traethau	**2014/2015** Data from NRW, for bathing water is detailed below; • Harlech - Excellent • Dyffryn (Llanenddwyn) - Excellent • Llandanwg - Excellent • Tal y Bont - Excellent

				• Aberdyfi – Sufficient
				2015/2016 Data from the NRW website (based on 2015 figures), for bathing water is detailed below; • Harlech - Excellent • Dyffryn (Llanenddwyn) - Excellent • Llandanwg - Excellent • Tal y Bont - Excellent • Aberdyfi – Sufficient
				2016/2017 This data was received from NRW for bathing water (the data is based on 2016 figures) • Harlech - Excellent • Dyffryn (Llanenddwyn) - Excellent • Llandanwg - Excellent • Tal y Bont - Excellent • Aberdyfi – Sufficient
				2017/2018 This data was received from NRW for bathing water (the data is based on 2017 figures) • Harlech - Excellent • Dyffryn (Llanenddwyn) - Excellent • Llandanwg - Excellent • Tal y Bont - Excellent • Aberdyfi – Good 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.
13c	To safeguard the quality and quantity of water resources	Bathing and estuary water quality	NRW	**2018/2019** This data was received from NRW for bathing water (the data is based on 2018 figures) • Harlech - Excellent • Dyffryn (Llanenddwyn) - Excellent • Llandanwg - Excellent • Tal y Bont - Excellent • Aberdyfi – Good
				2019/2020 This data was received from NRW for bathing water (the data is based on 2019 figures) • Harlech - Excellent • Dyffryn (Llanenddwyn) - Excellent • Llandanwg - Excellent • Tal y Bont - Excellent • Aberdyfi – Good
				2020/2021 **This data was recieved from NRW for bathing water (the data is based on 2020 figures)** • Harlech - Excellent • Dyffryn (Llanenddwyn) - Excellent • Llandanwg - Excellent • Tal y Bont - Excellent • Aberdyfi – Excellent
13D	To safeguard the quality and quantity of water resources	Estimated household water consumption (litres per head per day)	Dŵr Cymru	**2018-2019** (see table below)

2018-2019

COMPONENT	VALUE	UNIT
Household Per Capita Consumption	**149.36**	**Litres/head/day**
Measured	129.54	Litres/head/day

					Unmeasured	161.39	Litres/head/day

2019/2020

COMPONENT	VALUE	
Household Per Capita Consumption	**164.545**	
Measured	**162.065**	
Unmeasured	**166.207**	

2020/2021

COMPONENT	VALUE	UNIT
Household Per Capita Consumption	**165.83**	**Litres/head/day**
Measured	*134.44*	Litres/head/day
Unmeasured	*187.41*	Litres/head/day

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	**2018/2019** There have been no applications for sustainable waste management facilities during this monitoring period. **2019/2020** There have been no applications for sustainable waste management facilities during this monitoring period. **2020/2021** There have been no applications for sustainable waste management facilities during this monitoring period.
14b	To promote mechanisms for waste minimisation, increased re-use and recycling.	Percentage of household and industrial/commercial waste recycling.	Stats Wales	**2018/2019** **Percentage of household waste re-used/re-cycled**: **Gwynedd** – 30.1 **Conwy** – 32.6 **Percentage of household waste composted**: **Gwynedd** – 17.9 **Conwy** – 24.8

				2019/2020
				Percentage of household waste re-used/re-cycled:
				Gwynedd – 32.4
				Conwy – 36.9
				Percentage of household waste composted:
				Gwynedd – 18.2
				Conwy – 24.7
				2020/2021
				The data for this year's percentage of household and industrial / commercial waste recycling in Gwynedd and Conwy will be updated in October 2021.

15	Improve the quantity and quality of publicly open space	Areas of open space lost to new development within the National Park.	SNPA	**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.
				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.
				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.
16a	To provide housing to meet local need	Affordable dwellings completed as a percentage of all new housing completions	SNPA	**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.
				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.
				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.
16b	To provide housing to meet local need	House price to income affordability ratio	Land Registry and CACI	**2018/2019** The details for the median annual income to median house price ratio, per Housing Market Assessment area, are listed below. (*Median house prices are representative of houses sold within the NP boundaries of the HMA areas*). The ratios are based on 2018 annual income, and as 2019 is not yet over, it focuses on 2018 housing prices. • 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 & Ardudwy) – 6.1:1 • HMA 6 (Llandudno & Conwy) – 5.8:1

				• HMA 4 (Caernarfon) – 6.0:1 • HMA 3 (Bangor) - 7.1:1
				2020/2021 The details for the median annual income to median house price ratio, per Housing Market Assessment area, are listed below. (*Median house prices are representative of houses sold within the NP boundaries of the HMA areas*). The ratios are based on 2020 annual income, and as 2021 is not yet over, it focuses on 2020 housing prices. • 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 & Ardudwy) – 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	**2018/2019** No new up to date information
				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.
				2020/2021 No new up to date information
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	**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.
				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.
				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.
18a	To promote safe, healthy and sustainable communities	Percentage of persons with long-term limiting illness in Snowdonia	WAG SNPA	**2018/2019** No new up to date information
				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; • Day-to-day activities limited a lot - 9.4% (2,410) • Day-to-day activities limited a little - 12.0% (3,086)
				2020/2021 No new up to date information. Data from the 2021 census will contain information on health and wellbeing of the population, this will be available for next year's monitoring report.
18b	To promote safe, healthy and sustainable communities	Percentage of persons whose health was 'good' over the last 12 months in Snowdonia	Census	**2018/2019** No new up to date information
				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.
				2020/2021 No new up to date information. Data from the 2021 census will contain information on health and wellbeing of the population, this will be available for next year's monitoring report.
18c	To promote safe, healthy and sustainable communities	WIMD – Health Deprivation Domain	WIMD	**2018/2019** No new up to date information
19a	To promote and facilitate improved community involvement	WIMD – Geographical Access to Services Deprivation Domain	SNPA	**2018/2019** No new up to date information
				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
				2020/2021 No new information.
19b	To promote and facilitate improved community involvement	Number of new community facilities granted planning permission in the National Park.	SNPA	**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.

				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.
				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.
19c	To promote and facilitate improved community involvement	The distance of new community facilities granted planning permission from public transport services.	SNPA	**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.
				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.
				2020/2021 There were 4 applications for new and improved community facilites 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.

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 bedroomed 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 forsee 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) | | | | | | | | | | | | |
			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	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	Units beyond the plan period
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 adjacaent 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 Penrhwylfa, 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	Completions	U/C	2021-2022	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	Units beyond the plan period
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, Pennal	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	
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%
LLANDDEINIOLEN	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%
LLANELLTYD	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%