

NOTICE OF MEETING



Snowdonia National Park Authority

*Emyr Williams
Chief Executive*

Snowdonia National Park Authority

Penrhyndeudraeth

Gwynedd LL48 6LF

Phone: (01766) 770274

E.mail: parc@eryri.llyw.cymru

Meeting: Planning & Access Committee

Date: Wednesday 18th October 2023

Time: 10.00 a.m.

Location: The Oakeley Room, Plas Tan
y Bwlch, Maentwrog and Via
Zoom

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

Members appointed by Gwynedd Council

*Councillor: Elwyn Edwards, Annwen Hughes, Louise Hughes
June Jones, Kim Jones, Edgar Wyn Owen, Elfed Powell Roberts,
John Pughe Roberts, Meryl Roberts;*

Members appointed by Conwy County Borough Council

Councillor: Ifor Glyn Lloyd, Jo Nuttall, Dilwyn Owain Roberts;

Members appointed by The Welsh Government

*Mr. Brian Angell, Ms. Tracey Evans, Mrs. Sarah Hattle,
Mr. Tim Jones, Ms. Naomi Luhde – Thompson, Ms. Delyth Lloyd.*

****This Agenda is also available in Welsh***

A G E N D A

Page No's

1. **Apologies for absence and Chairman's Announcements**
To receive any apologies for absence and Chairman's announcements.
2. **Declaration of Interest**
To receive any declaration of interest by any members or officers in respect of any item of business.
3. **Minutes** **3- 9**
The Chairman shall propose that the minutes of the meeting of this Committee held on the 6th September 2023 be signed as a true record (copy herewith) and to receive matters arising, for information.
4. **Tree Preservation Order 81 – Brig y Don, Harlech** **10 - 27**
Submit a report by the Trees and Woodland Officer (Copies herewith)
5. **Annual Monitoring Report 2022-23 - Eryri Local Development Plan** **28 - 182**
Submit a report by Head of Planning Policy (Copies herewith)
6. **Delivery Agreement - Replacement Eryri Local Development Plan** **183 - 237**
Submit a report by Head of Planning Policy (Copies herewith)
7. **Update Reports** **238 - 245**
To submit update reports, for information. (Copies herewith)
8. **Delegated Decisions** **246 - 256**
To submit the list of applications which have been determined in accordance with delegated authority, for information. (Copy herewith)

**SNOWDONIA NATIONAL PARK PLANNING AND ACCESS COMMITTEE
WEDNESDAY 6th SEPTEMBER 2023**

Councillor Elwyn Edwards (Gwynedd) (Chair)

PRESENT:

Members appointed by Gwynedd Council

Councillors Annwen Hughes, June Jones, Louise Hughes, Edgar Wyn Owen, Elfed Powell Roberts, Meryl Roberts;

Members appointed by Conwy County Borough Council

Councillors Jo Nuttall, Dilwyn Owain Roberts;

Members appointed by the Welsh Government

Brian Angell, Tracey Evans, Tim Jones, Delyth Lloyd.

Officers

Iwan Jones, Jonathan Cawley, Aled Lloyd, Iona Roberts, Anwen Gaffey.

Apologies

Councillors Kim Jones, John Pughe Roberts, Ifor Glyn Lloyd;
Sarah Hattle, Naomi Luhde-Thompson.

The Director of Corporate Services stated that the meeting was being web-broadcast and would also be made available online at a later date.

1. **Chairman's Announcements**

Members were informed that Jane Jones, the Authority's Principal Planning Officer, was suffering from ill-health.

RESOLVED to ask the Director of Planning and Land Management to write to Mrs Jones, on behalf of Members, to convey the Committee's best wishes.

2. **Declaration of Interest**

No declarations of Personal Interests were made in respect of any item.

3. **Minutes**

The minutes of the Planning and Access Committee meeting held on 28th June 2023 were accepted and the Chair signed them as a true record.

Arising thereon, the Head of Development Management and Compliance provided Members with the following updates:-

9. **Update Reports - List of Compliance Cases**

NP4/32/ENFL229A – 4 Rhiwlas Villas, Trefriw

Officers felt it was not expedient to proceed, and the case had now been closed.

NP5/50/ENF152A – Bryn Awelon, Aberdyfi

Officers would make contact to ascertain that use as a holiday let had ceased.

The property was no longer being advertised as a holiday let and once this was confirmed, the case would be closed.

NP5/65/ENF115A – Land at Hengwrt, Llanelltyd

The Head of Development Management and Compliance understood that the case had been closed on the system since 2019 and passed on to Natural Resources Wales. This would be confirmed with the case officer.

NP5/68/ENF195B – 13 Garreg Frech, Llanfrothen

Officers had recently visited the site and although the site was overgrown, it was not considered expedient to proceed, and the case would now be closed.

NP5/70/ENF81H – Cefn-y-Meirch, Rhosygwaliau

A meeting had been held with the owner over concerns that the agricultural shed was being used for residential accommodation. Clearly there was a mixture of agricultural and domestic use on this site, which had been ongoing for well over 10 years and officers could take no further action. There had been no further complaints that the static caravan was being used for occasional overnight stays since the officer's visit, and subject to this continuing, no further action will be taken at this time.

NP5/69/ENFLB326A – Ty Gwyn, Llwyngwrl

The Head of Development Management and Compliance agreed to provide Members with a further report to the next meeting of the Planning and Access Committee.

RESOLVED to note the updates.

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

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

Please see the Schedule of Planning Decisions attached.

5. **Planning Compliance Cases**

Submitted – A report by the Director of Planning and Land Management to remove the reporting of 'live' enforcement cases from the Planning and Access Committee.

Reported – The Director of Planning and Land Management presented the report and background, outlining the current practice and proposals for the future.

RESOLVED

1. **to note the report and agree to a more in-depth assessment of performance by way of a report to be presented annually in June.**
2. **to await an interim paper on planning performance to the Planning and Access Committee meeting in December 2023 to provide an assessment of the first 6 months of the year (April to September).**

6. **Update Reports**

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

Please see the Schedule of Planning Decisions attached.

7. **Delegated Decisions**
Submitted and Received – List of applications determined in accordance with delegated authority.

RESOLVED to note the report.

8. **Planning Appeal**
Submitted and Received – copy of the following appeal decision:-
Appeal by Mrs. Marian Roberts against the Authority's refusal to grant a certificate of lawful use or development to "confirm as lawful C3 dwelling house use", at Ty'n Ffridd, Nasareth, Caernarfon, Gwynedd. LL54 6DS (Appeal dismissed)

The meeting ended at 11.00

SCHEDULE OF PLANNING DECISIONS – 6th SEPTEMBER 2023

Item No.

5. Report by the Director of Planning and Land Management

- (1) NP5/58/636B – Erection of two detached affordable dwellings for local need (1 bungalow and one two storey dwelling), Cae Wat (land adjacent to Swn y Môr), Ffordd Glan Môr, Talybont. LL43 2AR

Reported – Case Officer presented the report and planning considerations and advised upon one letter of objection.

Public Speaking

Mr. Ed Bailey, the agent, addressed the Planning and Access Committee and asked Members to consider the following:-

- the applicant, Dai Thomas, was a local businessman who had contributed to his local community in Snowdonia throughout the years. He bought the small piece of land in Talybont a few years ago to see if it would be possible build a house there. Dai and his family were aware of the need to build more housing for young people and families in the area.
- a conversation with a local young man prompted the original planning application in November 2020. The young man wanted to buy a house locally to live close to his family but there was nothing affordable available. Dai agreed to apply for planning permission for a residential home for this young man and his family to establish a home in the area.
- planning permission for an open market house was refused in 2020, and Dai contacted Baileys and Partners to see if it was possible to get planning permission with a local affordable restriction. Baileys and Partners sought input from housing associations in the region (Tai Teg), Gwynedd Housing Department and the Snowdonia National Park Authority.
- Baileys and Partners worked with the various bodies responsible for gathering information on housing need and the supply of housing in order to provide the evidence necessary for an application under the exempt sites policy. Dai consulted with neighbours, councillors, the local community and county councillors who were supportive of the proposal for affordable housing in a practical location which made sense to develop.
- following the refusal of a further planning application in 2022 and the feedback from a pre-planning consultation in early 2023, he was pleased to be able to submit a planning application for two dwellings which was supported by the planning officer, as well as receiving ongoing support from the local Community Council and County Councillor.
- the figures for the housing need was highlighted in the officers' report - 99 applicants on the social housing register and 13 applicants on the intermediate housing register, showing the level of demand in Dyffryn Ardudwy and Talybont. Only one planning permission being granted over the last 10 years in Talybont shows the disconnect between the need and what was being supplied.
- if granted, this planning application would be a further contribution to the significant local demand for housing in Dyffryn Ardudwy and Talybont.
- Members were thanked for their time in considering this important planning application.

RESOLVED subject to a Section 106 affordable local occupancy agreement, to **grant** permission in accordance with the recommendation.

- (2) NP5/58/646 – Erection of a special adapted bungalow and a two-storey dwelling, land near Pentre Uchaf, Dyffryn Ardudwy.

Reported – Case Officer presented the report and background. Members were advised of Dyffryn Ardudwy and Talybont Community Council's objections.

Public Speaking

Elliw Owen, on behalf of the applicant, addressed the Planning and Access Committee and asked Members to consider the following:-

- Elliw Owen thanked Members for the opportunity to speak on the application to build two affordable homes on land near Pentre Uchaf, Dyffryn Ardudwy.
- the proposal was a development to address a specific need to build two affordable properties.
- as a housing association they had received a request from the Gwynedd Housing Options Team and an Occupational Therapist to address the needs of two families as there were no existing properties that address their needs or could be converted to be suitable. Without going into personal details, both families were closely related to Dyffryn Ardudwy, and planning approval would change the lives of the families for the better.
- the dormer bungalow had been designed for a large family with family members who are wheelchair users, use special equipment including a special bath and a hoist which will be installed to improve the residents' lives.
- the house will have six bedrooms, for this specific large family, although the property, following further consent, could be converted into two 3-bedroom properties in future should the needs of the residents change. There was still plenty of need for three-bedroom houses in the area with a waiting list consisting of 28 families looking for such a property.
- as an association they have provided a number of these special units, but not in the south of the county and in this specific area. They were comfortable that the need for these special units exists across Gwynedd and the National Park and having the opportunity to build these dwellings would strengthen their housing stock of special affordable homes which will be available to local residents.
- they were aware that local residents have concerns about the plan, but over the past few months they have worked together with the National Park's planning officers to create a plan that does not have a harmful effect on nearby residents or on the species found on this site. The land had already been through the consultation process under the supervision of the National Park and had been designated within the development plan for affordable housing. There was an opportunity here to realise the aim of the National Park and Adra to provide affordable homes for local families. Also, should circumstances change, the layout of the houses would not prevent any further building on the site in future.
- as part of the plan there will be opportunities to protect biodiversity, install friendly dark sky lighting and also create a soft landscape plan to ensure that the development will not have too much of an impact on the local environment.
- all the homes will meet the development requirements of the Welsh Government and will be lifelong homes and will be heated by PV's and Air Source Heat Pumps which will ensure that the homes are energy efficient.
- we would be very grateful if the committee could approve this application, to provide these two special properties in Dyffryn Ardudwy.

RESOLVED to **grant** permission in accordance with the recommendation with a Section 106 Agreement to ensure that the dwellings remain as built to provide an adapted bungalow and a dwelling for a large family in need.

- (3) NP5/61/654 – Erection of twenty (20) affordable dwellings, formation of new access on

to the A496, and associated development, land adjoining Pen yr Hwylfa, Harlech. **Reported** – Case Officer presented the report and planning considerations and members discussed the application in detail.

Public Speaking

James Bradshaw, the agent, addressed the Planning and Access Committee and asked Members to consider the following:-

- you will see that your officers are supportive of this scheme after detailed consideration of all issues, and that he would focus on what appeared to be the key matters.
- firstly, the proposal was for the use of an allocated site to provide an entirely affordable development. This exceeds the required 33% affordable housing provision by a considerable amount, providing twenty affordable homes rather than the 7.3 sought by policy.
- the proposed mix of homes had been carefully chosen to respond to local need, as was confirmed by the support of the Housing Unit. Indeed, figures provided in the application show that the housing register locally include 156 households, which is an exceptionally high level of need. Homes would then be allocated to meet that local need in-line with the Local Authority's Common Housing Allocation Policy.
- he noted local concerns about the capacity of the sewers and confirmed that the applicants and Dwr Cymru were undertaking a review of the capacity of the local system, and that any required upgrades would be agreed and undertaken as part of the scheme. This would ensure that the scheme was properly served and would likely resolve existing issues locally as well. Dwr Cymru were entirely satisfied with this approach and that a condition was set out requiring that any upgrades should be agreed before any work takes place, to be carried out per the agreed details.
- for flood risk, it must be noted that current national flooding policy shows that the site was flood free, but for draft national flood policy the site was at a higher risk. As it stands the relevant policy was the current one rather than draft, so Members need only take account of that document.
- however, the scheme includes steps to address the risk of flooding with the ground floors of the properties set so that they will be flood free, road height set to allow access, and steps set out to ensure that risk would not increase elsewhere. This has ensured Natural Resources Wales have accepted the scheme as satisfactory and safe under the new policy and the current policy, as have your Officers.
- you will also note that the scheme has been carefully designed to ensure that it is attractive and high-quality, and so that it provides a safe entrance onto the road along with good pedestrian links. Steps have also been taken to ensure that ecology impacts are minimised, mitigated, and the overall value of the site is enhanced. This has ensured that the scheme has been accepted by your Planning Officers and other internal and external consultees.
- it is worth considering that if this site cannot be developed there are no other allocated sites within Harlech and no open land that could be developed to provide a scheme of this scale. So, if this site cannot be brought forward then the housing needs of the town cannot be met, which was a key material consideration in itself.

- all in all, the proposal before you entirely complies with the LDP and is fully supported by your officers after detailed consideration, with no sound basis for departing from their professional and considered advice. Especially so as it will be for entirely affordable housing which will make a considerable local contribution to meeting the housing crisis.
- it is therefore respectfully requested that you support this application in-line with your officer's advice.

RESOLVED subject to a Section 106 affordable local occupancy agreement, to **grant** permission in accordance with the recommendation.

6. **Update Reports**

(1) Section 106 Agreements – **For Information**

RESOLVED to note the report.

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

NP5/64/190 – Land at Ffridd Bryn Coch, Llanegryn

Members were advised that the application was being dealt with by consultants and would now be transferred back to the Authority's Development Management officers.

RESOLVED to note the report.

ITEM NO. 4.0

MEETING	Planning and Access Committee
DATE	18 October 2023
TITLE	TPO – SNP 81 (Brig y Don, Old Llanfair Rd, Harlech)
REPORT BY	Tree and Woodland Officer
PURPOSE	To Confirm this Tree Preservation Order

BACKGROUND

Local residents of Pen-y-Cefn were concerned that a local Landowner was planning to fell a tree located near the Old Llanfair Road, Harlech (see aerial photos, additional photo, Site Plan and Summary of the Objection letters at the rear [Appendix] of this document). This tree is worthy of the TPO and a provisional order was put in place.

DETAILS OF THE TPO

The authority has made this order to safeguard a lone mature Pine tree which is located in a property (Brig y Don) along, and just below the Old Llanfair Road, Harlech. The tree has twin stems, and is a stand out tree along a very treeless section of the Old Llanfair Road, and is highly visible from nearby housing, public roads and footpaths; as well as when you look back at that part of Harlech from Harlech Beach. The addition of this new TPO ensures that the individual tree identified will have a valuable contribution to the visual amenity of Harlech and this area of Snowdonia for many years to come.

There is a supporting letter, as well as 5 objection letters on file within the specified objection period (including a letter from the landowner affected by the TPO). The objections means that confirmation of the TPO is now passed on to member of the Planning Committee for consideration and recommendation by the National Park Tree and Woodland Officer is to approve this TPO by the Committee.

Llun Awyrol o'r Ardal (gyda'r smotyn melyn yn dangos lleoliad y goeden)



via Dronezone

Llun o'r goeden (Google "Streetview")



Ffordd Uchaf Harlech, Wales

The Map which properties supported and objected to the TPO is below :



The Main Objections are (my comments in the bracket) :

1. Interfering with the views of Cardigan Bay – (*officer response: - it is considered that the amenity value provided by this tree outweighs any localised / private view of Cardigan Bay*)
2. Tree Safety – the risk that the tree might fall over in adverse weather (*officer response – whilst the risk of any tree being felled cannot be eliminated, this in itself is not a reason to avoid any Order on a tree. It is not considered that this tree poses any particular higher risk. There is a duty of care by any landowner with any trees, protected or not, to undertake the necessary steps to ensure the safety of visitors on their land as well as neighbouring land*)
3. The Tree is a Conifer (*officer response – Many existing trees that carry a TPO designations in Eryri are Conifers or Non-Native Species so this is nothing new, and it is still considered to have amenity value*)
4. It is not a “Stand Out” Tree (*RR – There are many small ornamental trees located in the gardens of properties within this area, but this tree is the largest remaining tree along the Old Llanfair Road and the tree pre-dates the majority of the properties located at this location and was part of the original Pencerrig Pellaf landholding – see aerial view overleaf from 1948*)



5. The Tree is an ugly or an unsightly tree (*officer response – as someone that works with trees each day this remark is very subjective and looking at other Pine trees in the Harlech locality it is a very good specimen considering there has been rigorous tree work on this tree in the past – again similar to my remark for point 3 should every ugly or unsightly tree be felled in Eryri without the possibility a TPO being imposed*)
6. It has no amenity significance (*officer response – see my remarks for point 4, but as a lone individual specimen it has a very high amenity value and is enhanced by it's scarcity with particular regards to it's specie, size and visibility*)

Recommendation:

For Members to confirm the Tree Preservation Order.



- Cefnogi / Support
- Coeden GGC / TPO Tree
- Gwrthwynebu / Object

14





Brig y Don
Old Llanfair Road
Harlech
LL46 2SS

I am Dinah Pickard the owner of the Scots Pine subject of the provisional protection order nos 81. 2023

This tree was scheduled to be felled on May 15 by Ned Griffiths. I informed Mr and Mrs Urch on Sunday 14 and they objected so vehemently that the felling was cancelled for a week to let emotions calm and discussions to take place. A meeting was arranged for Sat.20. However they immediately instigated the protection order.

I object to this order for the following reasons :-

Safety.

While the tree now appears healthy and at present poses little threat, in the long term this will change. I have evidence that in the last 10 years the tree has grown in excess of 6 ft. This growth is across a WIDE AREA and the tree is and will become dangerously top heavy. Being in an exposed position and on its own makes it particularly vulnerable in strong winds. At present it drops twigs [approx.. 50 cm] but should larger branches fall they could damage an oil tank and anything or anybody on my driveway. [I do not use this part of the driveway in high winds] In the event of the tree falling eastwards it would fall into the road. If it fell northwards or westwards it would demolish the oil tank and stone walls blocking the Urch's driveway and probably the Price's too. Also it would bring down electric and telephone lines to all 3 properties. The thought of this possibility causes me anxiety and is detrimental to my mental health.

Landscape.

While agreeing that the tree is a "standout tree" and it is highly visible from the road and nearby housing [to the owners this is NOT desirable] I dispute the "very treeless section of the Old Llanfair Road" Within 100 m there are several trees of considerable height [some 25 ft +] Notably a group of firs approx. 25 m away to the north, a hawthorn approx. 25 m away to the north, a holly 5 m to the south, a row of trees along the eastside of the road including hazels, oaks and hawthorns. To the west of the road are rowans, silverbirch and willows. These are within 5 m of the road and there are other trees further back.

The following objections I make understanding that they will not be considered but I feel they should.

The needles are a nuisance in the road and for my neighbours to north and east, as well as to myself.

There has been a move in the local area to remove "non natives" trees from woodland eg beech, firs and pine. And this tree is a "none native".



Mrs. C. Slater,
Gorwel,
Old Manfair Road
Harlech LL46 2S

18.05.23

Dear Sir,

I am writing to register my objection to the TPO placed on the large pine tree growing at Brig y Don (No 81, 2023) in Harlech.

It is my opinion that the reasons given for the Order ^{are} too flimsy to override (a) the wishes of the householder, and (b) the (I would have thought) normal reaction of both local and visitor alike, that in a place of such stunning, mainly sea and mountain, scenery, trees are not the usual blessing, but can be a real hindrance to that view. I personally love the view from the Old Manfair Road and often wish the trees obscuring the panorama could be dealt with. I really do not ^{think} the view of a big tree from Harlech Beach adds substantially to anyone's enjoyment of such a wonderful place.

Finally, should the TPO have to remain, could
~~it not~~ the pine not be replaced by a smaller,
more suitable tree for the property?

Surely treelessness is a boon to the Old
Llangier Road which is a marvellous vantage
point for the whole glorious glorious
panorama that is this area.

Yours faithfully,



- 9 JUN 2023

EGLWYSI BRO ARDUDWY CHURCHES

NATIONAL PARK OFFICE
REF _____ ACK _____

Y Ficer/Vicar: Rev/Parch Ben Griffith

Môn Dirion, Old Llanfair Road, Harlech LL46 2SS

6th June 2023

Dear Sir/Madam,

Snowdonia National Park Authority Tree
Preservation Order: (NO:81) 2023 Brig y Don,
Hen Ffordd Manfair, Manfair Harlech

I write, as one of the residents of Hen Ffordd Manfair to register my objection to the proposed order.

In terms of aesthetics, the previous care of this pine tree have rendered it a somewhat unsightly specimen with a very truncated canopy and crown. How such an unfortunate looking specimen can be regarded as adding to the aesthetic appeal of its environs is beyond me! The tree although very close to this property barely impinges upon the sightlines from it, although how one could conclude that this area of the road is "a very treeless section" would seem inaccurate to say the least - that's certainly not my experience as I look around me!

The principal grounds for my objection are the

manner in which the proposed order is in direct contravention of the desires and wishes of the current owner and resident of Brígy Don. Following a detailed conversation with her, it appears that her wishes, opinions and anxieties have been entirely disregarded by the National Park Authority.

The Tree, in question, whose ongoing care and maintenance alongside liability should damage to persons or property occur because of it is now a considerable source of anxiety to an elderly lady living alone. The Tree Preservation Order proposed is entirely contrary to her wishes and is being imposed upon her. This seems utterly iniquitous and immoral. Surely the rights of a property holder and vulnerable citizen should not be so blatantly disregarded.

I would urge the authority in the strongest terms to carefully reconsider such a flagrant abuse of a person's right to enjoy their dwelling house and its appurtenances without the deconstructive sledgehammer to their serenity which this particular order seems to be.

Yours hopefully,

- 2 JUN 2023

NATIONAL PARK OFFICE

REF _____ ACK _____

Date: 24th May 2023
 Pencerrig Pellaf
 Old Llanfair Road
 Harlech
 LL46 2SS

Re: Tree Preservation Order No: 81, Brig Y Don, Hen Ffordd Llanfair,
 Harlech

Dear Sir/Madam,

With regard to the above provisional Tree Preservation Order we would like to make the following representations in support of the order being confirmed.

- 1) The tree is in great health and appearance. (The owner has mentioned to us previously that the tree has been checked and is healthy and that the roots are not threatening the property)
- 2) The tree is easily seen by all users of the road ^{as} well as from Harlech beach and adds to the beauty of the hillside and the village.
- 3) All the land upon which the property Brig Y Don stands including the tree, originally formed a part of the farm Pencerrig Pellaf, we have the plans in our historical records, (plans show the land was sold in the 60's) and the tree would have originally been planted to mark the entrance to the farm. Extensive research has been carried out into the history of both farmhouses Pencerrig Agosaf and Pencerrig Pellaf and the two farms were originally the only dwellings on the hillside and together the two farms farmed the whole hillside. As such we believe that the tree has historical significance as a prior part of one of the oldest houses on the hillside and a part of the history of Harlech.
- 4) There are many views of the tree from both the land and the dwelling Pencerrig Pellaf which have been enjoyed for many years and form a part of the experience of the history of the farm. The driveway for Pencerrig Pellaf passes beneath the tree and it is seen and enjoyed regularly on entering and exiting the driveway.
- 5) The tree very partially obstructs a small portion of the view of the sea from some of the houses above on Heol y Bryn and we understand that there have been several incidences of pressure on the owner and offers of money over the years to remove the tree. Because of this we believe strongly that this large, beautiful and significant tree should be protected and should never be removed or damaged in order to improve a sea view. There are many beautiful large trees on the hillside and they all add to the beauty of the area, particularly when seen from Harlech beach. If all the larger trees were removed to create better sea views then the hillside would be bare and completely different in appearance from today.

Your sincerely,

Dion and Anne Stuart

Preswylfa
39 Heol y Bryn
Harlech
LL46 2TU



24 May 2023

The Solicitor and Monitoring Officer
Eryri National Park Authority
Penrhyndeudraeth
Gwynedd
LL48 6LF

**Tree Preservation Order SNP081, Brig y Don, Hen Ffordd Llanfair,
Harlech.**

We object to the above tree preservation order.

The elderly resident of Brig y Don lives in constant fear of the tree falling during the violent storms that we experience throughout the year. Wind gusts of 60, 70 and even 80 miles per hour are a frequent occurrence in this extremely exposed area. Branches fall from the tree as a result of these weather events and cause a threat to life, property and adjacent overhead electricity and telephone cables.

Coniferous trees of a similar height in the area have been toppled by storms in recent years. These have blocked the road and caused damage to walls and overhead electrical infrastructure. Following these weather events many properties have been without power for a number of days and fallen live cables have been left exposed on the ground.

The constant shedding of needles is also a cause of considerable nuisance to ourselves. The needles enter our air source heat pump which then requires professional dismantling on at least an annual basis to remove said needles from the unit.

This non indigenous tree has become extremely ugly following years of neglect and heavy pruning. It is not thought to be visually appealing by the community within its vicinity.

It is our understanding that the request for a TPO was made by the owners of a property, Pencerrig Pellaf - a second home - situated below Brig y Don and some distance from the tree.

The dwelling is not occupied on a permanent basis and the owners are not negatively impacted by the presence of the tree to the same extent as those of us who are full time residents within the community.

Their request for a TPO was made without prior consultation with any of their neighbours.

Yours sincerely,

Dion and Anne Stuart



Mr John Powell Jones and Mrs Rhian Wyn Jones,
Rhianfa,
38 Heol Y Bryn,
HARLECH
Gwynedd LL46 2TU
04/06/2023 Ref TPO: 81

Snowdonia National Park Authority
Forestry Section
Penrhyndeudraeth
Gwynedd
SLL48 6LF

Tree Preservation Order Reference No:81 – 2023 – Brig-Y-Don, Hen Ffordd Llanfair, Harlech

Dear Snowdonia National Park Authority:

We would like to object to the National Park's decision to put in place a Tree Preservation Order against a non-indigenous Scots Pine tree on the old Llanfair Road at Brig-Y-Don.

Background Information

The tree in question is owned by Ms Dinah Pickard.

During the first part of May, she and six other permanent residents of the Llanfair Road community agreed that the tree should be felled and would share in the cost. A tree surgeon was arranged, and after checking that there were no TPOs on the tree, he was to take the tree down on Monday 15th of May. On Sunday, 14th of May, out of courtesy, Ms Pickard mentioned to the owners of a holiday cottage below her house that the tree surgeon was arranged.

They immediately contacted the SNPA, and their representative came on Monday to inspect the tree. This is the background of the TPO.

This tree has been here for many years, and the SNPA never once considered this tree to be worthy of a TPO.

We include this background information because it raises questions about the tree's legitimacy in being defined as a standout tree, as stated in the TPO.

OBJECTIONS TO THE SNPA ISSUING A TREE PRESERVATION ORDER

Our objections will follow the points raised on the TPO.

1. The tree in question is not a standout tree, as evidenced by the SNPA's failure over decades to identify it as such. It took the owner of a holiday cottage to suggest it should be categorised as such.
2. Anyone who lives on the old Llanfair Road would read the comment on the TPO with disbelief. The old Llanfair Road is not treeless, and where this tree stands, numerous mature trees abound. To say "very treeless" is highly subjective and misleading. Obviously, if you remove a tree, then that action in itself would render the space treeless; but even at the base of the tree in question, a healthy holly tree is growing.



Below the tree in question, numerous healthy trees abound. Just to the right of the photograph is a row of conifers.

It is incorrect to call this section of Old Llanfair Road treeless. Further, along the Road in both directions, other mature trees abound.

In truth, the tree itself is hideous and dramatically

diminishes the arboreal cohesiveness of the area. This then leads us to the third point.

3. The TPO states - The tree contributes to the visual amenity of Harlech. Well, the tree in question is NOT indigenous to Wales, and as we've discussed in point two, it is an ugly tree. We appreciate it's LARGE, but that means nothing (It's like protecting a pylon, and we're fully aware of the National Grid's costly project to remove the towers from the Dwyryd Estuary between Penrhyn and Cilfor). Therefore we disagree that this tree contributes to the visual amenity of Old Llanfair Road. We believe it does the opposite and disturbs the arboreal harmony surrounding the tree. It's all well and good saying that the tree can be seen from the beach but, living close to it, we can see how it disturbs the visual amenity of our community.
4. We have spoken to Ms Dinah Pickard, the tree owner, on many occasions and know that the tree's proximity to the roads, houses and electricity supplies causes her great anxiety. Old Llanfair Road takes the brunt of frequent gale-force winds, and the tree can be seen swaying during such events. While the tree remains healthy, we're sure it will be okay, but we know that the possibility of a branch falling onto the road and hurting someone does play on Ms Pickard's mind. She tells us that smaller branches already fall during such weather. Imagine how she felt when others in the community agreed to come together to lift this worry from her shoulders, only for it

to be cruelly taken from her after the intervention of the owners of a holiday cottage. I believe the SNPA have a duty of care to the mental well-being of Ms Pickard and should look at the big picture rather than follow the requirements of a check box exercise.

In Summary

We strongly object to the issue of this TPO because the reasons for its issue are, in our opinion, incorrect.

1. It is not a Standout Tree.
2. Old Llanfair Road is not Treeless.
3. The Tree detracts from the community's visual amenity rather than contribute to it.

In addition to these points, we believe the SNPA has a duty of care to minimise Ms Dinah Pickard's anxiety and should be made aware that the SNPAs action in issuing this TPO has upset many local permanent residents.

We realise that community doesn't come under the remit of the SNPA, but we ask you to consider this aspect of living in Snowdonia. It feels extremely unfair that an agreed course of action to remove a non-TPO'd tree among local residents has been derailed by the intervention of the holiday cottage owner (who may well have ulterior motives that we are unaware of).

Yours Sincerely / Yr eiddoch yn gywir



John Powell Jones

Mehefin 4^{ydd} 2023



Rhian Wyn Jones

Mehefin 4^{ydd} 2023

Snowdonia National Park Authority

Penrhyndeudraeth

LL48 6LF



Tre Gwylan

Hen Ffordd Llanfair

Harlech

LL46 2SS

8th June, 2023

Dear Snowdonia National Park Authority,

I write with regard to the Tree Preservation Order (No. 81) 2023 for Brig y Don, Hen Ffordd Llanfair, Harlech.

I would like to register my objection to this preservation order on the grounds that this particular tree is a danger to the neighbourhood. It stands in an extremely exposed position and is situated within a short distance of the electricity wires. It is therefore at great risk of being blown down in any future gale.

I have personal experience of the huge damage such trees can do. In February, 2014, two very similar conifers at the top of my own garden were blown down in a gale, and as they fell they not only destroyed the stone wall next to the public road but also brought down the electricity pole, cutting off the whole neighbourhood for some days. Since they fell across our driveway, my elderly mother and I were unable to exit our property, and had she become ill at that time no ambulance would have had access to our house. I can supply photographic evidence of the aftermath if required.

I also object to this preservation order because the tree in question is a non-native conifer. Were it a native species it would be a completely different matter, but as it is, I do not see any ecological merit in allowing it to remain. Furthermore, at some point in the past, an attempt seems to have been made to cut it down to a more manageable size leaving it looking somewhat butchered now. In my opinion it is an eyesore and it should be felled.

Yours faithfully,

ITEM NO. 5.0

MEETING	Planning and Access Committee
DATE	October 18th 2023
TITLE	Eryri Local Development Plan – Annual Monitoring Report for 2022-2023
REPORT BY	Head of Planning Policy
PURPOSE	To discuss and approve the content of the Annual Monitoring Report for 2022-23

1 BACKGROUND

- 1.1. The revised Eryri Local Development Plan 2016-2031 (LDP) was adopted on the 6th of February 2019. Monitoring the Eryri LDP is a continuous process and does not end once the plan is adopted. An Annual Monitoring Report aims to demonstrate the extent to which the Eryri LDP strategy is being achieved, whether the policies are working or not or where there is a policy 'void'. Flexibility within the LDP system allows adjustments and revisions to be made to policies, making the plan relevant and responsive to change. Such adjustments, if required, can be made in a formal review of the LDP which is required every four years. As members are aware, a review of the Eryri Local Development Plan (LDP) was undertaken earlier in the year and informed by stakeholder engagement between 7th April 2023 and May 12th 2023. The Review Report established the need to undertake a Full Revision procedure, rather than a Short Form Revision procedure to respond to strategic issues raised and significant changes in the planning policy context. The Review Report was adopted by the Authority and published in June 2023.
- 1.2. While work on drafting the Delivery Agreement for the Replacement Plan has commenced, the Authority continues to monitor its adopted plan. This is the fourth Annual Monitoring Report (AMR), since the adoption of the Eryri LDP and it covers the period April 2022 to the end of March 2023. The AMR is to be submitted to the Welsh Government by 31st of October each year. Although there have been no significant developments permitted which undermine the existing Plan's Spatial Development Strategy, the need to revise the LDP and its Strategy has become evident. Since the Plan was adopted in 2019, things have changed significantly and the need to revise the LDP has become increasingly apparent. Significant changes have occurred in the planning policy context, particularly at a national level with the publication of Future Wales and updated editions of Planning Policy Wales (PPW). The LDP will need to be revised to reflect the emphasis within these documents on the principles of placemaking and sustainable development, including the National Sustainable Placemaking Outcomes.
- 1.3. Revising the LDP will be an opportunity to reconsider planning policy priorities to assist in the recovery after the Covid-19 pandemic crisis. The environmental, social and economic impacts of the pandemic have had far reaching consequences and raise significant issues for future policy making in Eryri. 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 motor homes parking up on side of the roads / car parks overnight. A visitor economy that maintains and respects the environment and protects local communities, language, culture and heritage needs to be emphasised.

- 1.4. Overnight, we saw a substantial increase in home-working, which 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 also pushed prices up with more permanent resident dwellings being used as holiday accommodation thus reducing the available stock for local communities. This has placed significant pressure on the local housing market and it is important to ensure that local people are able to live locally and that communities become more sustainable and resilient into the future. The pandemic has also highlighted the importance of health and well-being, access to services, economic resilience, digital connectivity and the value of the natural environment. We've seen a renewed value placed on the provision of local services, local food, and local quality green space.
- 1.5. The LPA must also meet other duties and responsibilities, including those relating to the environment and climate change. Sustainable, low carbon developments and infrastructure are needed to respond to the climate and nature emergencies.
- 1.6. Indication of the consideration to inform revisions to the Plan have been included at the end of each Chapter under the heading "Further research and consideration to inform a revised Eryri LDP".

2 MAIN FINDINGS OF THE AMR (2022-2023)

The main headlines from the annual monitoring framework are that:

- There have been no significant developments permitted which undermine the statutory purposes of the National Park
- All planning applications received since adopting the revised Eryri LDP (2016-2031) have been determined in accordance with the Spatial Development Strategy
- The Eryri LDP policies have been effective in determining land use planning applications and in defending appeals.
- Housing Permissions and Completions have been below the average annual housing requirement target over four consecutive years. There may be several 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 along with recent increases in construction costs
- The Housing Trajectory shows an annual shortfall against the Annual Anticipated Housing Requirement (AAR) during 2021/22 with this years' completions 29 units below what was

anticipated (51 AAR vs 22 actual completions). 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 -42% for cumulative required build rate from the start of the plan period, 2016-17, up to 31st March 2022. The plan is falling significantly short of what is intended.

- The number of affordable housing units granted planning permission per annum is below 21 units for 4 consecutive years. A policy review is required as affordable housing is not being delivered. The increasing pressures on the local housing market exacerbated by Covid 19 and the resulting impact on the sustainability of local communities suggests that future LDP policies may need to focus on achieving accessible local market housing and affordable housing.
- The AMR housing numbers over the first 4 years of monitoring (and further) demonstrates that in the current economic climate, the low number of private sector housing development is not delivering affordable housing within the National Park and that affordable housing delivery is heavily dependent on Housing Associations. No private allocations are coming forward for development, and therefore do not provide a contribution of affordable housing. There are no large private sector allocations, windfall sites or exceptions sites coming forward, meaning the required % contribution of affordable housing from such sites is not being provided.
- 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 amending 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.
- 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 (see MF 25)
- 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. The only application received within the Eryri Enterprise Zone this year was for a certificate of legality (proposed use) to lower the height of the two current reactor buildings on the Trawsfynydd site. No other application for development was 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 three years of monitoring compared with 35 applications received between 2018/2019. It is assumed that this is due to the changes in Tariff payments.
- 3356m² new employment floor space has been permitted during 2022/2023 within the National Park.

- Permission was given to 22 applications, in relation to tourism, during this annual monitoring period. These included developments such as;
 - Applications for the development of Alternative Holiday Accommodation, mainly pods
 - Change of land use and conversion of agricultural buildings for self-catering holiday accommodation
 - Improving facilities such as children's play equipment, installing a floating pontoon, and demolishing a site facilities block and erecting a new site facilities building.
- Between 2022 and 2023, 1 application was approved to improve community facilities which was to demolish the existing stone toilet block and install adventure playground equipment for children at Capel Curig Community Centre.
- There has been no or little development of significance to impact on other policies in the Plan.

3 NEXT STEPS

The evidence in recent Annual Monitoring Reports , significant contextual changes, the publication of Future Wales: The National Plan 2040 along with changes in national policy has highlighted the need to revise the LDP. The Authority has already undertaken a review of the adopted LDP and reported its findings to Welsh Government through a Review Report. The Review Report was approved and published in June 2023 The Authority is now in the process of drafting its Delivery Agreement which includes a Community Involvement Schemes that sets out how and when stakeholders and the community can become involved in the plan making process and a timetable for preparing the Replacement Eryri LDP. The Delivery Agreement will be consulted upon before the end of the year, before being submitted to Welsh Government for agreement.

4 RESOURCE IMPLICATIONS

There are no resource implications.

5 RECOMMENDATION

To discuss and approve the content of the Annual Monitoring Report 2022-23, with any additional changes put forward and agreed by the members.

6 BACKGROUND PAPERS

As per the report.

SNOWDONIA NATIONAL PARK AUTHORITY



ERYRI LOCAL DEVELOPMENT PLAN

ANNUAL MONITORING REPORT

for the period 1st April 2022 to 31st of March 2023

October 2023

Contents

1	INTRODUCTION.....	3
2	THE DEVELOPMENT STRATEGY	10
3	PROTECTING, ENHANCING AND MANAGING THE NATURAL ENVIRONMENT	16
4	PROTECTING AND ENHANCING THE CULTURAL HERITAGE	37
5	PROMOTING HEALTHY AND SUSTAINABLE COMMUNITIES.....	54
6	SUPPORTING A SUSTAINABLE RURAL ECONOMY.....	92
7	PROMOTING ACCESSIBILITY AND INCLUSION	111
	APPENDIX 1: Sustainability Appraisal Monitoring Framework.....	117
	APPENDIX 2: SUPPLEMENTARY PLANNING GUIDANCE PROGRESS	145
	APPENDIX 3: PROGRESS ON ALLOCATED HOUSING SITES	146
	APPENDIX 4: HOUSING TRAJECTORY	148
	APPENDIX 5: Council Tax data per Community Council.....	151

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 fourth Annual Monitoring Report (AMR), since the adoption of the revised Eryri LDP and it covers the period April 2022 to the end of March 2023. The AMR is submitted to the Welsh Government by the 31st of October each year.
- 1.3 The Eryri LDP has an adopted monitoring framework in place to inform findings in the AMR. This report has been set out to follow a similar structure to the Eryri LDP written statement document and uses the same chapter headings. Each section identifies the relevant LDP objectives, and any key contextual issues arising during the monitoring period. Case studies have also been included at the end of each chapter (where relevant) to provide examples of how policies have been taken into consideration in determining planning applications. The monitoring framework also includes reference to other organisations and other plans and strategies that may have a proactive influence on the implementation of policies.

Indicators, Targets and Trigger levels

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

Continue Monitoring: Development plan policies are being implemented effectively.
Training Required: Development plan policies are not being implemented as intended and officer or Member training is required.
Supplementary Planning Guidance Required: Development plan policies are not being implemented as intended and further guidance is required, potentially preparing additional SPG.
Further Investigation/Research Required: Development plan policies are not being implemented as intended and further research and/or investigation is required.
Policy Review Required: Development plan policies are not being implemented and are failing to deliver; a review of the specific policy may be required.
Plan Review: Development plan policies are not being implemented and the plan's strategy is not being delivered, triggering a formal review in advance of the statutory 4-year review.

Sustainability Appraisal Monitoring

- 1.6 The Finalised Strategic Environmental Assessment and Sustainability Appraisal (2019), undertaken as part of the Eryri Local Development Plan Review, provides an outline monitoring framework and advice for monitoring the significant effects of implementing the LDP. This is used to;
- Determine the performance of the plan and its contribution to objectives and targets
 - Identify the performance of mitigation measures
 - Fill data gaps identified earlier in the SA process
 - Identify undesirable sustainability effects
 - Confirm whether sustainability predictions were accurate
- 1.7 Welsh Government's Development Plans Manual (2020) requires monitoring frameworks to focus on the 'significant environmental effects' of implementing a Local Development Plan, with the key purpose of identifying unforeseen adverse effects and, if necessary, to identify and take appropriate remedial action. The LDP regulations require Local Planning Authorities to produce Annual Monitoring Reports which allows for the SA monitoring framework to be integrated to the plan monitoring. The collation of monitoring data provides an opportunity to update baseline information and will provide a useful source of baseline information to inform plan review and subsequent plan revisions or replacements.
- 1.8 In terms of reviewing a Local Development Plan, Welsh Government's Development Plans Manual (2020) notes that the starting point is to update the baseline situation.
- 1.9 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

1.10 The annual monitoring reports of recent years highlighted the need to amend the Eryri Local Development Plan and a Review Report was prepared and adopted in early 2023.. This monitoring report complements the conclusions of the previous annual monitoring reports and the review report. Although there have been no significant developments permitted which undermine the existing Plan's Spatial Development Strategy or its strategic policies, the need to amend the LDP and its Strategy has become evident. Significant changes have occurred in the planning policy context, particularly at a national level with the publication of Future Wales and updated editions of Planning Policy Wales (PPW). As stated in the review report, the LDP amendments will need to reflect the emphasis within these documents on the principles of placemaking and sustainable development, including the National Sustainable Placemaking Outcomes. The environmental, social and economic impacts of the coronavirus have had far reaching consequences and raise significant issues for future policy making in Eryri. The pandemic has highlighted the importance of health and well-being, access to services, economic resilience, digital connectivity and the value of the natural environment. We've seen a renewed value placed on the provision of local services, local food, and local quality green space as well as the need for sustainable, low carbon developments and infrastructure to respond to the climate and nature emergencies. The LDP amendments will need to ensure that people are able to live locally and that communities become more sustainable and resilient into the future.

The main headlines from the annual monitoring framework are that:

- There have been no significant developments permitted which undermine the statutory purposes of the National Park
- All planning applications received since adopting the revised Eryri LDP (2016-2031) have been determined in accordance with the Spatial Development Strategy
- The Eryri LDP policies have been effective in determining land use planning applications and in defending appeals.
- Housing Permissions and Completions have been below the average annual housing requirement target over four consecutive years. There may be several 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 along with recent increases in construction costs
- The Housing Trajectory shows an annual shortfall against the Annual Anticipated Housing Requirement (AAR) during 2021/22 with this years' completions 29 units below what was anticipated (51 AAR vs 22 actual completions). 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 -42% for cumulative required build rate from

the start of the plan period, 2016-17, up to 31st March 2022. The plan is falling significantly short of what is intended.

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- Permission was given to 22 applications, in relation to tourism, during this annual monitoring period. These included developments such as;
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- Between 2022 and 2023, 1 application was approved to improve community facilities which was to demolish the existing stone toilet block and install adventure playground equipment for children at Capel Curig Community Centre.
- There has been no or little development of significance to impact on other policies in the Plan.

GENERAL CONTEXT

Planning applications 2022 - 2023

- 1.11 Snowdonia National Park Authority determined 308 planning applications during 2022-23, 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. However, in line with previous years, approvals have continued to be high at 83% .
- 1.12 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 2022-23, and it shows a similar pattern to those of previous years.

Type of Development	Number	Percentage
Advertisements and Signs	7	3.0%
Agriculture & Fisheries	11	4.6%
Parking Areas	3	1.3%
Chalets	1	0.4%
Community Services	2	0.8%
Education	2	0.8%
Forestry	1	0.4%
Holiday Accommodation - Conversion	9	3.8%
Holiday Parks	3	1.3%
Food to go	1	0.4%
Development for Householders	122	51.5%
Industry and Business	5	2.1%
Minor Development - Other Buildings	9	3.8%
Pubs and Bars	1	0.4%
Entertainment and Leisure	5	2.1%
Renewable - Hydro	0	0.0%
Renewable - Other	3	1.3%
Renewable - Solar	8	3.4%
Housing	19	8.0%
Restaurants and Cafe	6	2.5%
Retail	2	0.8%
Static Caravans	2	0.8%
Touring and Camping Caravans	2	0.8%
Transport	2	0.8%
Utilities and Infrastructure	11	4.6%

Use of Eryri Local Development Plan Policies

1.13 There are 46 policies within the adopted LDP 2016-2031. 40 policies have been taken into consideration in determining planning applications during 2022-23. 6 of the policies have not been used within the monitoring period. The policies that have not been used are the following;

- Strategic Policy Ch: Social and Physical Infrastructure in New Developments
- Strategic Policy E (2): Large Scale Minerals Development
- Strategic Policy E (3): Removal of Slate Waste and Building Stone Quarries
- Strategic Policy F: Waste
- Development Policy 11: Affordable Housing on Exception Sites
 - Development Policy 13: Gypsy and Traveller Sites
 - Development Policy 27: Snowdonia Enterprise Zone

Appeals

1.14 Of the nine appeals during 2022-2023, seven were dismissed, one was upheld and another was granted planning consent with conditions. These granted appeals included applications for holiday accommodation, cancellation of agreement 106 and change of use to a dwelling house.

Decisions in accordance with Eryri LDP policies

Between 2022 and 2023, two planning decisions (% of all applications) were permitted contrary to an officer's recommendation of refusal. It was an application for listed building permission to convert stables into a dwelling house.

Annual meeting with agents and planners

No meetings were held with agents and planners during 2022-23.

2 THE DEVELOPMENT STRATEGY

Aim of Strategy:

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

Context

National Park purposes and duty

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

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

In addition, the National Park has a duty to:

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

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

Sustainable Development

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

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?'

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. 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.

Considerations to inform amendments to the Eryri LDP

Future Wales: The National Plan 2040

- 2.7 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 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.

Planning Policy Wales updates

2.8 Since the Eryri LDP was adopted Planning Policy Wales (PPW) has been updated to promote the concept of placemaking within the planning system and sets out the National Sustainable Placemaking Outcomes. Revisions have been made to align with Future Wales and to take into account the socio-economic duty and the impacts of the Covid-19 pandemic. It also reflects policy changes to housing land supply, affordable housing-led sites, development quality standards, local energy planning, transport and active travel.

Designated Landscapes: Valued and Resilient

2.9 This document outlines key priority areas for the Designated Landscapes of Wales. It calls on the designated landscapes managing bodies to deliver on the Nature Recovery Plan, the decarbonisation agenda, and Cymraeg 2050. Its 10 cross-cutting themes aim to improve resilience and realise the full value of Wales' landscapes:

- Landscapes for everyone
- Exemplars of the sustainable management of natural resources
- Halting the loss of biodiversity
- Green energy and decarbonisation
- Realising the economic potential of landscape
- Growing tourism and outdoor recreation
- Thriving Welsh language
- All landscapes matter
- Delivering through collaboration
- Innovation in resourcing

Cynllun Eryri 2020

2.10 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.

2.11 Cynllun Eryri contains a series of outcomes.

Environmental outcomes:

A1. Sustainable Tourism principles are achieved.

A2. Biodiversity is being maintained and enhanced, whilst the resilience of ecosystems is increased.

A3. We are prepared for the impacts of climate change and are reducing our carbon footprint.

A4. Snowdonia is at the forefront internationally in successfully tackling invasive species, pests and diseases that impact on native species.

A5. Communities, businesses and visitors play an active role in caring for the National Park's

landscapes, habitats, wildlife and cultural heritage.

A6. Snowdonia is a leading example in Wales of how to care for and champion cultural heritage and the historic environment.

A7. Our Special Qualities are well protected.

Health and Wellbeing outcomes:

B1. The National Park is having a positive impact on well-being.

B2. Residents and visitors can access a variety of routes in the National Park aimed to improve physical and mental health.

B3. Our Special Qualities are widely recognised and understood.

B4. Sustainable options for transport and parking are achieved.

B5. Our visitor facilities are high quality and landscape sensitive.

Community and Economy outcomes:

C1. The language, culture and heritage of Snowdonia is being celebrated, supported and strengthened.

C2. Jobs and opportunities encourage people to remain in the area.

C3. Innovative solutions relating to affordable housing to buy and rent in the area are being implemented

C4. Local communities are supported to thrive in all aspects of well-being

Exit from the European Union

2.12 Although the true impact of Britain's exit from the European Union is still unclear, 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.

2.13 Exit from the European Union also resulted in an increase in visitors deciding to stay in the UK putting huge pressure on the National Park area and highlighting the need for a better balance in the visitor economy. The visitor economy has an important contribution to make to the economy and communities of Eryri - this contribution needs to be balanced and sustainable in order to protect our communities, our environment, language and culture for future generations.

Coronavirus pandemic

2.14 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. 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.

2.15 Overnight, we saw a substantial increase in home-working, which 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.

Building Better Places The Planning System Delivering Resilient and Brighter Futures (July 2020)

- 2.16 This document 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.
- 2.17 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 following policy priorities for post pandemic recovery will need to be taken into account when amending the Eryri LDP:
- Staying local: creating neighbourhoods
 - Active travel: exercise and rediscovered transport methods
 - Revitalising our town centres
 - Digital places – the lockdown lifeline
 - Changing working practices: our future need for employment land
 - Reawakening Wales' tourism and cultural sectors
 - Green infrastructure, health and well-being and ecological resilience
 - Improving air quality and soundscapes for better health and well-being

Conclusion

- 2.18 Although there have been no significant developments permitted which undermine the existing Plan's Spatial Development Strategy or its strategic policies, the need to amend the LDP and its Strategy has become evident. The number of dwellings that have been completed annually have been consistently below the Annual Anticipated Housing Requirement of 51 dwellings and therefore falling short of the LDP growth strategy. A falling population and slower new household formation rates suggests that a lower overall housing requirement figure may be more suitable when amending the LDP.
- 2.19 Since the Plan was adopted in 2019, things have changed significantly and the need to amend the LDP has become apparent. Significant changes have occurred in the planning policy context, particularly at a national level with the publication of Future Wales and updated editions of Planning Policy Wales (PPW). The LDP will need to be amended to reflect the emphasis within these documents on the principles of placemaking and sustainable development, including the National Sustainable Placemaking Outcomes.
- 2.20 .An amendment of the LDP will be an opportunity to reconsider planning policy priorities to assist in the recovery after the Covid-19 pandemic crisis. The environmental, social and economic impacts of the pandemic have had far reaching consequences and raise significant issues for future policy making in Eryri. The pandemic has highlighted the importance of health and well-being, access to services, economic resilience, digital connectivity and the value of the natural environment. We've seen a renewed value placed on the provision of local services, local food, and local quality green

space. It is important to ensure that local people are able to live locally and that communities become more sustainable and resilient into the future.

- 2.21 The LPA must also meet other duties and responsibilities, including those relating to the environment and climate change. Sustainable, low carbon developments and infrastructure are needed to respond to the climate and nature emergencies. A visitor economy that maintains and respects the environment and protects local communities, language, culture and heritage also needs to be emphasised.

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.

Landscape Character, Capacity and Sensitivity

- 3.1 The Authority is committed to promoting the protection, management and planning of Snowdonia's landscape. Its Supplementary Planning Guidance on the Landscapes of Eryri identifies 25 distinctive Landscape Character. Following on from this work is the joint Landscape Sensitivity and Capacity Study which aims 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.

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.
- 3.3 The Authority has to submit a report to the IDA annually, 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.

- 3.4 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 Sky status within the Plan, and the "core areas" are identified on the proposals map.
- 3.5 Between 2016 and 2017, there were several meetings and discussions between the ENPA, 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.
- 3.6 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. In 2019, 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. The project, known as 'Prosiect Nôs' is working across north Wales to educate and support communities to protect their dark skies and all the benefits they bring. Since 2019 they have engaged with nearly 10,000 people at wide ranging events in the area.
- 3.7 As part of the 'Prosiect Nôs', a guidance document was prepared which was called 'Good lighting – Business and community guidance'. The document was prepared for the Clwydian Range and Dee Valley AONB by Light 4 Cundall, supported by a working group of officers from the AONB and Prosiect Nôs North Wales Dark Sky Partnership (which includes Snowdonia National Park officers). The document seeks to provide information to businesses, organisations, communities and individuals about how they can create an environment that supports dark skies, and to become dark sky friendly. It is possible that this guidance could be adopted as an SPG for the National Park
- 3.8 In 2021, the National Park finished a project with Plas y Brenin, the National Outdoor Centre in Capel Curig, who welcomed the dark skies project to work on improving their lighting. The site is now an excellent demonstration of how dark sky lighting should be done. It is better for the health of local residents, people visiting the centre and for the nocturnal habitat for a multitude of wildlife. The centre has also saved nearly two tons of carbon a year by changing its light and will see thousands in energy savings over time.

Climate Change

3.9 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.

3.10 PPW policy areas in this regard include;

- Sustainable transport hierarchy should be used to reduce the need to travel, prevent car dependent developments in unsuitable locations, and support the delivery of schemes located, designed and supported by infrastructure which prioritises access and movement by active and sustainable transport.
- The importance of Ultra Low Emission Vehicles (ULEVs) which includes electric vehicles, in the decarbonisation of transport.
- A requirement for local planning authorities to establish targets for renewable energy generation in development plans, as well as to identify spatial areas where renewable energy developments will be permitted.
- Severely restricting the extraction of new fossil fuels.
- Ensuring biodiversity enhancement (a net benefit for biodiversity), ecosystem resilience and green infrastructure as part of advocating nature-based solutions.
- Taking forward measures to embed the principles of a circular economy, particularly in the construction, and use, of the built environment and land, and the sustainable management of mineral resources.
- Directing development away from areas at risk of flooding.

3.11 Prosperity for All: A Low Carbon Wales Delivery Plan 2019, is a document that outlines the foundations for Wales to transition to a low carbon nation. The plan begins the process of putting in place the systems and policies required to achieve long term targets across key areas such as agriculture, land use, transport, energy, the public sector, industry and business, waste and homes. By 2050, it is Welsh Government's aim to have reduced emissions by at least 80% (against a 1990 baseline).

3.12 An assessment was undertaken by Snowdonia National Park officers in early 2021, in order to look at how policies and strategies within the Local Development Plan and Cynllun Eryri;

- Contribute to producing CO₂ and to what degree
- Actively reduce carbon and to what degree
- Contribute to the absorption of carbon and to what degree

3.13 The assessment of the current LDP concluded that the policies and strategies within it were effective in actively reducing carbon and that policies also contributed to the absorption of carbon. For example Policy Dd (Climate Change) within the plan enables the conservation and protection of woodlands, upland soils and peatland areas to assist in carbon retention. Its fundamental that the replacement Plan provides a clear steer and continues to address the causes and effects of climate change. It is essential that future development is sustainably managed within the National Parks environmental and carbon limit. During May 2021, Dr Chris Jones (Tyndall Centre) produced

a document entitled 'Setting Carbon Budgets for Snowdonia'. The document looked to present climate change targets for the National Park, informed by the latest science on climate change and defined in terms of science based carbon budget setting. The assessment concluded that in order for the National Park to make a 'fair' contribution towards the IPCC Paris Agreement, it needed to;

- Stay within a maximum cumulative carbon dioxide emissions budget of 1,201 thousand tonnes (ktCO₂) for the period of 2020 to 2100. At 2017 CO₂ emissions levels, this budget would be spent within 6 years from 2020
- Initiate an immediate programme of CO₂ mitigation to deliver annual cuts in emissions averaging 14.2% to deliver a Paris Agreement aligned carbon budget. These reductions require national and local action, and could be part of a wider collaboration within the National Park
- Reach zero or near zero carbon no later than 2039.

3.14 The Authority has also commissioned Small World Consulting, to undertake an assessment of Snowdonia National Park's carbon footprint and a proposed pathway to net zero, the results of which will be published during 2022.

3.15 In March 2022, Gwynedd Council published their 'Climate and Nature Emergency Plan' lasting the period between 2022 and 2030. The aim of the plan is to outline the steps that they will take by 2030 to ensure the ambition of becoming a net zero council is met. The plan focuses on making changes to the topics listed below, in order to ensure that the net zero ambition is met;

- Buildings and energy
- Mobility and transport
- Waste
- Governance
- Procurement
- Land Use
- Ecology

3.16 The plan will be monitored regularly as part of the council's internal performance monitoring process.

Green Infrastructure

3.17 Green infrastructure has a key setting within Planning Policy Wales (PPW) (edition 10) and Future Wales: The National Plan 2040. PPW notes that green infrastructure is the network of natural and semi-natural features, green spaces, rivers and lakes that intersperse and connect places.

3.18 Green Infrastructure comprises of features such as;

- Woods
- Street trees
- Ponds, streams, lakes and wetlands
- Meadows and grasslands
- Roadside verges

- Parks and gardens (open areas that once held buildings – brownfield land)
 - Landscaped grounds around offices and factories
 - Green roofs and green walls
 - Any features with plants or water
- 3.19 At a local scale these might comprise of parks, fields, public rights of way, allotments, cemeteries and gardens. At smaller scales individual urban interventions such as street trees, hedgerows, roadside verges and green roofs/walls can all contribute to green infrastructure networks.
- 3.20 These features provide a range of natural functions and uses, by improving our connectivity through footpaths and cycle paths; by generating space for nature by linking habitats, establishing recreational facilities and ‘green’ our urban areas making them more resilient to the impact of climate change. NRW note that the ecosystem benefits that could potentially be derived from urban greenspace are substantial. In the past, the importance of these areas in terms of general health and well-being wasn’t always appreciated, meaning their potential was never realised. Improvements in green infrastructure can also result in the reduction of noise pollution, soaking up rainstorm water, trapping air pollution and creating places for exercise.
- 3.21 PPW notes that the planning system should protect and enhance green infrastructure assets and networks. Additionally the protection and enhancement of bio-diversity must be carefully considered as part of green infrastructure provision. The quality of the built environment should be enhanced by integrating green infrastructure into development through appropriate site selection and use of creative design. With careful planning and design, green infrastructure can embed the benefits of bio-diversity and ecosystem services into new development and places. There are multiple ways of incorporating green infrastructure, dependent on the needs and opportunities a site presents. Landscaping, green roofs, grass verges, sustainable urban drainage and gardens are examples of individual measures that can have wider cumulative benefits, particularly in relation to biodiversity and the resilience of ecosystems as well as in securing the other desired environmental qualities of places.
- 3.22 PPW notes that planning authorities should adopt strategic and proactive approaches to green infrastructure and biodiversity by producing up to date inventories and maps of existing green infrastructure. Titled ‘Green infrastructure assessments’, these should be used to develop a map based evidence resource and they should draw from the evidence base provided by Area Statements and well-being assessments and be integrated into development plans. Further information on the implications of green infrastructure to the plan review can be found at the end of this chapter.

Phosphates

- 3.23 In 2016 higher phosphorous standards and targets were set by the Joint Nature Conservation Committee (a public body that advises the UK government and devolved administrations), and in 2021 NRW published evidence which showed that over 60% of riverine special areas of conservation (SAC) waterbodies, failed against the revised phosphorous standards.
- 3.24 As part of their LDP process, Wrexham County Borough Council produced “The Dee Catchment Phosphorous Reduction Strategy” (alongside Flintshire County Council) in November 2021. It was credited by the Planning Inspector as being the first of its kind in Wales, and it was created due to the fact that a compliance test by NRW found that the River Dee and Llyn Tegid SAC failed to meet the new standards and thresholds.

- 3.25 In terms of Snowdonia National Park, an assessment was undertaken during January 2022 to try and understand the potential planning and development impact of NRW's phosphate planning advice for Snowdonia's river SAC catchments. In terms of the river SAC catchments affected within the National Park, they include; Gwyrfai, Glaslyn, Dee and the Eden. Of these, parts of the Dee SAC fails to reach these new standards.
- 3.26 In terms of settlements affected by the new phosphate standards, within the current Eryri Local Development Plan, it is estimated that 4 allocated sites (of which are housing) are affected. This equates to around 28 open market units and 50 affordable housing units. When amending the Plan it will be necessary to assess the impacts of phosphate strategies on sites and allocations within the National Park.
- 3.27 The implications for Snowdonia National Park, and the review process are discussed further at the end of the chapter.

Strategic Flood Consequences Assessment (SCFA)

- 3.28 A revised TAN 15 was due to be published during 2022, but has since been delayed until mid-2023. The revised TAN will contain stricter guidance for development, which includes brownfield land only development in areas of risk and higher thresholds for flood defences
- 3.29 Part of the reason for the delay is so that Local Planning Authorities (LPAs) can adequately plan for the new flood risk areas, especially when forming Local Development Plans or undergoing review processes.
- 3.30 During December 2021, Welsh Government wrote to all Local Authorities in Wales, requesting that their SFCA's be updated in order to reflect the Flood Mapping for Planning (FMfP) which is part of the new TAN15. The new FMfP (in contrast to the previous TAN's Development Advice Maps), takes into account the risks of climate change within the flood risk maps.
- 3.31 In response to this, Gwynedd Council, Anglesey Council and Snowdonia National Park have appointed Ymgynghoriaeth Gwynedd Consultancy (YGC) to update the assessments of sites, and allocated sites, within the Local Development Plans. These sites vary from residential sites and allocations; employment and industrial sites and the designated enterprise zones.

Area Statements

- 3.32 Area Statements produced by NRW cover seven separate parts of Wales, with the north west Wales Area Statement being relevant to Snowdonia National Park. Their purpose are to outline the key challenges that face the locality; what can be done to meet those challenges and how we can better manage natural resources for the benefit of future generations.
- 3.33 The Area Statements are updated regularly and improved upon year on year as more data and information is gathered. The key themes for the north west Wales area included 'Ways of Working'; 'Climate and nature emergency'; 'Reconnecting people with nature'; 'Encouraging a sustainable economy'; 'Supporting sustainable land management'; 'Opportunities for resilient ecosystems'.
- 3.34 It has been noted that many ecosystems within our natural environment are in decline, and there is a need to find more sustainable ways to manage, protect and enhance these natural assets.

Wales Marine Plan

- 3.35 The Wales Marine Plan was published during November 2019, and it is the first marine plan for Wales and represents the start of a process of shaping our seas to support economic, social, cultural, and environmental objectives. Marine planning will guide the sustainable development of the marine area by setting out how proposals will be considered by decision makers.
- 3.36 The document is a marine plan for the inshore and offshore Welsh marine plan regions. The plan and supporting material should be used by applicants to shape proposals and licence applications, public authorities to guide decision making and other users to understand Welsh Government's policy for the sustainable development of the Marine Plan area. It is a 20 year plan and will be reviewed every three years.

The National Strategy for Flood and Coastal Erosion Risk Management in Wales

- 3.37 This document was published in October 2020, and it is the second National Strategy on Flood and Coastal Erosion Risk Management (FCERM) for Wales, replacing the 2011 strategy. It is prepared under the terms of the Flood and Water Management Act 2010.
- 3.38 The strategy sets out how Welsh Government intends to manage the risks from flooding and coastal erosion across Wales. It sets objectives and measures for all partners to work towards over the life of the document (which will be 10 years unless significant policy updates are required prior to that time).
- 3.39 Whilst measures are designed to be clear and deliverable over the next decade, the strategy has been drafted with a longer term, strategic view, recognising the nature of flood and coastal erosion risk with respect to the challenges of climate change. In this way it will work alongside other strategic plans for shoreline management, infrastructure and planning to set out the direction Welsh Government want to take.
- 3.40 A specific reference within the document, which indirectly may affect the National Park, is a section about Fairbourne, Gwynedd. The village sits just outside the National Park boundary. Welsh Government note that Fairbourne sits on a low-lying sandbar behind coastal and estuarine defences which will become increasingly difficult to manage. The defences have been earmarked for managed realignment in the Shoreline Management Plan as this is considered to be the most sustainable solution to keep residents safe in the long term. In Wales, 95 coastal areas will move from a 'holding the line' policy (defending) to 'no active intervention' or 'managed realignment' by 2100. Around 40 of those areas may require relocation of property. A policy of managed realignment does not mean the complete withdrawal of support. The Welsh Government continue to provide funding for defences, maintenance and adaptation studies in Fairbourne. Since 2013, £8 million has been invested to keep its residents safe, plan ahead and adapt. It is possible that this may mean some relocation of residents/households in the future, and so the developments in Fairbourne will need to be watched carefully in the future.

Nature Recovery

3.41 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.

3.42 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

3.43 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.

3.44 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

3.45 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;

3.46 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 a unique position having previously been a former nuclear power station with the necessary infrastructure and local skills in place*".

3.47 The document also notes the commitment towards "*developing a national forest through the identification of appropriate sites and mechanisms. Actions to safeguard proposed locations for the national forest will be supported*". The Welsh Government has set a target to increase woodland

cover in Wales by at least 2,000 ha per annum from 2020. New forest plantations is currently a land management matter and does not constitute development in planning terms. It is unclear at this stage how the national policy included in 'Future Wales – The National Plan 2040' will be applied through the planning process. In land management terms increasing woodland cover could have a considerable impact on the landscape of Eryri and the future sustainability of small family farms.

- 3.48 Future Wales: The National Plan 2040 highlights Welsh Government's ambition to see biodiversity enhancements across Wales and as part of the planning process and applications. Planning authorities need to ensure that developments minimise impacts and provide opportunities for biodiversity enhancements, to allow species to adapt and/or to move them to more suitable habitats.

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:	No significant loss of undeveloped coast.	
		AMR No 4:	No significant loss of undeveloped coast.	
Analysis				
<p>There were five permissions in an Undeveloped Coastal area during this period, with three relating to changing the planning condition(s). One involved the demolition of a kayak store, storage sheds and existing changing rooms and then renovating the site and erecting an outdoor activities building. The last one involved the erection of a flood prevention wall (1.1 metres), extending along the north/north east boundary of Barmouth Bay Holiday Park, near the Ysgethin River.</p> <p>Therefore it is not considered that there has been a significant loss of undeveloped coastline during this monitoring period.</p>				
Action	Development plan policies are being implemented effectively.			

MF02

Objective	Protecting, Enhancing and Managing the Natural Environment.			
Key Policies Development Development Landscape (2)	Policy 2: and the	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:	No areas of SPA, SAC, SSSI and RAMSAR are negatively affected.	
		AMR No 4:	No areas of SPA, SAC, SSSI and RAMSAR are negatively affected.	
Analysis				
<ul style="list-style-type: none"> • SPA – Three applications intersecting an SPA were permitted during this monitoring period. These were for an application for an interpretation board in Dinas Mawddwy and two applications to cancel or modify a planning condition. It is not considered that the permissions had an adverse effect on the SPA they intersected. • SAC – Fifteen applications which intersected a SAC were given permission during this monitoring period. Two applications were refused (one for converting a shed to holiday accommodation in Bontddu, and another for locating two shepherd's huts for use as holiday accommodation in Dolgellau) and one was withdrawn. The permitted applications included five applications to cancel or modify a planning condition; request for an interpretation board in Dinas Mawddwy; an application from the Zip World company, for the installation of six short-term self-catering holiday units on their site; planning permission (notice under Part 24 of the Town and Country Planning Act) to erect a 15m high telecommunications pole in Maes Parcio Ogwen, Nant Ffrancon and an application to demolish an existing kayak store, storage sheds and changing rooms and then renovate the site and erect an outdoor activities building. The rest of the applications related to developments for households, for example extensions or building a garage. . • SSSI – 26 applications were permitted either within the SSSI area or intersecting them. Out of these 26, six were applications to cancel or modify a condition and two related to the permission of listed buildings. Eight applications were permitted for household developments such as extensions, garage construction etc. There was an application for the installation of an interpretation board in Dinas Mawddwy; application for the installation of a floating pontoon on Llynnau Mymbyr; an application to build three classrooms in Plas y Brenin, Capel Curig and an application for maintenance work on Llyn Celyn Reservoir. An application was permitted for the Zip World company, for the installation of six short-term self-catering holiday units on their site (along with the creation of paths and associated works), and permission was granted to convert a personal annex into one holiday cottage to be installed at Pen y Bont Hotel , Tal y Llyn. Permission was granted to erect a flood prevention wall (1.1 metres), extending along the north/north east boundary of Barmouth Bay Holiday Park, near the Ysgethin River. There was also planning permission (notification under Part 24 of the Town and Country Planning Act) to erect a 15m high telecommunications pole in Maes Parcio Ogwen, Nant Ffrancon. The rest of the permissions were general work on buildings.. • RAMSAR – Two applications were permitted, which partly intersected a RAMSAR designation. The consents related to the repeal/modification of a planning condition and to change the use of a roof from dark gray zinc to dark gray 'EDPM', and to remove cladding from parts of external walls at Gwerysll yr Urdd, Glanllyn.. 				

It is considered that no areas of SPA, SAC, SSSI and RAMSAR are negatively affected due to the permitted developments, and that there is no new development of a nature that can affect the designations.

Action Development plan policies are being implemented effectively.

MF02a

Objective		Protecting, Enhancing and Managing the Natural Environment.		
Key Policies		Related Policies		
Development Policy 2: Development and the Landscape (2)				
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:	It is not considered that Dark Sky core areas are negatively affected	
		AMR No 4:		
Analysis				
<p>15 applications were permitted within (or were intersecting) Dark Sky core areas during this monitoring period. These developments included;</p> <ul style="list-style-type: none"> . Demolition of a garage and construction of a two-storey extension at the rear and a single-storey extension on the side of a dwelling in Nant Gwynant. . Conversion of an existing annex to one holiday cottage to be let in Tal y Llyn, Tywyn. . Build a separate garage and create a new vehicle/pedestrian access in Tallylyn. . Extending existing decking on a cabin in Bronaber Holiday Village, Trawsfynydd. . Demolition of an existing single-storey structure and sun room, and construction of a single-storey extension as well as expanding the size of a skylight on the house, in a dwelling in Trawsfynydd. . Retrospective application to modify plans permitted in a previous application for a change of use of site manager's accommodation to a cafe and bar in Trawsfynydd Holiday Village, Bronaber. . An amendment to a previous planning permission which included an increase in the height of a single pitched roof to allow the use of slate as materials together with the inclusion of skylights, in a property in Trawsfynydd. . Construction of an auxiliary spillway, water retention channel and underground flow measurement chamber, reconfiguration of the existing car park and diversion of an underground high voltage cable, including ecological and landscape mitigation measures. This work together with enabling work including the provision of transport roads, storage/installation areas for materials, local road improvements, the site compound and welfare facilities and vehicle parking at Llyn Celyn Reservoir.. Building a single storey side extension, installing skylights to the rear view and covering the existing porch with stone, in a property in Nant Gwynant. . Installation of a pay and display machine in a car park in Beddgelert . Erection of two agricultural buildings in Parc near Y Bala. . Four applications to cancel or modify planning conditions (traffic management plan, roof construction materials, relating to an application to build a telecommunications mast and modifications to 'bunkhouse' accommodation) . . 				

<p>In the case of some of the applications permitted, they do not have a dark sky policy, or assessment, where there should be one. This will be considered moving forward and it is felt that additional guidance and training is needed for officers to ensure it is effectively listed as a consideration and/or constraint with all relevant applications. As regards the assessments that were included with applications (and the nature of the developments without an assessment) the desired result was obtained, and so it is not considered that Dark Sky core areas are negatively affected due to the developments that were permitted.</p>	
Action	Development plan policies are being implemented effectively. However it is felt that there is a need for additional training to be given to officers to ensure all relevant applications consider dark sky implications where applicable.

MF02b

Objective		Protecting, Enhancing and Managing the Natural Environment.		
Key Policies		Related Policies		
Development Policy 2: Development and the Landscape (2)		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:	It is not considered that the Dyfi Biosphere area was negatively affected.	
		AMR No 4:	It is not considered that the Dyfi Biosphere area was negatively affected.	
Analysis				
<p>Two applications were given permission which intersected the core area of the Dyfi biosphere during this monitoring period. The two applications related to the cancellation/modification of a planning condition on 'The Wharf' site in Aberdyfi (one including a change to working hours, the other for conditions for starting construction work). It is not considered that the Dyfi Biosphere area was negatively affected..</p>				
Action		Development plan policies are being implemented effectively.		

MF02c

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

MF04

Objective		Protecting, Enhancing and Managing the Natural Environment.		
Key Policies Strategic Policy A: National Park Purposes and Sustainable Development (A) Strategic Policy D: Natural Environment (D)		Related Policies		
Indicator	Target	Outcome		Trigger Point
Amount of development (by TAN 15 category) not allocated in the LDP permitted in the C1 and C2 floodplain not meeting the TAN 15 tests.	No development permitted that conflicts with TAN 15 (not including those considered exceptions in TAN 15)	AMR No 1:	No applications were considered unacceptable in terms of the potential consequences of flooding	1 development
		AMR No 2:	No applications were considered unacceptable in terms of the potential consequences of flooding	
		AMR No 3:	No applications were considered unacceptable in terms of the potential consequences of flooding	
		AMR No 4:	No applications were considered unacceptable in terms of the potential consequences of flooding	
Analysis				
<p>C1 – Nine developments were permitted, which were within or partly within a C1 area during this monitoring period. These permissions included; an application to modify a Planning condition; application for listed building consent; 3 developments relating to a personal household (extension, chimney removal and application to keep a shed); an application to locate a temporary catering cabin in Beddgelert; installing a new generator on a raised platform in Beddgelert and an extension on the Plas yn Dre site, Bala. There was also an application to change the use of the ground floor of a former tattoo studio to provide additional residential accommodation to the dwelling on the upper floors.</p> <p>C2 – Nine developments were permitted which were within, or partly within, a C2 area during this monitoring period. There was one application for a non-material amendment to planning permission in order to amend the design of an extension; there was an application for the construction of an agricultural building on existing farmland; applications for the installation of a floating pontoon on Llynnau Mymbyr; two separate applications for an extension on the existing property; an application for the conversion of an outbuilding to create additional living accommodation to the main house and 3 applications for developments on personal property (extension, installation of skylights). An application/certificate of lawful use was permitted to establish the lawful use for part of the first and second floors (residential use (C3) comprising a total of two flats, in Dolgellau.</p> <p>Following the assessments and their conclusions, no applications were considered unacceptable in terms of the potential consequences of flooding, and each development proposal was consulted with NRW. NRW advised that additional information such as Flood Action Plans, Flood Consequences Assessments and Flood Risk Activity Permits be included as part of some of the schemes, but otherwise raised no concerns.</p>				
Action		Development plan policies are being implemented effectively.		

MF05

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

MF07

Objective	Protecting, Enhancing and Managing the Natural Environment.		
Key Policies		Related Policies	
Indicator	Target	Outcome	Trigger Point
Area of open space (68.5 ha) and green wedge (54.7 ha)	No significant net loss	AMR No 1: No significant loss	1 development resulting in significant loss for 3 consecutive years or 3 developments resulting in significant loss in 1 year
		AMR No 2: No significant loss	
		AMR No 3: No significant loss	
		AMR No 4: No significant loss	
Analysis			
<ul style="list-style-type: none"> Open Spaces: Six applications were permitted within areas of open space during 2022/2023 and one further application related to the granting of a certificate of Lawful Use (Proposed Use) to build a raised platform and a new hard standing within a curtilage. In terms of the seven planning applications that were permitted, they included; demolishing an existing single-storey extension and building a two-storey extension in Dolgellau; an application for the construction of an extension and garage 			

in Gellilydan; an application for the modification and extension of a balcony in Aberdyfi; changing the use of part of an agricultural field to form an extension to a property near Bala; retrospective application to retain an underground heat pump system near Llwyngwril; and an application to replace existing wooden windows with Upvc windows (8 on the front, 4 on the side, and 6 on the rear view) in a property in Llanbedr..

- **Green Wedges:** Five applications were permitted within a green wedge area during 2022/2023, two of these were applications to modify or cancel a Planning condition and the other three were applications relating to developments to personal property such as an extension and new porch, a new extension and balcony and another extension to a property near Harlech.

It is not considered that there has been a significant loss to areas of Open Spaces and/or Green Wedges during this monitoring period. A request to change the use of part of an agricultural field to form an extension to a property near Bala was justified by noting that it is not considered that the use of the land and a small part of the designation as an additional curtilage would have a detrimental effect on the Open Space area. The application will include planting and additional conditions to improve the designation and prevent further development.

Action	Development plan policies are being implemented effectively.
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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:	No inappropriate development	
		AMR No 4:	No inappropriate development	
Analysis				
Five applications were permitted within a green wedge area during 2022/2023. Two of these were applications to modify or cancel a Planning condition and the other three were applications relating to developments to personal property such as an extension and new porch, a new extension and balcony and another extension to a property near Harlech.. 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	
Monitor progress of the Shoreline Management Plan	Monitor Progress	AMR No 1:	n/a
		AMR No 2:	n/a
		AMR No 3:	n/a
		AMR No 4:	n/a
Analysis			
<p>The first Wales Marine Management Plan was published by Welsh Government on the November 12 2019. Follow up discussions with Welsh Government will be undertaken in order to see how the National Park can contribute to the success of the Plan.</p> <p>In addition to this, and relevant to the amendment of the Local Development Plan, discussions will be held between officers from the National Park and officers from Gwynedd Council and Gwynedd Consultancy in order to consider work relating to the Shoreline Plan.</p>			
Action	Development plan policies are being implemented effectively.		

Further research and considerations to inform an amendment of the Eryri LDP

- 3.49 'Future Wales 2040' national plan does highlight the potential 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. Currently there are ambitions to bring forward a programme which would involve construction for an SMR, at the Trawsfynydd site, to begin in 2027. Current ELDP policies recognise that this site could accept low carbon energy businesses and energy generation technologies, provided there are no negative effects on the landscape.
- 3.50 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.
- 3.51 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.
- 3.52 Consideration will need to be given towards 'Green Infrastructure Assessments' and the need to draw from the evidence base provided by the NRW Area Statements in order to consider how significant benefits can be delivered through green infrastructure. This may involve identifying opportunities to improve water management (such as flood mitigation and sustainable drainage systems), air quality, and adaptations of ecosystems habitats and species to climate change. Planning authorities will need to ensure that development minimises impact and provides opportunities for enhancement, which is linked to Welsh Government's bio-diversity gain goals. Planning authorities will also need to encourage the appropriate management of features of the landscape which are of major importance for wild flora and fauna in order to complement and improve the Natura 2000 network. The assessments will need to be regularly reviewed to ensure information on habitats, species and features are kept up to date, and could be incorporated into future annual monitoring reports
- 3.53 In terms of Area Statements, the key themes for the north west Wales area include;
- Ways of working – Area Statements will begin the ongoing way of collaborative working
 - Climate and environment emergency – Stakeholders identified the climate and environment emergency as the most important and overarching theme for the north west Wales area
 - Encouraging a sustainable economy – process to develop sustainable opportunities for the economy and the environment. This includes identifying sustainable approaches to economic opportunities that enhance the natural resources unique to the area.
 - Reconnecting people with nature – creating opportunities to access and understand the value of the countryside so that communities can reconnect, understand, engage and influence the creative use of the local nature environment
 - Opportunities for a resilient ecosystem – ensuring we all work together to improve ecosystem resilience in the area. A need to reverse decline, and act to enrich biodiversity

- Supporting sustainable land management – working with air, land and water managers across north west Wales to promote and develop sustainable resource management contributing to the health of all life in the area.

3.54 Further consideration and assessments will need to be undertaken regarding the issue of phosphates during the LDP amendment process. Following on from the 'Dee Catchment Phosphorous Reduction Strategy' undertaken as part of Wrexham County Borough Council's LDP process, it may be the case that a similar assessment and strategy be undertaken for the SAC river catchments of the National Park.

3.55 The pandemic has brought wider environmental issues into focus and has highlighted that the environment and climate change need to be prioritised in the recovery following the pandemic. The importance of climate change matters will involve an even greater focus within the LDP review. Work currently being undertaken on the subject, specific to the National Park, will help inform if/where policies are currently lacking, or if more could be done, in order to take the Park further into net zero territory.

3.56 The Strategic Flood Consequences Assessments currently being undertaken by YGC (on behalf of ENPA, Gwynedd Council and Anglesey Council) will help inform the amendment process and the process of selecting sites within the review itself.

Case Studies

Small hydro-power schemes

There were no new hydro power schemes granted permission (or submitted) during this monitoring report period (2022-2023).

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

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

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

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

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

4 PROTECTING AND ENHANCING THE CULTURAL HERITAGE

This section delivers a response to the following objectives:

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

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

The Historic Environment Act (2016) Bill

- 4.1 The Historic Environment Act (2016) offers more effective protection to listed buildings and scheduled monuments, enhance existing mechanisms for the sustainable management of the historic environment and introduce greater transparency and accountability into decisions taken on the historic environment. The Local Development Plan (LDP) 2016-2031 has given consideration to the Act and consideration will also be given to the Act in drafting the Historic Environment SPG. The LDP has also included a Policy protecting Candidate World Heritage Sites, safeguarding the now designated World Heritage Site, – 'The Slate Landscape of North-West Wales'. This enabled the protection, conservation and enhancement of prospective World Heritage Sites which was beneficial in securing the designation. 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 The 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. An update for the Dolgellau Townscape Heritage Project is within the Case Study section of this chapter.
- 4.3 The Authority is also continuing with the new project to manage Snowdonia's 14 Conservation Areas. Funded by the Welsh Government's *Sustainable Landscapes, Sustainable Places* fund, the aim of the project, with the assistance of Chambers Conservation, is to ensure that sustainable conservation can enhance Conservation Areas to the future. The first phase of this project from October 2021 – March 2022 included working with the Conservation Areas local communities and interest groups to develop Appraisals and Management Plans. These plans included a statement of significance and action plan to sustainably conserve and enhance the Areas, with a particular emphasis on making them more energy efficient. The Authority is committed to ensuring that Conservation Areas are protected from inappropriate development and that where possible the area and setting are enhanced. However, two of the major challenges facing our Conservation Areas today are the Climate Change Agenda and the lack of understanding the function and significance of the buildings within these designated areas.
- 4.4 Regarding the Climate Change agenda, much of the building stock in these Conservation Areas are traditional buildings which are identified as not very energy efficient. Energy efficiency may be further constrained by the additional planning regulatory requirements relating to home improvements such as solar panels and double-glazing. These additional constraints can lead to

confusion among property owners regarding improving the efficiency of properties, which can lead to no action or inappropriate action being taken. It can also lead to inconsistent advice from officers. Local builders may occasionally also make inappropriate home improvements that can have an adverse effect on the Conservation Areas but can also make a building more inefficient. A conservation area appraisal is the foundation for positive management of these areas to ensure appropriate as well as sustainable development. Specifically, the Appraisals define what is important about the areas but also, through analysis, start to identify where issues, opportunities, and other factors lie. The subsequent Management Plans provide a framework to effectively manage the Conservation Areas, enhancing and protecting their special character in a positive and pro-active way, and providing those who live, work, invest in and manage the areas with effective guidance. There is an update on the Conservation Areas Project in the Case Study section of this chapter.

MF12

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

MF13

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

MF14

<p>Objective</p>		<p>To understand, value, protect and enhance the area’s historic environment including archaeological remains and historic landscapes and to promote development that enhances Snowdonia’s built heritage and townscape.</p> <p>To protect and enhance the natural beauty of the National Park’s landscape by ensuring that development meets good sustainable design standards and respects the ‘Special Qualities’ of the area and the purposes of the National Park.</p>		
<p>Key Policies Strategic Policy Ff: Historic Environment (Ff)</p>		<p>Related Policies Development Policy 6: Sustainable Design and Materials</p> <p>Development Policy 7: Listed and Traditional Buildings</p> <p>Development Policy 8: Protection of Non Designated Sites</p> <p>Development Policy 9: Conversion and change of use of rural buildings</p>		
<p>Indicator</p>	<p>Target</p>	<p>Outcome</p>		<p>Trigger Point</p>
<p>Number of Conservation Areas with up to date Area Assessments (14)</p>	<p>Complete Area Assessments by 2012 and review every 5 years</p>	<p>AMR No 1:</p>	<p>Delayed</p>	
		<p>AMR No 2:</p>	<p>Delayed</p>	
		<p>AMR No 3:</p>	<p>Underway</p>	
		<p>AMR No 4:</p>	<p>Have been prepared</p>	
<p>Analysis</p>				
<p>The Conservation Area Appraisals and Management Plans have been drafted along with guidance on improving energy efficiency in traditional buildings within Conservation Areas. The Appraisals and Management Plans have been subject to public consultation, with the next steps including formal adoption as a material planning consideration.</p>				
<p>Action</p>				

MF15

<p>Objective</p>		<p>To understand, value, protect and enhance the area’s historic environment including archaeological remains and historic landscapes and to promote development that enhances Snowdonia’s built heritage and townscape.</p> <p>To protect and enhance the natural beauty of the National Park’s landscape by ensuring that development meets good sustainable design standards and respects the ‘Special Qualities’ of the area and the purposes of the National Park.</p>			
<p>Key Policies Strategic Policy Ff: Historic Environment (Ff)</p>		<p>Related Policies Development Policy 6: Sustainable Design and Materials</p> <p>Development Policy 7: Listed and Traditional Buildings</p> <p>Development Policy 8: Protection of Non Designated Sites</p> <p>Development Policy 9: Conversion and change of use of rural buildings</p>			
<p>Indicator</p>	<p>Target</p>	<p>Outcome</p>		<p>Trigger Point</p>	
<p>Number of Conservation Areas with up to date Management Plans</p>	<p>Complete Management Plans and review every 5 years.</p>	<p>AMR No 1:</p>	<p>Delayed</p>		
		<p>AMR No 2:</p>	<p>Delayed</p>		
		<p>AMR No 3:</p>	<p>Underway</p>		
		<p>AMR No 4:</p>	<p>Have been prepared</p>		
<p>Analysis</p>					
<p>The Conservation Area Appraisals and Management Plans have been drafted together with guidelines on improving energy efficiency in traditional buildings within Conservation Areas. The Evaluations and Management Plans have been subject to public consultation, with the next steps including formal adoption as a relevant planning consideration..</p>					
<p>Action</p>		<p></p>			

MF 16

Objective		<p>To understand, value, protect and enhance the area's historic environment including archaeological remains and historic landscapes and to promote development that enhances Snowdonia's built heritage and townscape.</p> <p>To protect and enhance the natural beauty of the National Park's landscape by ensuring that development meets good sustainable design standards and respects the 'Special Qualities' of the area and the purposes of the National Park.</p>		
Key Policies Strategic Policy Ff: Historic Environment (Ff)		Related Policies Development Policy 6: Sustainable Design and Materials Development Policy 7: Listed and Traditional Buildings Development Policy 8: Protection of Non Designated Sites Development Policy 9: Conversion and change of use of rural buildings		
Indicator	Target	Outcome		Trigger Point
Number of listed buildings at risk (323)	To reduce the number of listed buildings at risk and monitor the reason for increase in number.	AMR No 1:	303 (2018-19)	
		AMR No 2:		
		AMR No 3:		
		AMR No 4:	107	
Analysis				
Based on the Cadw Assessment in 2022, there are 171 Listed Buildings at Risk in the National Park, which is 9.16%. 61 have been classified as 'At Extreme Risk', 3 'At Serious Risk', and the remaining 107 'At Risk'. When considering this assessment figure compared to the first year assessment of this LDP 2016-2039, the number of Listed Buildings at Risk has decreased significantly.				
Action	Continue Monitoring: Development plan policies are being implemented effectively.			

MF17

<p>Objective</p>		<p>To understand, value, protect and enhance the area’s historic environment including archaeological remains and historic landscapes and to promote development that enhances Snowdonia’s built heritage and townscape.</p>		
		<p>To protect and enhance the natural beauty of the National Park’s landscape by ensuring that development meets good sustainable design standards and respects the ‘Special Qualities’ of the area and the purposes of the National Park.</p>		
<p>Key Policies Strategic Policy Ff: Historic Environment (Ff)</p>		<p>Related Policies Development Policy 6: Sustainable Design and Materials Development Policy 7: Listed and Traditional Buildings Development Policy 8: Protection of Non Designated Sites Development Policy 9: Conversion and change of use of rural buildings</p>		
Indicator	Target	Outcome		Trigger Point
<p>Monitor planning applications in and adjacent to Historic Parks and Gardens that may have an impact.</p>	<p>To reduce the number of listed buildings at risk and monitor the reason for increase in number.</p>	<p>AMR No 1:</p>	<p>None were considered to have an adverse effect on the historic park or its setting.</p>	
		<p>AMR No 2:</p>	<p>None were considered to have an adverse effect on the historic park or its setting.</p>	
		<p>AMR No 3:</p>	<p>None were considered to have an adverse effect on the historic park or its setting.</p>	
		<p>AMR No 4:</p>	<p>12</p>	
Analysis				
<p>There have been 11 planning applications, and one certificate has been approved, for various developments within 100m buffer of historic parks and gardens, all of which were permitted. Seven of these applications were extensions to existing houses and listed buildings, and one for installing double doors on a ground floor flat. There were two applications for car park</p>				

improvements including a pay and display machine, and another for an interpretation panel.. There was one application for the erection of a dormer bungalow (open market) in Talybont. Unfortunately Strategic Policy Ff: The Historic Environment, which specifically protects Historic Parks and Gardens from inappropriate development, was not considered during the assessment of this development proposal. However, the application was decided by considering the following policies from the LDPE 2016-2031: A, C, 1, 6, G, 18 and 30. A Certificate of Legality was permitted for lowering the height of the two reactor buildings on the Decommissioning Site Trawsfynydd. On the whole, therefore,,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. Despite this, there will be a need to ensure that Strategic Policy Ff is operated as intended, abd there is a need for officers to receive training.

Action	Training needed. Strategic Policy Ff is not being implemented as intended and officer training is needed. Officer training has been arranged with Development Control Officers, along with a review of the application verification process to prevent a further incident.
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MF18 +19

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:	None were considered to have an adverse effect on Scheduled Ancient Monuments.	
		AMR No 4:	None were considered to have an adverse effect on Scheduled Ancient Monuments.	
Analysis				
<p>A record of SAM at risk is maintained by CADW, this information can be viewed within SA Objective 10(b) of the Sustainability Appraisal Monitoring Framework. Within a 100m SAM buffer zone, there were 13 planning applications approved, none of which for new developments, only minor developments to existing developments that were approved during this monitoring period, such as alterations, conversions and change of use. There was one application for a change of use of land to create 11 car parking spaces in Abergwyngregyn. Any potential impact on SAM was considered as part of the decision-making process.</p>				
Action	Continue Monitoring: Development plan policies are being implemented effectively.			

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
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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:	Delayed	
		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. However, preserving and enhancing conservation areas has been considered as part of the decision-making process. Due to the Dolgellau Townscape Heritage Project, many enhancements have been made to the Conservation Area. See 'Case Studies' section for further information. In addition there was action as part of the Conservation Areas Project in the form of four drop-in events across the National Park with experts in the field of Building Conservation promoting the project and promoting information about different suitable and sustainable methods of improving the energy efficiency of traditional buildings within Conservation Areas. In addition, a grant scheme was available to assist with energy efficiency improvements and / or thermal upgrades of public, community and commercial properties within designated Conservation Areas of the National Park, such as Churches / Chapels, Community Halls, Libraries, Community Pubs, and Village Shops. The closing date for the submission of tenders was 3 March 2023 and a decision was made on the successful application.

Action	Continue Monitoring: Development plan policies are being implemented effectively.
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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.
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		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:	None were considered to have an unacceptable impact on the designations.	
		AMR No 4:	None were considered to have an unacceptable impact on the designations.	
Analysis				
<p>Since July 2021, the previously designated Candidate World Heritage Site, The Slate Landscape of Northwest Wales, has been awarded the status of designated World Heritage Site. This means that there are now two World Heritage Sites within Snowdonia National Park.</p> <p><u>Castles and Town Walls of King Edward in Gwynedd World Heritage Site – Harlech Castle</u></p> <p>13 applications were permitted within the World Heritage Sites Essential Setting. 11 of these applications were all for minor developments or householder developments, such as external alterations, the erection of extensions, and one for the demolition of an existing training tower and the construction of a steel frame training tower in its place with associated lighting at a Fire Station. Two new developments were permitted within the essential setting of the World Heritage Site. One involved installing three glamping pods in the rear beer garden and using an old cellar/storage building to provide toilet and shower facilities at Harlech Hotel. The second was for the construction of a new car park, raised terrace, stairs and retaining wall. These applications are considered to not have an unacceptable impact on the designation.</p>				

The Slate Landscape of North West Wales World Heritage Site

5 applications were permitted within the North West Wales Slate Landscape World Heritage Site. These applications were all for minor works such as two advertising permissions, the installation of skylights, and two applications for single storey extensions. These applications were considered to not have an unacceptable impact on the designation.

9 pre-applications were also submitted for development within the Slate Landscape World Heritage Site boundary, all for minor development.

Action

Continue to Monitor: Development plan policies are being implemented effectively.

Further research and considerations to inform an amendment of the Eryri LDP

- 4.5 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 amendment of the LDP in this section.
- 4.6 Nevertheless, as reported in the last Monitoring Report 2021-2022, there was an appeal regarding a specific development within the National Park, where Development Policy 7 of the LDP, the Traditional Buildings Register and the criteria to include a building on the register was questioned by the Inspector.
- 4.7 Development Policy 7 includes criteria for the development and protection and enhancement of Traditional Buildings as well as Listed Buildings, with further specific criteria for Listed Buildings. This is because the buildings which are now considered and noted as 'traditional buildings' on the register were, historically, listed as Grade III Listed Buildings on the grading recognised by law, prior to the grading being revised to only include and recognise Grade I, Grade II*, Grade II Listed Buildings through the Planning (Listed Buildings and Conservation Areas) Act 1990. By this Act, Listed Building Consent is required for all works of demolition, alterations or extension to a listed building that affects its character as a building of special architectural or historic interest. This is not required for buildings on the Traditional Building Register, outside of a Conservation Area and/or an Article 4 Designation. Notwithstanding, as stated within paragraphs 4.20-4.22 of the LDP, the character of Snowdonia owes much to its Listed Buildings and the rich tradition of construction styles and variety of materials which reflect and characterise the local architectural vernacular. Whilst not achieving the 'special' status of Listed Buildings these traditional buildings still require protection from inappropriate change. Traditional Buildings are of significance as they contribute to the local architectural character and traditions of the area. As the list is not definitive, additional properties may be added to it periodically. Therefore, any proposal which is of scale, design, or relies upon materials that are considered inappropriate will not be permitted.
- 4.8 The appeal concerned a conversion of an outbuilding from a former bunkhouse/annex store to one room annex accommodation. The application was originally refused by the Authority due to findings that it would contravene Development Policy 7. Through the appeal process, this decision was overturned by the Inspector, finding that the works would not be inappropriate and would therefore not contravene with Development Policy 7, stating that "...it is not reasonable to apply the same tests to the minor outbuilding of a much altered, traditional building as would be applied to a listed building." (Appeal Ref: APP/H954/A/21/3280822). Although identified as a 'Traditional Building' on the Register, alterations to the building had occurred outside of Planning Control, leading to the conclusion by the Inspector that it is not practical to place the same protection on traditional buildings that have changed dramatically, as on listed buildings. In amending the LDP, it will therefore be necessary to consider this case regarding Development Policy 7: Listed and Traditional Buildings.
- 4.9 Considering the findings of the Annual Monitoring Reports since the adoption of the Local Development Plan 2016-2031, there are no major implications for amending the LDP in this section, as the policies in this chapter have been implemented successfully.

Conservation Areas fit for the Twenty-First Century



32 Typical gable following removal of a later extension.



34 Cork boards installed, prior to application of render coats.



33 Application of Cork Board and render coats.



35 Following application of lime render and breathable paint.

The Authority has embarked on a new project to manage Snowdonia's 14 Conservation Areas. Funded by the Welsh Government's *Sustainable Landscapes, Sustainable Places* fund, the project, led by Chambers Conservation, will ensure that sustainable conservation can improve the Conservation Areas for the future. The first phase of this project between October 2021 and March 2022 involves working with local communities and Conservation Area interest groups to develop Appraisals and Management Plans for the designated areas. These plans will include a statement of significance and an action plan to sustainably protect and improve the areas, with particular emphasis on making them more energy efficient. The Authority is committed to ensuring that Conservation Areas are protected from inappropriate developments and where possible, that the area and setting are enhanced. However, two of the major challenges facing our Conservation Areas today are the Climate Change Agenda and the lack of understanding of the operation and significance of the buildings within these designated areas.

Regarding the Climate Change Agenda, much of the building stock in these Conservation Areas are traditional buildings that are identified as not being very energy efficient. Energy efficiency can be further limited by the additional planning regulatory requirements relating to home improvements such as solar panels and double glazing. These additional restrictions can lead to confusion among property owners about improving property efficiency, which can lead to no action or inappropriate actions being taken. It can also lead to inconsistent advice from officers. On occasion, local builders can also make inappropriate improvements to homes which can have an adverse effect on the Conservation Areas but can also make a building more inefficient. Conservation Area Appraisals are the foundation for positive management of these areas to ensure appropriate as well as sustainable development. The Appraisals will define what is important about the areas but also, through analysis, begin to identify where there are issues, opportunities and other factors. The subsequent Management Plans will provide a framework to manage the Conservation Areas effectively, improving and protecting their special character in a positive and proactive way, and providing effective guidance to those who live, work, invest in the areas and manage them.

Update 2022/2023

The individual Conservation Area Evaluations and Management Plan documents were subject to public consultation between 30 October and 11 November 2022. A number of comments were received from a number of respondents. The intention is to check the changes with the relevant Community Councils before presenting the documents to the Members for final adoption in the Planning and Access Committee. Other work that has taken place as a result of this work during Spring 2023 is four drop-in events across the National Park with experts in the field of Building Conservation promoting the project and promoting information about different suitable and sustainable methods of improvement energy efficiency in traditional buildings within Conservation Areas. In addition, a grant scheme was available to assist with energy efficiency improvements and / or thermal upgrades of public, community and commercial properties within designated Conservation Areas of the National Park, such as Churches / Chapels, Community Halls, Libraries, Community Pubs, and Village Shops. The closing date for the submission of tenders was 3 March 2023 and a decision was made on the successful application.

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 experiences of life and husbandry in the Carneddau as well as information about farming communities and how those have shaped the Carneddau we know today.

Dolgellau Townscape Heritage Project

One of the most prominent features of the town of Dolgellau is its tall buildings of gray dolerite stone and slate, and its web of narrow streets which have evolved and developed accidentally over four centuries. 180 of the town's buildings are listed, and many of the town's historic buildings, mainly commercial, have fallen into disrepair, with some having been empty or partially empty for years.

In order to help regenerate the town, the Dolgellau Townscape Heritage project was established in 2009, which is a partnership between the Snowdonia National Park Authority, the Heritage Lottery Fund, Cadw and Gwynedd Council. The initiative offers grants to eligible property owners towards repairing buildings, restoring the loss of architectural features and bringing vacant floors back into economic use. Another aim of the initiative is to promote awareness of the town's heritage and encourage residents and visitors to take a greater part in their cultural heritage.

Update 2022/2023.

The restoration work to the Victoria Buildings has been completed and has been very well received by the community. The external works have contributed to a noticeable improvement to the streetscape and have improved Upper Smithfield Street and the southern end of Eldon Square.

External work to 4 Eldon Row will start soon.

The essential restoration and repair work to Tŷ Newyddion, the former Wilkins newsagent (priority building) is on site and progressing well.

A number of awareness raising projects relating to Dolgellau's wool and tannery industries have been completed or are underway. These projects have had strong community engagement with local schools and local craft and history groups, where works of art have been created. These artworks will be on permanent display in the Free Reading Room in the near future, making them accessible to all.

Two former woollen mill sites on the river Aran have been surveyed by an archaeologist with the help of Grŵp yr Aran. The archaeological reports relating to the findings will be uploaded on the Authority's website.

A book on the wool and tannery industries is being written. The book should be completed in early September. Income from the sale of the books will be used to further raise awareness of the industries through other projects.

An interpretation board and a new frame relating to two footpaths along the Aran river and including the sites of the old woollen mills will be produced and located near the entrance to the Marian car park.

The overall completion date for the project is 31 December 2023.

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.

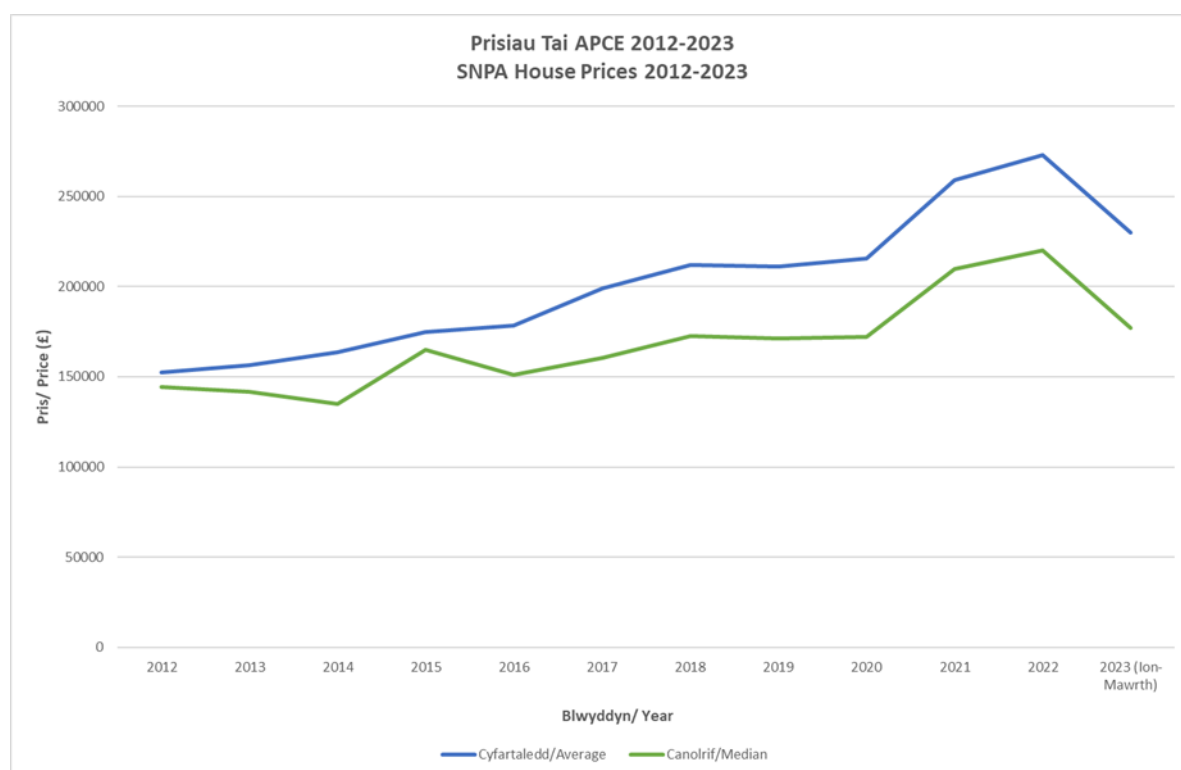
Promote measures to encourage development that supports the vibrancy of the Welsh language and to protect communities from developments that are insensitive to impact on the Welsh language.

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%. The mean average house price for 2021 rose further to £259,096. In 2022 it increased again to £272,294. For the first three months of 2023, this dropped significantly to £230,159. 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. It increased substantially in 2021 to £210,000. In 2022, a further increase was seen to £220,000. For the first three months of 2022, this fell to £177,000. 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 2023 is only for the January to March period. It will be necessary to see if the reduction in prices at the beginning of 2023 continues throughout the rest of the year.

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



5.2 In terms of the number of annual sales; it fell between 2018, and 2020, from 491 to 346. During 2021 it rose to 446.

5.3 Reasons for the price increases:

- Covid-19 pandemic has led 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 which increases the demand on the local housing market.
- Brexit and Covid-19 pandemic made holidaying outside the UK difficult, increasing tourism levels within the UK. This led to more houses being bought as second homes or holiday rentals. Areas such as National Parks in particular are under pressure and the increase in competition for houses for sale may be leading to price increases. Whilst 'staycations' were more pronounced during the 20-21 seasons, these factors may still be having an impact, as covid-19 levels continue to fluctuate, and the cost of living crisis discourages holidaying abroad.
- House prices were seen falling at the beginning of 2023 in Eryri and across Wales. It is believed that this was a result of the UK Government budget in October 2022, rising interest rates, and difficulties in obtaining mortgages.

Second homes / self-catering holiday accommodation: Consultations and Regulatory changes

The levels of second home ownership and the increase in short-term self-catering accommodation have been a very prominent issue since the first lockdown ended. The effects of the pandemic and Brexit have accelerated current trends. The increase in second homes and short-term self-catering accommodation is linked to economic, environmental and cultural impacts on the sustainability of communities and is a major concern for the communities of Eryri. Until the 20th of October 2022, changing the use of an existing house to a second home or holiday accommodation was not considered as development under the Planning Act, so their change of use was outside the scope of the Planning system, and the LDPE. 2016-2031 does not include relevant policies.

The Welsh Government announced a package of measures in July 2022 to tackle the issue of second homes and short-term self-catering accommodation in Wales. These included a land use planning element that could affect the National Park Authority. This includes a legislative change that enables a Local Planning Authority to try to manage second homes and short-term self-catering accommodation in its area. It follows a consultation on the matter in November 2021, for which the National Park Authority supported the principle but also drew attention to some issues relating to practicality and the burden of resources.

From October 20th, 2022, the *Town and Country Planning (Classes of Use) Order 1987* (UCO) was amended to create new use classes for:

'Dwellings, used as a main or sole residence' (Class C3),

'Dwellings, otherwise used as a sole or main residence' (Class C4), and:

'Class C6' short term letting.

Previously there was no difference between these uses within the Use Class Order - and they would all have been considered under one Class C3.

The *Town and Country Planning (General Permitted Development) Order 1995* has also been amended to allow changes between the above 3 uses. Permitted Development (ie no planning application required) is to change between the 3 new uses – C3, C5 and C6. Crucially, these 'permitted development' rights can be disqualified within a particular area by what is known as an Article 4 Direction from a Local Planning Authority on the basis of strong local evidence.

As stated in the **Minister's letter to LPAs dated 28 September 2022** complementary changes have also been made to section 4.2 of Planning Policy Wales (PPW). These policy changes make it clear, where relevant, that the prevalence of second homes and short-term lettings in a local area must be considered when considering housing requirements and policy approaches in Local Development Plans (LDPs). The amendments to Planning Policy Wales make it clear that when a local planning authority issues an Article 4 Direction, it should reinforce its actions by requiring conditions to be placed on all new dwellings that restrict their use to Class C3 where such a condition would satisfy the relevant tests. Local authorities should also allocate sites in LDPs restricted to C3 use, including local market housing, in areas where they seek to manage second homes and short-term lettings.

Local Government and Housing Committee Inquiry into Second Homes³

The Senedd's Local Government and Housing Committee held a formal inquiry focusing on second homes. The terms of reference for the inquiry were to examine the recommendations made by Dr Simon Brooks in his report, and to evaluate the evidence base for policy change in this area and to identify any gaps in knowledge and data. The Planning Policy section submitted a detailed consultation response. The Committee published its report on 23 June 2022. The report contained 15 recommendations, supporting regulatory changes and further research and monitoring, including via the Dwyfor pilot project.

Welsh Language Communities Plan⁴

The Welsh Language Communities Housing Scheme was published in October 2022. It offers support to Welsh-speaking communities that have a high concentration of second homes. The Welsh Language Communities Housing Scheme includes actions for the following:

- The Economy, Housing and the Welsh language
- Community-led social enterprises and co-operatives
- Co-operative and community-led housing
- Steering group of property agencies and stakeholders
- Local housing campaign - Fair Opportunity Scheme
- Welsh Communities Commission
- Cultural Ambassadors
- Welsh place names.

The Welsh Language Communities Commission was established by the Welsh Government in August 2022 with the aim of making recommendations in order to strengthen Welsh communities. The Commission's final recommendations will be published in the form of a report by August 2024. The commission will lead a socio-linguistic analysis of the health of the language in our communities. It will develop a model to give evidence to local authorities on the vitality of the language in the communities they serve.

³ <https://business.senedd.wales/mgIssueHistoryHome.aspx?IId=38211>

⁴ <https://gov.wales/welsh-language-communities-housing-plan>

Dwyfor Pilot⁵

- 5.4 The Welsh Government have established a pilot in the Dwyfor area to trial and monitor new initiatives to address the second homes issue and affordability. Part of Dwyfor falls within the National Park (Beddgelert, Garndolbenmaen), and ENPA are involved as partners. The radical package of measures includes giving local authorities the ability to introduce higher council tax premiums on second homes and long-term empty properties; changes to the set thresholds for placing holiday accommodation on the non-domestic rate list; innovative changes to the planning framework and housing scheme for Welsh communities. The pilot will assist in gathering evidence that would be required for an Article 4 direction, which if adopted, will mean planning permission will be needed to change between the new use classes for dwellings.

Land Transaction Tax

- 5.5 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 an application from the Snowdonia National Park Policy Section, the Welsh Revenue Authority have released this data specifically to Wales's three National Parks.⁶
- 5.6 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. The number of transactions, and those paying higher rates, over 2022-23, has increased to its highest level yet. . The data for 22-23 has not yet been released.

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%
2021-22	670	280	42%

- 5.7 The percentage for Snowdonia National Park of around 42% is comparable to 35% for the area of Gwynedd outside the National Park, and 27 % for the area of Conwy outside the National Park.

Council Tax data

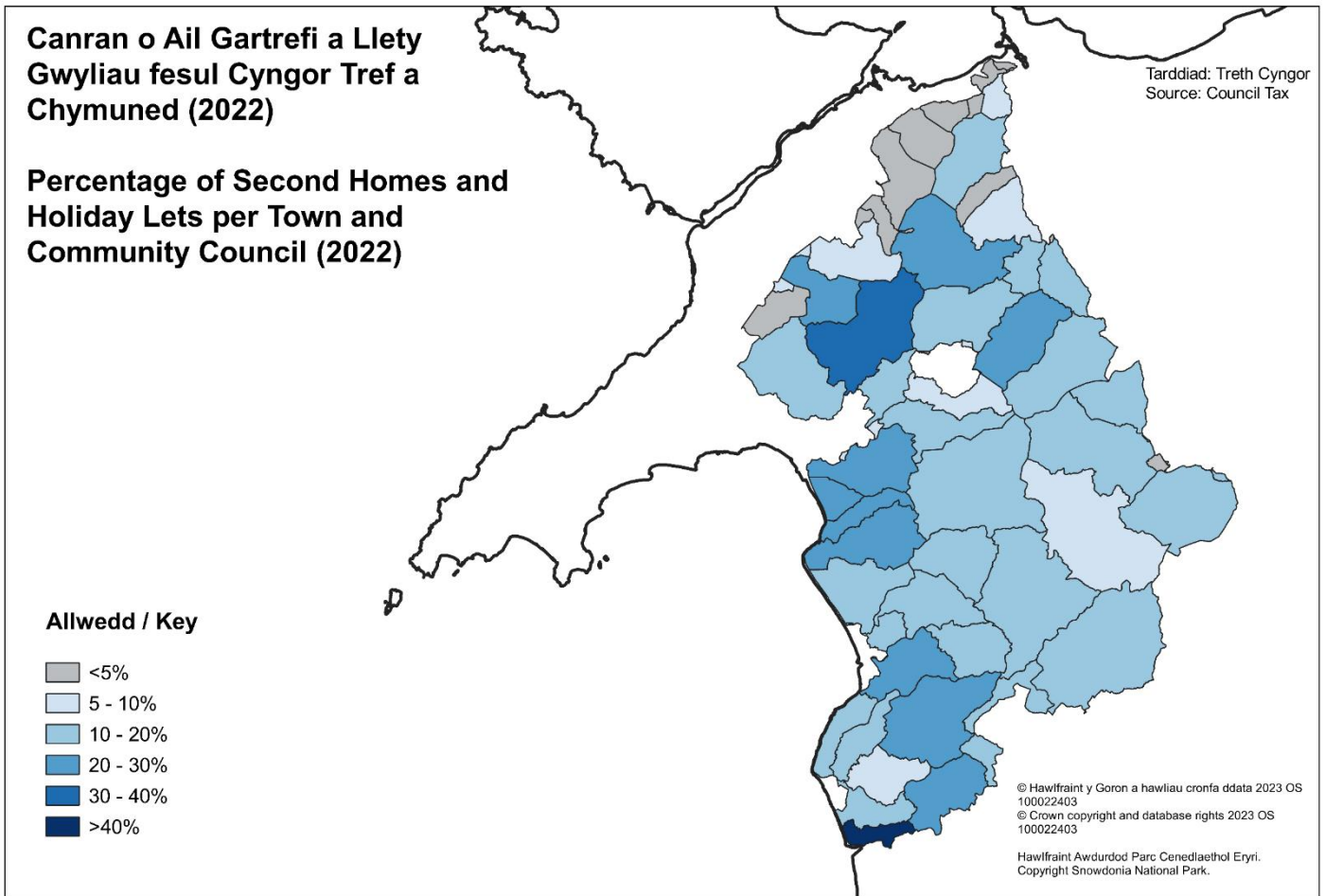
- 5.8 Council tax data shows the number of properties paying the second homes council tax premium. The number of self-catering properties paying non-domestic business rates is also shown. If both datasets are combined, the percentages for each community council

⁵ <https://gov.wales/next-steps-confirmed-tackle-impact-second-home-ownership-wales-communities>

⁶ <https://statscymru.llyw.cymru/Catalogue/Taxes-devolved-to-Wales/Land-Transaction-Tax/Geographic-data/residentiallandtransactiontaxstatistics-by-measure-nationalpark>

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.. In Gwynedd, in 2022, the communities with the highest percentages are Aberdyfi, (45%), Beddgelert (33%), Pennal (30%), Llanfihangel y Pennant (25%), Llanfair (29%). Looking at the trends from 2020 to 2022, within Gwynedd there is not a significant increase in the overall numbers. In several communities however, there is a clear trend of a reduction in second homes, and a similar corresponding increase in the number of homes paying non-domestic rates. This may reflect owners choosing to offer their second homes as short-term holiday accommodation, in order to qualify for rates relief and avoid paying Council Tax.

- 5.9 The 2022 data for the Conwy Council area does not show any significant change in the numbers of second homes and self catering units. When comparing with 2020 data, small increases and decreases are seen within communities. The communities with the highest combined percentage are Bro Machno (26%), Capel Curig (21%), and Betws y Coed (19%).
- 5.10 Gwynedd Council's introduction of a 150% premium on second homes seems to have driven more to 'flip' properties from second homes to self catering business paying non-domestic rates.
- 5.11 The Welsh Government's raising of the threshold of the number of days a home can be let out as short-term holiday accommodation to qualify as non-domestic, may well have further impacts on the numbers, along with raises in the council tax premium for second homes (up to a maximum of 300%). Along with a potential requirement for planning permission, one potential consequence could be a decrease in second homes which could lead to more moving to the area to live on a permanent basis, which will have an impact on communities.
- 5.12 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.



5.13 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, and may be significant. 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 accommodation⁷. Accurate data on these numbers would assist in formulating policies and ENPA will continue to work with partners to explore means of achieving this. A proposed statutory licence scheme for holiday accommodation may be some years away from being introduced.

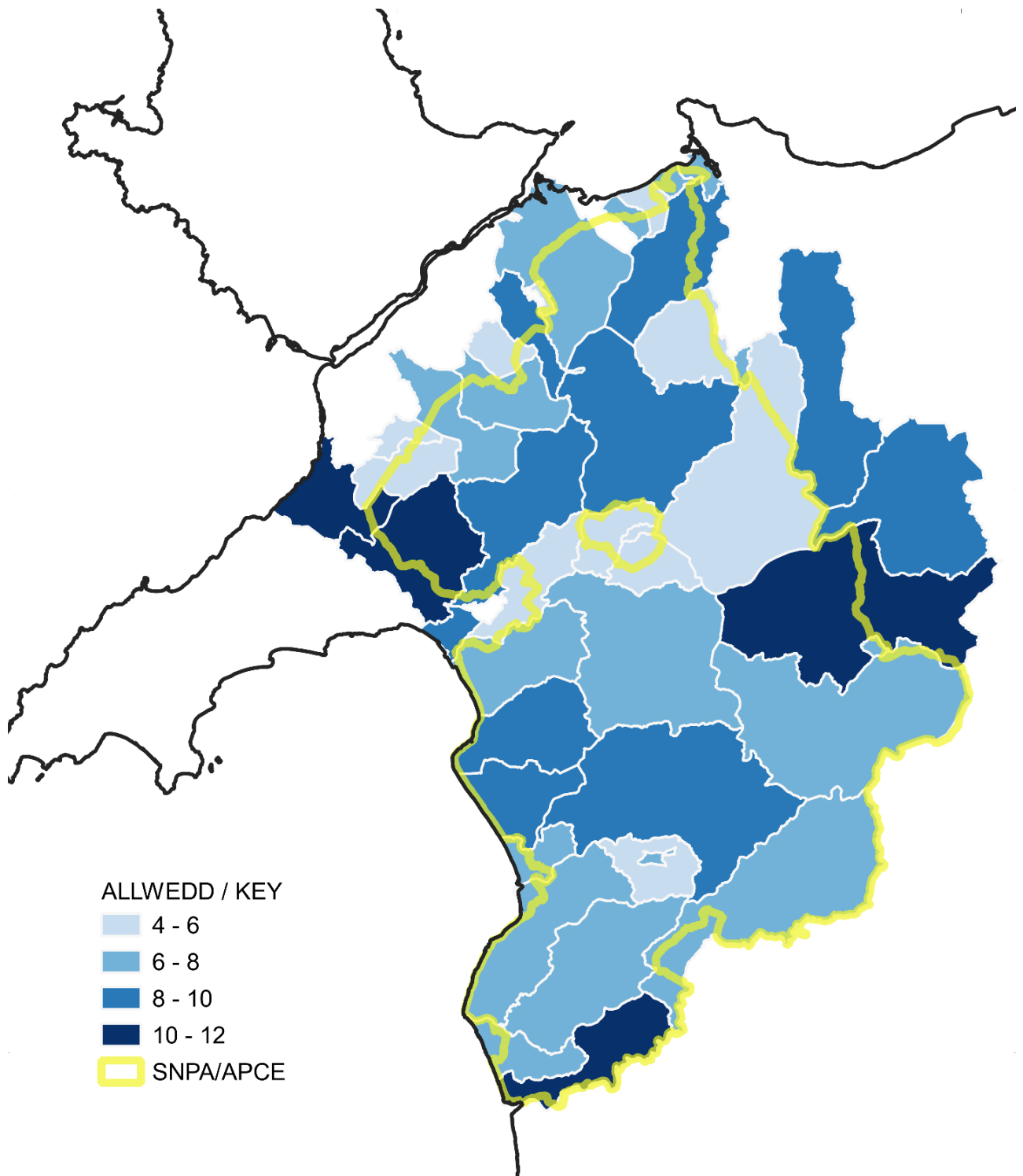
Income

5.14 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.

⁷ https://www.visitsnowdonia.info/sites/default/files/2020-06/Gwynedd%20Bedstock%20Survey%202018_19_S_05062020.pdf

5.15 The map below shows the 2022 median house price to median income ratios for wards within or partly within the National Park (wards which lie partly with the Park contains data from outside of the Authority area). Mortgage lenders will typically lend a household three and a half times their household income. Every ward within the National Park has a ratio of 4 or more. Of 43 wards, 32 have a ratio of 6 or more (74%). A significant number of would be first time buyers are therefore priced out of the housing market.

Median house price to median income ratios for wards within or partly within the National Park (2022 data)*



Housing Development within the National Park

- 5.16 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. 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. With numbers higher last year, and low this year, it does not appear that the pandemic has had a clear or significant 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
- 5.17 A further factor that has become more prominent since 2021/2022 is the increase in the cost of building materials. Figures released by the Department for Business, Energy and Industrial Strategy show that on a UK level, the materials price index for 'All Work' increased by 25.2% in April 2022 compared to the same month the previous year. Construction material prices for new housing increased 22.5% over 2021/2022 and they remain high in 2023. Much of this can be attributed to global supply chain disruption, and there has been a shortage of workers within the construction industry with the effects of Brexit and COVID contributing to this. The low number of completions during the recent years of the AMR can be attributed to these factors. These factors may also be discouraging developers from submitting planning applications for dwellings. Increasing inflation, the cost of borrowing, the cost of living crisis, will all contribute towards lower levels of housing development.
- 5.18 The development of affordable housing by housing associations is also facing barriers. Through discussions with housing associations who operate within Snowdonia National Park, we are aware that it is increasingly difficult to make schemes stack up financially, especially small schemes in rural areas. They are finding it difficult to obtain building contractors to build small schemes and costs are higher with a lower profit margin. Increasing build costs exacerbates the problem. Schemes in smaller settlements are also more challenging to establish the need, especially for intermediate housing.

Affordable Housing Need

- 5.19 Local Housing Authorities are responsible for producing and updating Local Housing Market Assessment (LHMA) in partnership with planning authorities and other stakeholders. 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.
- 5.20 Conwy have released an interim LHMA intended to update the last Local Housing Market Assessment published in 2018. It is an interim document pending the next Assessment which will follow new guidance developed by the Welsh Government. The LHMA identifies a total of 1,145 additional affordable homes over the period 2022-2027 (229 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, an annual need of 9 units for the area of Conwy which falls within the National Park. There is little change in these figures from the previous LHMA for 2018-23.
- 5.21 Notable headlines from The Conwy LHMA include:

- The market analysis indicates that 46.7% of first time buyers and newly forming households are priced out of the market, both to rent and to buy. Industry-accepted definitions of affordable housing costs suggest that spending more than 30% of household income on housing costs is unsustainable.
- The assessment indicates that 31.5% of new households could only afford social housing rents and only 15.2% are able to afford low-cost home ownership (intermediate) schemes
- Conwy County has a relatively low level of social housing stock in Wales, so many lower income households must rely on the private sector.
- The proportion of private rented properties has stabilised at around 17% of dwellings. For new households, renting from a private landlord is expensive. Fewer than 2% of newly marketed private lets in Conwy are let at, or below, the Local Housing Allowance for their size.
- Housing benefit support in the private sector is frozen, shortfalls between housing benefits and rent mean householders must find rent money from already tight budgets. Low-income young single householders have very few options.
- Property owners are considering options as house prices and short-term letting offer attractive alternatives.
- The loss of dwellings to non-residential uses will negatively impact overall supply. Policies to control the loss could bring the overall level of unmet demand for housing down. Consideration ought to be given to policies to preserve residential accommodation and resist losses to holiday lets.

5.22 The new guidance⁸ advises that where national park boundaries intersect local authority boundaries, practitioners may find it helpful to construct HMAs in a way that allows housing need data to be extracted for the National Park. It is suggested that National Parks utilise the estimates of additional housing need and demand set out within the local authority's LHMA to develop a concise analytical report.. Soon, Gwynedd and Conwy will have started on the work of updating their LHMA which will be an important part of the evidence base for a review of the Eryri LDP in the future. The Welsh Government has introduced a new methodology for the production of the LHMA.

5.23 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.

Rental Properties

5.24 As stated above, the availability of rental homes is becoming increasingly difficult. Rental properties are being switched to holiday accommodation, which can be more profitable for the owner. Rents are increasing, along with inflation and the cost of living. Wages and benefits are stagnant. This provides a strong reason to control the loss of residential

⁸ https://gov.wales/sites/default/files/publications/2022-03/local-housing-market-assessment-guidance-2022_0.pdf

properties to holiday uses, which may be possible with future planning policy and legislation change.

Population and Household Projections

- 5.25 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.
- 5.26 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 a need to consider a lower housing requirement and provision figure which may be more suitable in a future amendment of the Eryri LDP.

Review of Section 106 Agreements

- 5.27 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

- 5.28 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

- 5.29 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

- 5.30 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
- 5.31 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.

Housing Trajectory 2022-2023

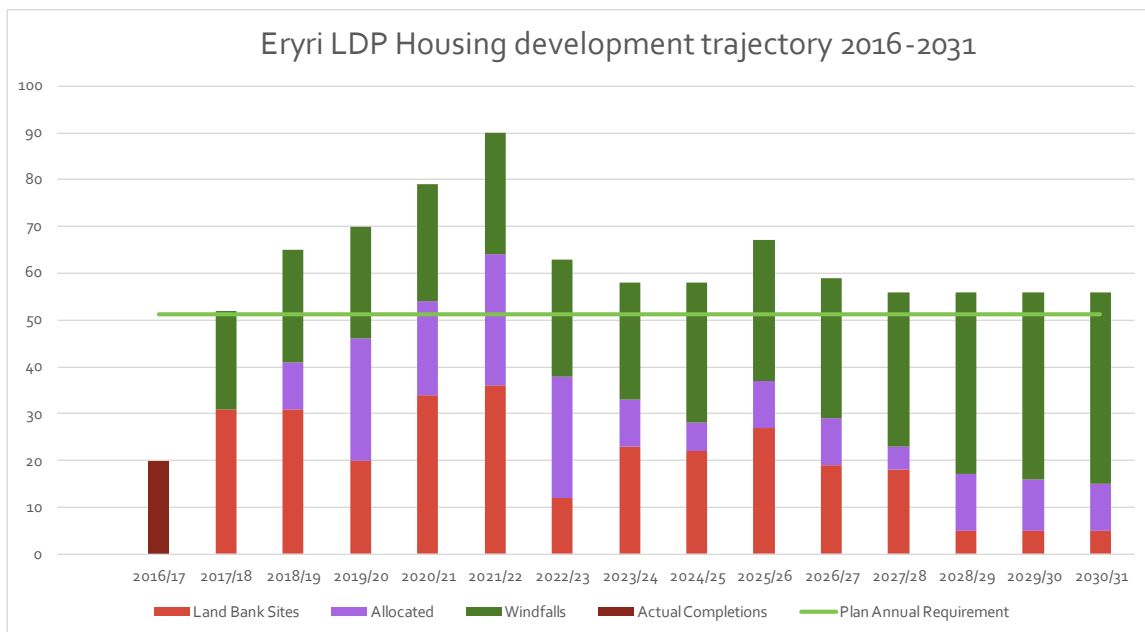
- 5.32 In accordance with the guidance, LPA's who adopted an LDP prior to the publication of the Development Plan Manual Edition 3 in March 2020 need to create a housing trajectory based on the actual completions to date, and set out the timing and phasing of sites/supply in the remaining years of the plan period. Two tables, one for allocations and one for large sites (5 or more units) are included in Appendix 4.
- 5.33 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

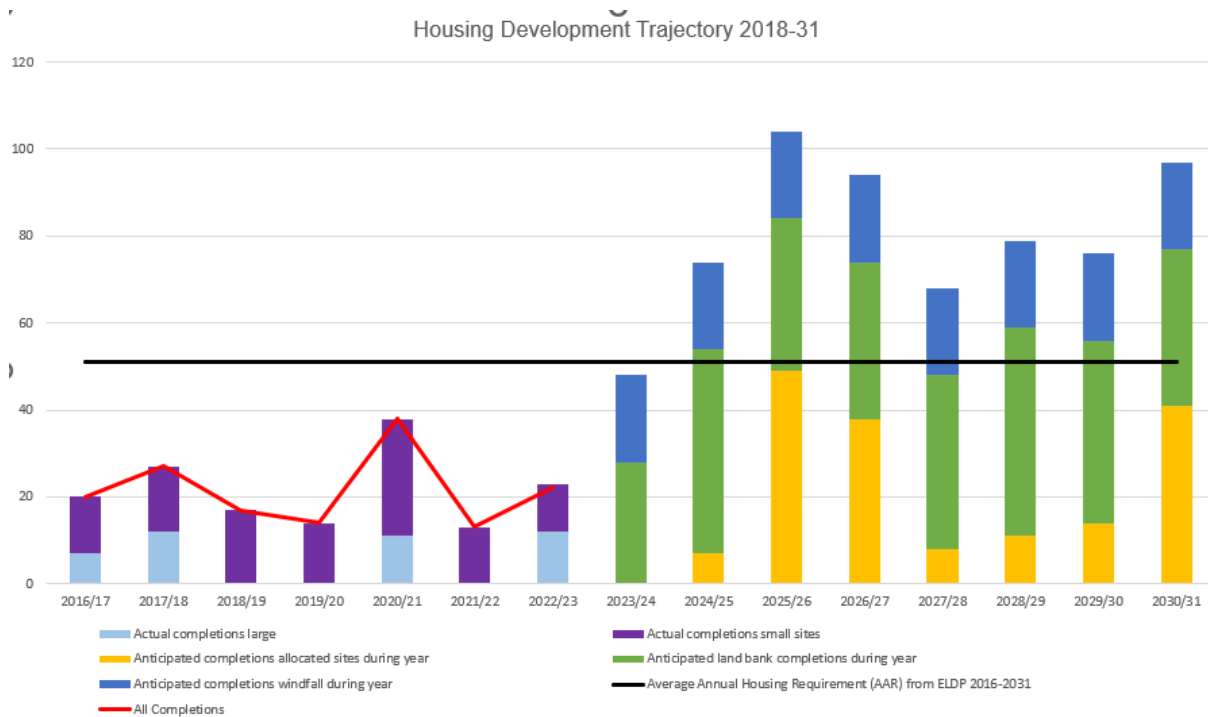
	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
Actual completions large	7	12	0	0	11	0	12								
Actual completions small sites	13	15	17	14	27	13	11								
Anticipated completions allocated sites during year								0	7	49	38	8	11	14	41
Anticipated land bank completions during year								28	47	35	36	40	48	42	36
Anticipated completions windfall during year								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	13	22								

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

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



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



5.35 Graph 1 shows the trajectory as set out in the ELDP 2016-31; Graph 2 shows the trajectory as amended by this AMR for 2022/23. Graph 2 shows there is an annual shortfall against the AAR 'black line' in 2022/23. **In this year completions are 22 units below what was anticipated (51 AAR vs 22 actual completions, - 57%).** 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.

5.36 The cumulative required build rate from the start of the plan period 2016 to 31st March 2022 as set out on the 'black line' was 357 units. **Actual completions 'red line' have been 151 units, representing a 206 unit shortfall in housing delivery over the plan period to date (-42%).**

5.37 For the remaining eight-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 640 units, higher than the AAR number of 408 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.

- 5.38 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.
- 5.39 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.
- 5.40 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.

MF24

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)	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:	7 housing units granted permission, 13 housing units completed	
		AMR No 4:	15 housing units granted permission, 22 housing units completed	
Analysis				
<p>Conclusion: 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 higher, and vice versa. It is therefore very difficult to determine any specific trends.</p> <p>External factors have impacted upon the overall economy and housing market and influenced development with the National Park. The uncertainty over Brexit over the last 6 years may have dissuaded developers from proceeding with plans to invest in housing. Factors such as Brexit and the Covid-19 pandemic have contributed to a significant increase in building material costs. High inflation, high cost of living, coupled with stagnant wages may also be discouraging developers of custom built single plots/self build plots. The current economic climate has resulted in a difficult borrowing environment for small builders and self-build projects as well as mortgages increasingly difficult to obtain which may impact the rate of development in the National Park.</p> <p>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. There is a lack of private sector interest and development in general within the National Park.</p> <p>The activity of housing associations during each year has a significant impact on the overall housing figures within the National Park. During AMR year 1 and 3, there were no permissions or</p>				

completions by Housing Associations, while permissions and completions were higher in year 2. A housing association has completed a site of 9 houses in year 4, which increases the figure.

The patterns shown by this, and other targets of this AMR, demonstrates the significant role Housing Associations plays in the delivery of affordable housing units on allocated sites and in providing affordable housing within the National Park area.

Permissions and completion numbers were higher during AMR 2, being boosted by Housing Associations activity (9 permissions, 11 completions).. 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 there was an increase in the second year of monitoring, the very low numbers for the 1st, 3rd and 4th years suggest the policy has not had the desired effect of increasing housing development. However, it is difficult to establish the extent of the influence of the new policy and external economic factors. The low numbers of development, particularly 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.

Action	<p>Permissions and Completions have been below the average annual housing requirement target for over four consecutive years.</p> <p>The increasing pressures on the national and local housing market exacerbated by Covid 19 and the resulting impact on the sustainability of local communities suggests that future LDP policies should focus on achieving accessible local market housing and affordable housing</p> <p>The latest household projections also suggests that a lower overall housing requirement figure may be more suitable when amending the LDP.</p> <p>Provision of homes is a key element of the plan's strategy. With persistent low numbers of units coming forward and being completed, the development plan's housing figures are not being delivered. The formal review was started in March 2023 and a review report has been drafted.</p>
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MF25

Objective	Support appropriate development which meets the housing needs of the local community, having special regard to affordable housing for local people.			
Key Policies Strategic Policy G: Housing Development Policy 30: Affordable Housing		Related Policies Development Policy 9: Conversion and Change of Use of Rural Buildings Development Policy 11: Affordable Housing in Exception Sites		
Indicator	Target	Outcome		
% of consents granted and new housing completed annually in each settlement tier	Local Service Centres (25%)	Adoption		
	Service Settlements (10%)	AMR No 1:	See analysis	
	Secondary Settlements (45%)	AMR No 2:		
	Smaller Settlements (10%)	AMR No 3:		
Open Countryside (10%)	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				
2021/22				

Granted Permission:

Local Service Centres. 0 units = 0% **Below target**
 Service Settlements 1 units = 14% **Above target OK**
 Secondary Settlements 4 units = 57% **Above target OK**
 Smaller Settlements: 0 units = 0% **Below target**
 Open Countryside : 2 unit = 29% **Above target OK**

Completions:

Local Service Centres: 0 units = 0% **Below target**
 Service Settlements: 4 units = 31% **Above target OK**
 Secondary Settlements: 4 units = 31% **Below target**
 Smaller Settlements: 0% = **Below target**
 Open Countryside: 5 units = 38% **Above target**

2022/23**Granted Permission:**

Local Service Centres. 0 units = 0% **Below target**
 Service Settlements 1 units = 7% **Below target**
 Secondary Settlements 5 units = 33% **Below target**
 Smaller Settlements: 0 units = 0% **Below target**
 Open Countryside : 9 units = 60% **Above target**

Completions:

Local Service Centres: 11 units = 50% **Above target**
 Service Settlements: 1 units = 5% **Below target**
 Secondary Settlements: 5 units = 23% **Below target**
 Smaller Settlements: 1 unit = 5% = **Below target**
 Open Countryside: 4 units = 18% **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. Given the low numbers of permissions in the National Park, a single unit represents 7% in 22/23, demonstrating that when dealing with such a low scale of completions, the percentages can be skewed significantly each year.

During 2019/20 and 21/22, no large sites were permitted or completed, thus affecting the distribution of the percentages, with the majority of the units developed being single units.

During the 202/21 monitoring period, the impact of a Housing Association being granted permission and completions was significant, resulting in higher figures for Local Service Centes and Serice Centes. The 2022/2023 period sees the highest concentration in Secondary Settlements, which does broadly follow the distribution of the targets. There are no permissions or completion in the Local Service Centres this year however a housing association site is expected to be completed in Bala next year.

During the 2022/23 monitoring period, no planning permission was granted for a large site or one from a Housing Association. With planning permission, the highest concentration seen was 60%, namely 9 single units, in the countryside, and 33% within Secondary Settlements. In terms of completed units, the highest concentration was seen in Local Service Centres, mainly as a result of the site of 9 units by a Housing Association in Y Bala.

In terms of permissions, two elements of the 'trigger point' have been 'triggered' for two consecutive years, namely permission in Local Service Centres and permission in the Open Countryside. The target for Local Service Settlements has not been reached since 2020/21. The Open Countryside target was exceeded in each of the four monitoring years.

The target for Local Service Settlements was not reached in 2022/23, but was reached in the previous three years. Permissions in Smaller Settlements have not exceeded the target in each of the four monitoring years. As a result, the target was not triggered.

The number of houses being completed is not monitored by the trigger points. In terms of the targets, the number of units completed during 2022/23 is higher than the target in Service Centres, but lower in Service Settlements. Completion levels are high in the Open Countryside, but 18% only represents 5 units. The figures show a high percentage for planning permission for houses in the countryside, with the percentage exceeding the target of 10% in every year apart from the first one, 2019/20. Looking at the planning permissions in the open countryside, it can be seen that 9 out of 28 are Rural Enterprise Houses, and in accordance with national planning policies. These are almost 30% of the houses in the countryside.

Given the low number of units permitted and completed, it is difficult to deduct any strong trends from this target. Minor changes in numbers, and a development by a housing association, can significantly change the distribution percentages. It is necessary to consider the value of this target, and the trigger points, as the numbers have been low.

Action	Further Investigation / Research Required: The policies of the development plan are not being implemented as intended and further investigation and / or investigation is required.
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MF26

Objective	Support appropriate development which meets the housing needs of the local community, having special regard to affordable housing for local people.			
Key Policies Strategic Policy G: Housing Development Policy 30: Affordable Housing	Related Policies Development Policy 9: Conversion and Change of Use of Rural Buildings Development Policy 11: Affordable Housing in Exception Sites			
Indicator	Target	Outcome	Trigger Point	
Number of affordable housing units granted planning permission per annum	25 affordable housing units to be granted planning permission per annum	Adoption	Below 21 units granted planning permission per annum for 2 consecutive years	
		AMR No 1:		2
		AMR No 2:		14
		AMR No 3:		1
		AMR No 4:	2	
Analysis				
Out of the 15 new residential dwellings granted planning permission between April 2022 and March 2023, only 2 of these were affordable housing units. The numbers remain below the trigger point of 21 for the 4th consecutive year of monitoring.				
The affordable units in 22/23 were two new residential units. The 2022/23 period saw no permissions granted to Housing Associations, and 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 state of the national economy, following Brexit and Covid, and inflation and high interest rates may have dissuaded developers from				

proceeding with plans to invest in housing. There has been an increase in the costs of house building materials; inflation coupled with stagnant wages and high cost of living makes it increasingly difficult to obtain mortgages.

The Authority depends on the delivery of the majority of affordable housing units by Housing Association 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.

The raising of the threshold in Service and Secondary settlements in the short form revision 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, 5 in 2021/22). Had the policies of the previous ELDP had been applied, 5 of 7 permissions granted during 2021/22 would have been required to be affordable. Discounting units granted to housing associations's, the low number of permissions for affordable homes may be partly a 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 (although there is no certainty that affordable housing would have come forwards)

The AMR figures over the last 4 years (and further) demonstrates that in the current economic climate, the private sector is not delivering affordable housing within the national park. Within the national park, no private allocations are coming forward for development, and therefore do not provide a contribution of affordable housing. There are no large housing developments coming forward, meaning the required % contribution of affordable housing from such sites is not being provided. This highlights the need to review the deliverability of the plan's housing figures and the viability of sites. There is more activity, albeit low numbers, from small, single plot developments, which tend to be self build / custom build plots by local developers, to provide for their own needs, and not developments purely for profit and investment purposes, to be made available on the market. This suggests that future policy may need to focus on the provision of housing for the local market, and affordable housing.

Action	<p>Number of affordable housing units granted planning permission per annum is below 21 units for 3 consecutive years. A policy review is required as affordable housing is not being delivered and allocations are not coming forward.</p> <p>The increasing pressures on the local housing market exacerbated by Brexit and Covid 19 and the resulting impact on the sustainability of local communities suggests that future LDP policies may need to focus on achieving accessible local market housing and affordable housing.</p> <p>Provision of affordable homes for local communities is a key element of the plan's strategy. With persistent low numbers of units coming forwards, the development plan housing figures are not being delivered. The formal review was started in March 2023 and a review report has been drafted</p>
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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:	2	
		AMR No 4:	11	
Analysis				
<p>The number of affordable units completed during 2022/23 has increased to 11 from the previous 2 years, well below the target of 25 and below the trigger point of 21. The number of affordable housing units completed has been lower than the target for 4 consecutive years.</p> <p>The low number of completions 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. Factors such as Brexit and the Covid-19 pandemic has contributed to a significant increase in the cost of building materials. Inflation, high cost of living, coupled with stagnant wages may also be discouraging developers of custom build single plots/self build plots, with mortgages increasingly difficult to obtain.</p> <p>The Authority is dependent on the delivery of affordable housing units by Housing Associations. In 2022-23, 9 affordable units were completed by Housing Associations, which given the low number of completions overall, has a significant impact on the figures for this monitoring year.</p> <p>In the current economic climate, it does not appear that the private sector are delivering affordable housing within the National Park. Affordable housing delivery is heavily dependent on housing association activity, which generally appears to deliver a site every two years. It does not appear that the private sector can be relied upon to provide affordable housing.</p>				
Action	<p>Number of affordable housing units completed per annum is below 21 units for 3 consecutive years (although the figure for 2020-21 (19 units) was just below the target..</p> <p>Provision of affordable homes for local communities is a key element of the plan's strategy. With persistent low numbers of units completed, the development plan housing figures are not being delivered. Given the situation facing the communities of Snowdonia, it is considered that triggering a formal review is appropriate.</p> <p>The increasing pressures on the local housing market exacerbated by Brexit and Covid 19 and the resulting impact on the sustainability of local communities suggests that future LDP policies may need to focus on achieving accessible local market housing and affordable housing The formal review was started in March 2023 and a review report has been drafted.</p>			

MF28

Objective	Support appropriate development which meets the housing needs of the local community, having special regard to affordable housing for local people		
Key Policies Strategic Policy G: Housing Development Policy 30: Affordable Housing	Related Policies Development Policy 9: Conversion and Change of Use of Rural Buildings Development Policy 11: Affordable Housing in Exception Sites		
Indicator	Target	Outcome	
Number of market units coming forward as a result of non-viability		Adoption	
		AMR No 1:	0
		AMR No 2:	3
		Trigger Point	
		10 or more units per annum granted planning permission	

(i.e. units that are not viable and have therefore resulted in open market housing with a commuted sum).	AMR No 3:	0	for three consecutive years.
	AMR No 4:	3	
Analysis			
Commuting sums were received for three planning applications during 2022/23, resulting in 4 units. The three applications were for the conversion of buildings to residential use in the countryside, with one application providing 2 units.			
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	
Number of affordable housing units granted planning permission per annum via windfalls.	6 units per annum	AMR No 1:	2
		AMR No 2:	4
		AMR No 3:	0
		AMR No 4:	0
		AMR No 4:	0
Trigger Point			
Below 5 units granted planning permission per annum for 2 consecutive years			
Analysis			
<p>No affordable housing units were granted planning permission via windfalls in 2022/23. The low figure should be seen in the context of the low number of permissions granted for all types of housing, 15, of which only 2 were affordable. External factors such as Brexit may have also had an impact on the economy and the overall housing market. As previously recognised, factors such as Brexit and the Covid-19 pandemic have contributed to a significant increase in the cost of building materials. Inflation, high cost of living, coupled with stagnant wages may also be discouraging developers of custom build single plots/self build plots, with mortgages increasingly difficult to obtain.</p> <p>Previous low figures for affordable housing units permitted on windfall sites were taken into account during the revision of the LDP for 2016-2031 to ensure windfall sites are brought forward for development. The thresholds in the revised Plan was increased to assist sites coming forward; and the percentage provision of affordable housing units required for developments was reduced. It appears that a number of small open market windfall sites have come forwarded which fall below the threshold.</p> <p>The raising of the threshold in Service and Secondary settlements allows single units to be open market dwellings, whereas previously they were required to be affordable. This has resulted in permissions for a number of single, open market dwellings within these settlement types over the first 3 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 open market plot in areas where under the previous plan, would have had a requirement to be affordable.</p> <p>It does not appear that increasing the threshold in order to ensure greater deliverability and viability has resulted in an increase in windfall sites contributing towards affordable housing.</p>			

Action	The trigger point has been activated following two consecutive years of numbers falling below the target. The contribution of windfalls in the plan may be too high and needs to be reviewed as part of the housing strategy.
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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:		0
		AMR No 4:	2	
Analysis				
2 affordable units completed on windfall sites during 2022/23.				
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	The trigger point has been activated following two consecutive years of numbers falling below the target. The contribution of windfalls in the plan may be too high and needs to be reviewed.			

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:		1
		AMR No 4:	2	
Analysis				
2 affordable housing units were granted planning permission via conversion during 2022/23, This follows 3 years when the number was below the trigger level of 2.				
There may be general economic reasons for the low numbers. The need for a S.106 for an affordable dwelling may discourage developers, coupled with difficulties obtaining mortgages. Coupled with high				

inflation, high building costs and stagnant wages, the current economic climate does not encourage investment in conversions as affordable dwellings.

was permitted

Action	The trigger point has been activated, with three consecutive years of numbers falling below the target , but the number is higher than the target during 2022/23. Affordable housing is not being delivered via conversions; the plan policies are not being implemented and are failing to deliver; a review of the policy is required.
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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:		2
		AMR No 4:		0
Analysis				
0 affordable units were completed via conversions.				
Action	Development plan policies are being implemented effectively			

MF33

Objective	Support appropriate development which meets the housing needs of the local community, having special regard to affordable housing for local people			
Key Policies Strategic Policy G: Housing Development Policy 30: Affordable Housing	Related Policies			
Indicator	Target	Outcome	Trigger Point	
Monitor uptake of affordable housing in smaller settlements	2 per settlement over the life of the Plan	Adoption	Take up of 2 units per settlement. 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:		0
		AMR No 4:		0
Analysis				
0 affordable dwellings have been permitted within smaller settlements.				
Over the four year period of the AMR, affordable housing has only been provided within two of the 29 smaller settlements within the national park area. The affordable requirement with the need for a S.106, and difficulties obtaining a mortgage, may be discouraging development, coupled with other wider economic factors, as outlined under other targets.				

The target of 2 units per settlement appears ambitious (it would equate to 58 units), and does not appear to be deliverable and should be re-considered as part of the review. 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 may need to focus on achieving accessible local market housing.

Action	Development plan policies are not being implemented as intended and further research and/or investigation is required.
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MF34

Objective	Support appropriate development which meets the housing needs of the local community, having special regard to affordable housing for local people
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Key Policies Strategic Policy G: Housing Development Policy 30: Affordable Housing Development Policy 11: Affordable Housing in Exception Sites	Related Policies
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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:		0
		AMR No 4:		1

Analysis
<p>No affordable housing units were permitted on an exception site during 2022/23. One affordable unit was completed on an exception site during 2022/23 (planning permission was granted in 2017). Suitable land owned by housing associations have already been allocated in the development plan, as opposed to being brought forward as exception sites.</p> <p>The affordable requirement and the need for a S.106, plus difficulties obtaining a mortgage, may be discouraging development, coupled with other wider economic factors, as outlined under other targets.</p>

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.
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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:	See analysis
		AMR No 4:	See analysis
Analysis			
Of the 15 residential units granted planning permission, all were for single units, except for 1 permission to convert 2 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			
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 Melyn	Development plan policies are not being implemented as intended and further research and/or investigation is required.		

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:	Targets met

		AMR No 4:	Targets met	
Analysis				
The units which had an affordable housing requirement have met the affordable housing target of the Eryri LDP. The review will need to consider the Affordable Housing targets and thresholds				
Action	Development plan policies are not being implemented as intended and further research and/or investigation is required.			

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:	See analysis	
		AMR No 4:	See analysis	
Analysis				
Local authorities have a duty to undertake gypsy and traveller accommodation assessments (GTAA's) 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. Cyngor Gwynedd have established a new steering group for 2021 of which the Authority are members. In May 2021. Arc4 were commissioned to assist Gwynedd and Ynys Mon Councils to prepare a Gypsy and Travellers Accommodation Assessment to inform local housing strategies and Gypsy and Traveller site provision policies in Development Plans. The GTANA has been carried out in accordance with the methodology set out in the Welsh Government's Undertaking Gypsy and Traveller Accommodation Assessment. Again the GTANA did not identify the need for a site within the National Park. 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.				
Action	Development plan policies are being implemented effectively			

MF38

Objective	Support appropriate development which meets the housing needs of the local community, having special regard to affordable housing for local people Communities			
Key Policies Strategic Policy G: Housing Development Policy 30: Affordable Housing		Related Policies Development Policy 9: Conversion and Change of Use of Rural Buildings		

		Development Policy 11: Affordable Housing in Exception Sites	
Indicator	Target	Outcome	Trigger Point
Monitor affordable housing need figure identified through the LHMA and other appropriate local housing needs surveys		Adoption	
		AMR No 1:	See analysis
		AMR No 2:	
		AMR No 3:	
		AMR No 4:	
Analysis			
<p>Local Housing Authorities are responsible for producing and updating LHMA in partnership with planning authorities and other stakeholders. Local Housing Authorities are responsible for producing and updating Local Housing Market Assessment (LHMA) in partnership with planning authorities and other stakeholders.</p> <p>Conwy have released an interim LHMA intended to update the last Local Housing Market Assessment published in 2018. It is an interim document pending the next Assessment which will follow new guidance developed by the Welsh Government. The LHMA identifies a total of 1,145 additional affordable homes over the period 2022-2027 (229 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, an annual need of 9 units for the area of Conwy which falls within the National Park. There is little change in these figures from the previous LHMA for 2018-23.</p> <p>Gwynedd Council have updated their LHMA for the period (2018-2023). Gwynedd LHMA (2018-2023) has identified an annual housing need figure of 707 for the Gwynedd area. Using a pro rata split of 19% for the part of Gwynedd area within the National Park boundary, gives an annual need of 134 and a total of 670 units over the 5 year LHMA period. The Authority will continue to work closely with Gwynedd and Conwy and use the findings of the LHMA's to help inform the type of dwellings required in terms of size and tenure mix.</p> <p>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. Gwynedd and Conwy have started the work of updating their LHMA which will be an important part of the evidence base for a review of the Eryri LDP in the future. The Welsh Government has introduced a new methodology for the production of a LHMA.</p> <p>The Authority will continue to work closely with Gwynedd and Conwy and use the findings of the LHMA's to help inform the type of dwellings required in terms of size and mix of occupancy. During this monitoring year, the Rural Housing Enablers (RHEs) has undertaken a local housing needs survey in Llanuwchllyn.</p>			
Action	Development plan policies are being implemented effectively		

MF39

Objective	Support appropriate development which meets the housing needs of the local community, having special regard to affordable housing for local people		
Key Policies Strategic Policy G: Housing Development Policy 30: Affordable Housing	Related Policies Development Policy 9: Conversion and Change of Use of Rural Buildings Development Policy 11: Affordable Housing in Exception Sites		
Indicator	Target	Outcome	Trigger Point
		Adoption	

Monitor the need for intermediate affordable housing needs through Tai Teg Register.	AMR No 1:	See analysis
	AMR No 2:	
	AMR No 3:	
	AMR No 4:	
Analysis		
<p>The Local Authorities of North Wales and housing associations have established Tai Teg, a joint intermediate housing register which is coordinated by Grwp Cynefin housing association. This register provides specific information about intermediate housing needs across the whole of north Wales and it is possible to break down the information by settlement to provide an accurate figure of intermediate housing need within settlements across the National Park. This information is available to the Authority and housing associations.</p> <p>The numbers of households on the Tai Teg register within the National Park in August 2023 was: Gwynedd: 134 for purchasing and 102 for rental; Conwy: 87 for purchasing and 67 for rental</p> <p>There has been an increase in the numbers registered since 2022. As it is possible for households to be on both registers, and can choose up to three areas, there may be duplication. Figures are divided into community council areas, some of which contain areas outside the National Park.</p>		
Action	Development plan policies are being implemented effectively	

MF40

Objective	Support appropriate development which meets the housing needs of the local community, having special regard to affordable housing for local people			
Key Policies Strategic Policy G: Housing Development Policy 30: Affordable Housing	Related Policies Development Policy 9: Conversion and Change of Use of Rural Buildings Development Policy 11: Affordable Housing in Exception Sites			
Indicator	Target	Outcome		Trigger Point
Revise existing SPG on Affordable Housing	By 2019	Adoption	Existing SPG	Failure to deliver
		AMR No 1:	SPG Revised and adopted	
		AMR No 2:		
		AMR No 3:		
		AMR No 4:		
Analysis				
<p>A revised SPG for affordable housing was adopted in September 2019. This is a practical guidance note for applicants who intend to submit a planning application for an affordable dwelling to meet local needs which is available to download on the Authority's website. The Authority continues to discuss viability issues on a case by case basis making reference to the SPG on Affordable Housing</p> <p>The SPG provides detailed information on how policies contained in the revised Eryri Local Development Plan (ELDP) (2016-2031) will be applied in practice by the Authority. The most relevant policies in the revised Eryri LDP are Strategic Policy G: Housing, Development Policy 30: Affordable Housing, Development Policy 11: Affordable Housing on Exception Sites and Development Policy 9: Conversion and Change of use of rural buildings.</p> <p>The SPG was the subject of a 6 week public consultation between the 9th of July 2019 and the 18th of September 2019. The consultation report is available for viewing on the Authority's website.</p>				

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
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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:		0
AMR No 4:	0			
Analysis				
During 2022/23, no applications were approved.				
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:		1 improved community facilities
AMR No 4:				

Analysis	
During 2022/23: - Planning permission was permitted for demolishing the existing stone toilet block and installing adventure playground equipment for children at Capel Curig Community Centre were permitted	
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: No losses	
		AMR No 4: No losses	
Analysis			
was permitted			
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: No harmful scheme or developments	
		AMR No 3: No harmful scheme or developments	
		AMR No 4: No harmful scheme or developments	
Analysis			
During 2022/23, two community and linguistic statements were submitted. One was for an application to change land use to install 6 short term catering holiday units. Another statement was submitted with permission for a change of use and extension of a dwelling into the owner's flat and 13 staff accommodation units, and a community centre for staff together with associated parking.			
Action	Development plan policies are being implemented effectively		

MF45

Objective	Promote measures to encourage development that supports the vibrancy of the Welsh language and to protect communities from developments that are insensitive to impact on the Welsh language.			
Key Policies Development Policy 18: The Welsh language and the Social and Cultural fabric of Communities	Related Policies			
Indicator	Target	Outcome	Trigger Point	
Monitor the effectiveness of the Community and linguistic statement and the Community & Linguistic Impact Assessments	Number produced in compliance with policy. Assess effectiveness.	Adoption		
		AMR No 1:		See analysis
		AMR No 2:		
		AMR No 3:		
AMR No 4:				
Analysis				
<p>The Community & Linguistic Statements that have been submitted in previous years enabled the Authority to make an informed decision on applications that may have had an effect on the Welsh language within communities. They have also provided an opportunity for applicants to demonstrate positive influences on communities, particularly where the development serves to meet local needs. In response to any negative impacts of the development, the statement also gives the applicant the opportunity to expand on the benefits of the development and to present evidence of mitigating factors relevant to the application and planning.</p>				
Action	Development plan policies are being implemented effectively .			

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:		Increase
AMR No 4:	Increase			
Analysis				
<p>During 2022/23, applicants have been encouraged to produce bilingual signs. During this Annual Monitoring period, 6 out of 7 applications for advertisement consent were bilingual. Five signs were interpretation boards, and one for a pub. Permission for signs to a shop in Betws y Coed was not bilingual. .</p> <p>The Authority is in the process of drafting an SPG on Advertisement and is reviewing the existing SPG on Welsh Language; both will contain guidance on Encouraging Welsh or bi-lingual signage</p>				
Action	Training Required: The policies of the development plan are not being implemented as intended and officer training is required.			

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:	See analysis
		AMR No 4:	See analysis
Analysis			
<p>There are a number of initiatives being undertaken by the Authority that encourage the use of the Welsh language and seek to protect Welsh place names. They are also actions under the objectives of the Authority's Management Plan (Cynllun Eryri). Such projects positively promote the language, which gives the National Park its sense of place. Through participating in such schemes, individuals will have increased awareness of the language and may be more minded to retain Welsh names for new developments and adopt bilingual policies for businesses.</p> <ul style="list-style-type: none"> • <i>Ysgwrn, the Carneddau Landscape Partnership Scheme and the Harlech and Arduwy Cultural Heritage Scheme offer a wide variety of opportunities for people to socialise, engage with heritage and participate through the medium of Welsh. These opportunities include volunteering, skills development, activities and events. Yr Ysgwrn adds to Curriculum for Wales resources. The Authority has officially approved the use of the names Yr Wyddfa and Eryri in all languages. There was a positive response to the decision and a number of national bodies are following the same path, leading to better awareness of Welsh place names and an understanding of their significance. Place name projects are being planned with Pontio (Bangor) and for the National Eisteddfod 2023. All medium/large planning applications must carry out a linguistic assessment and demonstrate that there is no adverse effect before being granted.</i> • <i>All volunteers are encouraged to take part in the Ambassador scheme as an introduction to the NP.</i> • <i>The Cader Idris Voluntary Warden scheme was established similar to Yr Wyddfa, to encourage learners to practice when they are out on patrol. 65% of Yr Wyddfa volunteers are fluent in Welsh, 20% of Cader Idris volunteers are fluent in Welsh.</i> • <i>The Carneddau Landscape Partnership Scheme and the Harlech and Arduwy Cultural Heritage Scheme are collecting place names to contribute to the List of Historical Welsh Names. The names are interpreted and promoted through creative projects.</i> • <i>In 2022, the National Park Authority decided to officially adopt the names Eryri and Yr Wyddfa in all languages. This decision has prompted similar action by other national bodies and has inspired better awareness of Eryri's place names and their cultural significance.</i> • <i>Principles for dealing with place names were adopted by ENPA, in order to harmonize the use of place names. The list of lake names is about to be harmonized by the Place Names Standardization Panel and this will lead to consistency in the names of Snowdonia's peaks in due course.</i> • <i>Eryri Ambassadors: An ambassador programme to improve the learning experience of Eryri's Special Qualities. There are over 900 ambassadors who carry out modules, one of which is</i> 			

the Welsh language and there are elements of legends, place names and the use of the language in many of the other modules.

Action The policies of the development plan are implemented effectively. Continue to monitor and encourage the use of Welsh names for new developments.

MF48

Objective	<p>Support appropriate development which meets the housing needs of the local community, having special regard to affordable housing for local people</p> <p>Support the appropriate provision and retention of key community facilities and services throughout the area.</p> <p>Encourage community recreational facilities where they meet local needs and do not conflict with the 'Special Qualities' of the Park</p> <p>Promote measures to encourage development that supports the vibrancy of the Welsh language and to protect communities from developments that are insensitive to impact on the Welsh language</p>			
Key Policies	<p>Strategic Policy G: Housing</p> <p>Strategic Policy A: National Park Purposes and Sustainable Development</p> <p>Development Policy 18: The Welsh language and the Social and Cultural fabric of Communities</p> <p>Strategic Policy B: Major Development</p>	<p>Related Policies</p> <p>Development Policy 30: Affordable Housing</p>		
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:	0	
		AMR No 3:	0	
		AMR No 4:	0	
Analysis				
During 2022/23 no large scale development requiring a planning obligation were submitted.				
Action	Development plan policies are being implemented effectively			

Further research and consideration to inform amendments to the Eryri LDP

- 5.41 The number of housing completions for 2022/23 was 22 units, an increase from last years' completion figure of 13 units. The completion figure is well 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 2022/23 with this years' completions of 22 units below what was anticipated (51 AAR vs 22 actual completions, - 57% 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 -42% for cumulative required build rate from the start of the plan period, 2016-17, up to 31st March 2023. 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.
- 5.42 There may be several 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 three years of monitoring the policy.
- 5.43 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 for the second year of monitoring, but were absent from the first and third year. . The Authority must continue to work closely with Housing Associations to ensure that affordable sites continue to come forward and are delivered. The AMR housing numbers over the first 3 years of monitoring (and further) demonstrates that in the current economic climate, the low number of private sector housing development is not delivering affordable housing within the National Park and that affordable housing delivery is heavily dependent on Housing Associations. No private allocations are coming forward for development, and therefore do not provide a contribution of affordable housing. There are no large private sector allocations, windfall sites or exceptions sites coming forward, meaning the required % contribution of affordable housing from such sites is not being provided. It may demonstrate that large scale private developments are not deliverable within the national park area, or that there is no private sector interest to develop within the National Park. There is more activity, albeit low in numbers, from single plot developments, which tend to be self build plots/ custom build plots by local developers, to provide for their own needs, and not development purely for profit and investment purposes. This suggests that future policies may need to focus on the provision of housing for the local market, and affordable housing. The replacement Plan will need to consider what can realistically be delivered by the industry (private, social and self / custom build) in Eryri.
- 5.44 The number of second homes and short-term holiday lets has become a significant issue within the national park and the wider North West Wales area. Increasing numbers are contributing to increased house prices and a reduced housing stock available to rent or purchase by the local community. This has an effect on the sustainability of viable communities and the Welsh language. Regulatory changes are to be introduced which will allow greater control of changes between different types of residential uses and the

formation of planning policies. This will require gathering of further evidence for careful consideration and collaboration with other authorities, together with public consultation. Work to introduce an Article 4 direction would involve a considerable amount of resources and may have a significant impact on the local housing market.

- 5.45 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 amending 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.
- 5.46 Due to increasing pressures on the local housing market exacerbated by Covid 19 and the resulting impact on the sustainability of local communities; a review of LDP housing policies is 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.
- 5.47 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 as well as re-examining the housing development boundaries and assess settlement capacities.
- 5.48 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 amended 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 amending 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.
- 5.49 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.
- 5.50 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.

5.51 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

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 91m² of amenity space on the site which will be available to all the local children. Due to the inclusion of the play area, it was concluded that the provision of 9 dwellings on the site as opposed to the allocated figure of 10 was acceptable. Evidence was provided by the applicant, which identified a need for two bedroomed houses in the Bala ward. Construction has already commenced on the site.

All 9 houses have been completed and are now occupied. All dwellings have air sourced heat pumps and solar panels.

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

- 6.1 There have been five applications permitted during 2021/22 that resulted in an estimated increase of 834.42m² new floor space for employment purposes. These applications were for;
- Change of use of annexe to accommodate sports massage business near Tywyn
 - Siting of office building within car park in Llanelltyd (to accommodate care staff)
 - Siting of single-story temporary site offices and toilet block for 18 months as a base for the initial construction stages of National Grid's Snowdonia Visual Impact Provision (VIP) at the Trawsfynydd Enterprise Zone.
 - Change of use of part of agricultural building to re-locate guns and ammunition sales business near Llandecwyn
 - Retrospective application for alterations and change of use of outbuilding to food and drinks outlet and erection of 4 wooden covered pods for outdoor catering in Betws y Coed
- 6.2 Work has begun on a collaborative study (between Snowdonia National Park, Gwynedd Council and Anglesey Council) which will look at reviewing and assessing the employment land provision to assist in forming the evidence base for the Eryri Local Development Plan revision.
- 6.3 In July 2020, Welsh Government published 'Building Back Better Places – The Planning System Delivering Resilient and Brighter Futures – Placemaking and the Covid 19 recovery'. The documents seeks to highlight the key existing planning policies and tools which should be used by all sectors in the environmental, social, cultural and economic recovery of Wales, recognising the continuing need for Planners to operate within a wider context of priorities and action at all scales.
- 6.4 The document also notes that economic forecasts and surveys, will need to be re-examined to ensure that the supply of land for employment uses is adequate and fit for the future, taking into account the need for a choice of sites. This will form part of the assessment undertaken between the National Park, Gwynedd Council and Anglesey Council mentioned previously. Regarding strategic employment sites, 'Building Back Better Places' notes that local planning authorities should continue to assess if these are still needed or how needs may change, and work collaboratively across a region to designate land if there is a realistic prospect of it being developed in the medium term. With the rise of home-working, the review will also need to consider retail and town centres as flexible workplaces for remote workers to congregate together for the sharing of ideas and access to office environments and facilities.
- 6.5 'Building back better places' also notes 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. This is also consistent with the Sandford Principle, which is key to the workings of the National Parks.

- 6.6 In 2019, representatives from the North Wales Economic Ambition Board, Welsh Government and UK Government came together to agree and sign the North Wales Growth Deal. The deal is estimated to be worth more than £1bn to north Wales, and will aim to have a positive impact on thousands of households, businesses and organisations across the area. The programmes within the deal include projects on;
- Low carbon energy
 - Advanced manufacturing
 - Land based industries (agriculture and tourism)
 - Land and property
 - Skills and employment
 - Digital connectivity
 - Strategic transport
- 6.7 The objectives of the deal, according to Ambition North Wales, will be to create around 4,200 new jobs and provide £2.4bn additional GVA. In terms of the National Park, a project linked to the deal is the ambition to bring an SMR development to Trawsfynydd, and Ambition North Wales are working with the lead sponsor, Cwmni Egin, to develop the site.

Snowdonia Enterprise Zone

- 6.8 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.
- 6.9 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.
- 6.10 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.

- 6.11 Currently there are ambitions to bring forward a programme which would involve construction for an SMR, at the Trawsfynydd site, to begin in 2027. Current ELDP policies recognise that this site could accept low carbon energy businesses and energy generation technologies, provided there are no negative effects on the landscape. The objectives for the site (and the SMR development), according to Ambition North Wales, are to;
- Save up to 2,660,000 tonnes of CO₂e savings
 - Create up to 557 new jobs
 - Generate up to 700MW new installed capacity using low carbon energy

Tourism and Recreation

- 6.12 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.
- 6.13 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.
- 6.14 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. Motor home numbers and resulting pressures remained high during the 2021/22 period. 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 have announced they will be trailing 'Aires' sites over a period of 3 years, aiming to commence during 2023. These will be located on existing council owned car parks (Criccieth, Llanberis, Caernarfon, Pwllheli). No site has been determined within the boundaries of the National Park.
- 6.15 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

- 6.16 A retail survey was undertaken during October 2022 in Aberdyfi, Bala, Betws y Coed, Dolgellau and Harlech. The average percentage of the vacant units for the five towns was 9.9%, which is slightly higher than the 9.2% seen in the 2021 study. At a national level, the number of vacant retail units has continued to increase since 2022. The figure for the second quarter of 2023 was 17%, an increase of 0.3% compared to the same period in 2022 (reported by the Retail Consortium Wales). An additional retail survey will be carried out during the winter summer months of 2023 and will be reported in next year's annual monitoring report to see if the trend has continued. Two applications were permitted for extensions and changes to retail units during 2022/23.
- 6.17 Welsh Government's 'Building Back Better Places (June 2020)' notes its intention to revitalise town centres within Wales. Throughout Wales, the Covid lockdowns meant that retail and commercial centres became deserted and supermarkets and convenience shops became the only few shops open. The economic consequences meant that many retailers were struggling financially which could lead to higher vacancy rates in commercial centres. Welsh Government note that the planning system must respond to this situation by ensuring that the retail and commercial centres can operate as flexibly as possible. This will begin by setting out a clear vision for each centre within LDPs, as well as establishing realistic and sensible boundaries for centres, with the identification of sites for redevelopment. This means that the role and function of established shopping areas must be reassessed and sometimes difficult decisions about the future of some of these centres will need to be made, master planning will be a particularly useful tool in this respect.
- 6.18 Welsh Government note that centres should 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. Evidence suggests that traditional retailing uses will not be as prevalent and the demand for new retail space will be very low for the foreseeable future, therefore primary retail areas will need to be urgently reviewed. This must be realistic and not done in the expectation that retail occupiers will return in the numbers prior to the pandemic. Unreasonable and inflexible policies should be challenged through the development plan process, as much more creative thinking will be needed to reimagine and repurpose these areas.
- 6.19 Retail assessments in Local Development Plans should be replaced by Town Centre Assessments. They should no longer look at retail need alone but encapsulate a wider array of use requirements, particularly in the employment, leisure and public service sectors.

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:	0	
		AMR No 4:	0	
Analysis				
No new employment floor space was built in Local Service Centres during 2022/23. See MF51 for new employment floor spaces in other areas of the National Park. Permission was given for the siting of a storage container as an additional storage facility in Dolgellau but resulted in no employment floor space increase.				
Action	Employment land provision will be assessed and reviewed within these areas during the review of the plan and this work has already started in conjunction with Gwynedd Council and Anglesey Council..			

MF51

Objective	Supporting a Sustainable Rural Economy			
Key Policies Strategic Policy H: A Sustainable Rural Economy (H)	Related Policies Development Policy 19: New employment and training development Development Policy 9: Conversion and change of use of rural buildings Development Policy 24: Retail (24)			
Indicator	Target	Outcome		Trigger Point
Total new employment floor space built in National Park (including conversions)	Increase in new employment floor space	AMR No 1:	2367.77 m ²	Failure to deliver
		AMR No 2:	463.18m ²	
		AMR No 3:	834.42m ²	
		AMR No 4:	3356m ²	
Analysis				
<p>Nine applications were permitted for areas of new employment within the National Park during this monitoring period, some of which resulted in new employment floorspace.</p> <ul style="list-style-type: none"> • Change of use and extension of a dwelling into the owner's flat and 13 staff accommodation units, and a community centre for staff together with associated parking, The Acorns, Betws y Coed. Demolish the existing wartime hut and build a new storage building, Old Sea Scouts Hut, Llanbedr. • Create a 12m x 12m hard floor with power and water supply, Boatyard, Aberdyfi • Construction of a side extension and a new building in the bin area, Morfa Stores Harlech. • • Change of use of part of the existing laundry to provide take-out facilities for site users only, Barcody Camping and Caravan Site, Talsarnau. Demolition of side extension, erection of two double storey extensions on either side of the property, installation of external stairs and new signs, Abbasi's Restaurant, Betws y Coed • Installation of a catering cabin for a temporary period (until 31st December 2023), Caffi Colwyn, Beddgelert • Extension to the back and side of the existing cafe, Caffi Madlen, Betws y Coed 				

- Change of use from domestic outbuildings to a cafe (Use class A3) and associated soft play area for children, Royal Oak Betws y Coed.

The total of 3356m2 of new employment floor space is based on information submitted with the planning application which may include an area outside the development area. Because of this it is assumed that the total is less than 3356m2 but that there has been an increase in employment floor space during the latest AMR period.

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:	Increase	
		AMR No 4:	Increase	
Analysis				
<p>There were applications permitted which resulted in increases in employment floor space within the National Park (as highlighted in MF51, although they could not be considered as significant contributors to job increases.</p> <p>Examples include;</p> <ul style="list-style-type: none"> • Change of use and extension of a dwelling to the flat for the owner and 13 staff accommodation units for the Waterloo Hotel and the Royal Oak, and a community centre for staff together with associated parking, The Acorns, Betws y Coed • Demolition of the existing wartime hut and erecting a new storage building, Old Sea Scouts Hut, Llanbedr • Create a 12m x 12m hard floor with power and water supply, Boat Yard, Aberdyfi • Construction of a side extension and a new building to the bin area, Morfa Stores Harlech • Change of use of part of the existing laundry to provide catering facilities for the users of the site only, Barcdy Camping and Caravan Site, Talsarnau • Demolish a side extension, erect two double storey extensions on either side of the property, install external stairs and new signs, Abbasi's Restaurant, Betws y Coed • Installation of a catering cabin for a temporary period (until 31st December 2023), Caffi Colwyn, Beddgelert • Extension to the back and side of the existing cafe, Caffi Madlen, Betws y Coed • Change of use from domestic outbuildings to a cafe (Use class A3) and associated soft play area for children, Royal Oak Betws y Coed. • . <p>The exact number of additional jobs created is not known, but they will lead to an increase in the number of additional jobs in the National Park..</p>				
Action		Development plan policies are being implemented effectively.		

MF53

Objective		Supporting a Sustainable Rural Economy		
Key Policies Strategic Policy H: A Sustainable Rural Economy (H)		Related Policies Development Policy 19: New employment and training development Development Policy 9: Conversion and change of use of rural buildings Development Policy 24: Retail (24)		
Indicator	Target	Outcome		Trigger Point
Amount of employment land (ha) and floor space (sq m) redeveloped to other uses	No loss of employment land/floor space unless in line with the Policy	AMR No 1:	0	Supply of employment land/premises lost not in line with Policy. 1 scheme lost for 3 consecutive years or 3 schemes lost in 1 year.
		AMR No 2:	0	
		AMR No 3:	0	
		AMR No 4:	0	
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:	n/a	
		AMR No 4:	n/a	
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. Work has begun on a collaborative study (between Snowdonia National Park, Gwynedd Council and Anglesey Council) which will look at reviewing and assessing the employment land provision. to assist in forming the evidence base for the Eryri Local Development Plan review.				
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:	n/a	
		AMR No 4:	n/a	
Analysis				
<p>The Employment Background Paper update undertaken in 2017 came to the conclusion that there were numerous employment and industrial sites around the National Park boundary and that many of these had high levels of vacancies. Therefore as noted it was concluded that no new employment land allocations would need to be allocated within the National Park.</p> <p>Work has begun on a collaborative study (between Snowdonia National Park, Gwynedd Council and Anglesey Council) to look at reviewing and assessing the employment land. The project is in the early stages of formulating a brief, but the end result will assist in forming an evidence base for a review of Eryri's Local Development Plan.</p>				
Action	Development plan policies are being implemented effectively.			

MF56

Objective	Supporting a Sustainable Rural Economy			
Key Policies Development Policy 27: Snowdonia Enterprise Zone (27)	Related Policies			
Indicator	Target	Outcome		Trigger Point
Monitor decommissioning 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:	n/a	
		AMR No 4:	n/a	
Analysis				
<p>It was announced during June 2020 that the Trawsfynydd site had been selected to lead on Magnox's reactor decommissioning project in the UK. This will see decommissioning work brought forward and secure employment in the area. It is envisaged that there will be a programme of 20 years at the site, with three main phases.</p> <p>In order to ensure that the National Park are kept up to date with the latest developments within the Trawsfynydd site, Policy officers are part of the Trawsfynydd Strategic Site Group meetings as well as the UK wide Nuleaf (nuclear legacy advisory forum) groups. An additional Nuleaf group has recently been set up with a Welsh focus and the first meeting will be held during late 2021.</p> <p>Currently there are ambitions to bring forward a programme which would involve construction for an SMR, at the Trawsfynydd site, to begin in 2027. Current ELDP policies recognise that this site could accept low carbon energy businesses and energy generation technologies, provided there are no negative effects on the landscape.</p>				

Officers from the Policy Department are working with Magnox to form a Planning Framework for the site and for the decommissioning process. A draft of this document will be submitted by Magnox by the end of 2023 and an update will be given in the next AMR.

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:	1
		AMR No 4:	1
Analysis			
One application was received for development within the Eryri Enterprise Area during the period of the AMR. This was for a certificate of legality (proposed use) to lower the height of the two reactor buildings.			
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:	0
		AMR No 4:	0
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:	0
		AMR No 4:	0
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:	1	
		AMR No 4:	1	
Analysis				
One application for development within the Snowdonia Enterprise Zone was received during the period of the AMR. This was for a certificate of legality (proposed use) to lower the height of the two reactor buildings.				
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:	0	
		AMR No 4:	0	
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	Increase in number of appropriate schemes approved	AMR No 1:	1	
		AMR No 2:	5	
		AMR No 3:	0	
		AMR No 4:	3	
Number of applications for home working				

Analysis	
Three rural enterprise dwellings were permitted during the period 2021/22. These were for;	
<ul style="list-style-type: none"> • Building a rural enterprise house and installing a septic tank near Llanegryn. The house will be linked to the running of the family farm • Construction of a separate two-storey rural enterprise house in Dinas Mawddwy 	
Conversion of a traditional agricultural building into a rural enterprise dwelling and holiday accommodation, and related works near Aberangell.	
Action	Development plan policies are being implemented effectively.

MF58

Objective		Supporting a Sustainable Rural Economy		
Key Policies		Related Policies		
Strategic Policy I: Tourism		Strategic Policy H: A Sustainable Rural Economy (H)		
Indicator	Target	Outcome		Trigger Point
Number of new or improved tourism facilities	Increase in number of appropriate schemes approved	AMR No 1:	Increase	
		AMR No 2:	Increase	
		AMR No 3:	Increase	
		AMR No 4:	Increase	
Analysis				
22 applications, relating to tourism, were permitted during this annual monitoring period. These included developments such as;				
<ul style="list-style-type: none"> • Applications for the development of Alternative Holiday Accommodation, mainly pods • Change of land use and conversion of agricultural buildings for self-catering holiday accommodation • Improving facilities such as children's play equipment, installing a floating pontoon, and demolishing a site facilities block and erecting a new site facilities building. • An application was also granted to erect a flood protection wall along the North/North East border of Barmouth Bay Holiday Park near the Ysgeithin River. • Included within the figure is the lawful use certificate permitted for locating two fixed caravans and three touring caravans on a site in Dyffryn Ardudwy.. 				
Action	Development plan policies are being implemented effectively.			

MF58a

Objective		Supporting a Sustainable Rural Economy		
Key Policies		Related Policies		
Development Policy 28: New Serviced Accommodation (28)		Strategic Policy H: A Sustainable Rural Economy (H)		
		Strategic Policy I: Tourism		
		Development Policy 30: Affordable Housing (30)		
Indicator	Target	Outcome		Trigger Point
New build serviced accommodation permitted within or adjacent to the main built up areas of local service centres, service settlements and secondary settlements		AMR No 1:	0	Where proposals are on sites required for local affordable housing need and the scale and design of the development is
		AMR No 2:	0	
		AMR No 3:	0	
		AMR No 4:	0	

				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. However, an application was permitted for the placement of 3 glamping pods in the rear beer garden and the use of a former cellar/storage building to provide toilet/shower facilities for a Hotel in Harlech. This application was permitted on the basis that these pods would be subordinate to the main hotel and are not intended as self-contained units, and are therefore extended accommodation in close association with the Hotel. There was also an application for the demolition of the existing roof access terrace and the construction of a canopy to form a covered seating area in front of the hotel in Betws Y Coed. In addition, there was a Certificate of Lawful Use (Current Use) for locating 2 fixed caravans and 3 touring caravans, on hotel land in Dyffryn Ardudwy.				
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:	4 applications	
		AMR No 4:	3 applications	
Analysis				
Three applications for small scale alternative accommodation developments were permitted during this monitoring period. These were;				
<ul style="list-style-type: none"> • 6 pods at Llanrwst • 6 pods at Llanrwst • 6 pods at Betws y Coed <p>3 pods in Harlech, however, this application was not assessed against Development Policy 29. This application was permitted on the basis that these pods would be subordinate to the main hotel and are not intended as self-contained units, and are therefore extended accommodation in close contact with the Hotel.</p>				
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:	2 applications	
		AMR No 4:	4 applications	
Analysis				
Three 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 erecting a flood defence wall to a height of 1.1 metres extending along the North/North-Eastern boundary of Barmouth Bay Holiday Park near the Ysgethin River. The second application was for the demolition of a site facilities block and the construction of a new site facilities building, the relocation and replacement of the calor gas compound with the installation of new tanks, 4 new service points, the installation of a new motor waste point. The third application was to build a Warden's kitchen/bathroom pod alongside the existing Warden's field. The fourth application granted during this monitoring period was for the installation of children's play equipment.				
Action	Development plan policies are being implemented effectively.			

MF60

Objective	Supporting a Sustainable Rural Economy			
Key Policies	Development Policy 23: Touring and Camping sites (23)		Related Policies	
			Strategic Policy H: A Sustainable Rural Economy (H)	
			Strategic Policy I: Tourism	
			Development Policy 2: Development and the Landscape	
Indicator	Target	Outcome		Trigger Point
Number of developments that improve the quality of existing Touring and Camping Sites and reduce its impact on the landscape.	All developments proposal	AMR No 1:	0	1 development failing to improve quality/reduce impact on landscape for 3 consecutive years or 3 developments failing in 1 year.
		AMR No 2:	0	
		AMR No 3:	4	
		AMR No 4:	0	
Analysis				
No applications were permitted for developments that improve the quality of the existing Touring and Camping Sites and reduce its impact on the landscape during this monitoring period..				
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)	Related Policies Strategic Policy H: A Sustainable Rural Economy (H)			
Development Policy 23: Touring and Camping sites (23)	Strategic Policy I: Tourism			
Indicator	Target	Outcome		Trigger Point
Preparation and adoption of SPG on Chalet, Static and Touring Caravans and Camping Sites.	All developments proposal	AMR No 1:	Completed	1 development failing to improve quality/reduce impact on landscape for 3 consecutive years or 3 developments failing in 1 year.
		AMR No 2:	Completed	
		AMR No 3:	Completed	
		AMR No 4:	Completed	
Analysis				
SPG 8: Visitor Accommodation was formally adopted by Authority members on the 22 nd of January 2020 and is now a material planning consideration.				
Action	Development plan policies are being implemented effectively.			

MF62

Objective	Supporting a Sustainable Rural Economy			
Key Policies Development Policy 24: Retail (24)	Related Policies			
Indicator	Target	Outcome		Trigger Point
New retail floor space within the main built up areas of Local Service Centres, Service Settlements and Secondary Settlements.	All developments proposal	AMR No 1:	4	1 new development outside these areas for 3 consecutive years or 3 new developments outside these areas in 1 year.
		AMR No 2:	0	
		AMR No 3:	0	
		AMR No 4:	0	
Analysis				
<p>There were no applications permitted for <i>new</i> retail (inc restaurants/cafes) floor space within the main built up areas of Local Service Centres, Service Settlements and Secondary Settlements during this period. Despite this, applications were permitted which resulted in an addition to existing retail/café facilities, for example;</p> <ul style="list-style-type: none"> • Creation of a new opening with double doors to the South gable wall, proposed external works to extend the height of the parapet attached to a 'modern' glass balustrade around the roof of the first floor level store, to form a terrace above the store with a patio door at the Spar Shop, Harlech. • Construction of a side extension and a new building in the bin area in Siop Morfa, Harlech. • Demolition of a side extension, erection of two double storey extensions on either side of the property, installation of external stairs and new signs at Abbasi's Restaurant, Betws y Coed. • Installation of a catering cabin for a temporary period (until 31st December 2023) in Caffi Colwyn, Beddgelert • Extension to the back and side of the existing cafe, Caffi Madlen, Betws y Coed 				

	<ul style="list-style-type: none"> • Change of use from domestic outbuildings to a cafe (Use class A3) and associated soft play area for children in the Royal Oak, Betws y Coed • A retrospective application to retain the raised terrace in front of the main entrance at the Lion hotel, Harlech. • .
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:	n/a	
		AMR No 4:	n/a	
Analysis				
There were no new retail developments intended to serve a wider settlement catchment area limited to Bala and Dolgellau during this monitoring period.				
Action	Development plan policies are being implemented effectively.			

MF64

Objective	Supporting a Sustainable Rural Economy			
Key Policies Development Policy 24: Retail (24)	Related Policies			
Indicator	Target	Outcome		Trigger Point
Number of new retail developments situated within the main retail area or within 300m of the town centre.	All developments proposal	AMR No 1:	1	1 new development outside these areas for 3 consecutive years or 3 new developments outside these areas in 1 year.
		AMR No 2:	0	
		AMR No 3:	0	
		AMR No 4:	0	
Analysis				
There were no <i>new</i> retail developments permitted within the main retail area or within 300m of the town centre of a Local Service Centre during this monitoring period.				
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:	34	
		AMR No 4:	28	
Analysis				
<p>According to the 2022 summer retail survey, there were 28 vacant units recorded within the five towns studied (Dolgellau, Bala, Betws y Coed, Harlech, Aberdyfi). This is lower than the 34 vacant units observed during the 2021 survey, and lower than the 36 observed during the 2020 survey.</p> <p>The percentage of vacant units from the total of all units, per town was as following;</p> <ul style="list-style-type: none"> • Aberdyfi – 2.6% (considerably less than last year – 4.9%) • Bala – 5.5% (slightly more as last year - 5.3%) • Betws Y Coed – 3.6% (same as last year - 3.6%) • Dolgellau – 13.9% (less than the 16.7% last year) • Harlech – 15.4% (slightly less than the 15.6% last year) <p>The average vacancy % for the five towns within the Park was 8.2% (which is lower than last year's average percentage, which was 9.2%. This shows an decrease in the % of vacant units in all main settlements within the National Park (apart from Y Bala which saw a slight increase in the percentage of vacant units). This could possibly be due to a recovery from the early years of the Covid 19 pandemic, where many businesses had to close during this period. The end of large scale lockdowns, and the large scale vaccination of the public may have given added confidence to businesses during 2022/2023 compared to the previous time period of 2021/2022. An additional retail survey will be undertaken during the summer months of 2023 and reported on in next year's annual monitoring report.</p>				
Action	Development plan policies are being implemented effectively.			

MF66

Objective	Supporting a Sustainable Rural Economy			
Key Policies Development Policy 24: Retail (24)	Related Policies			
Indicator	Target	Outcome		Trigger Point
Percentage of non-A1 retail uses in main retail areas of Aberdyfi, Bala, Betws y Coed, Dolgellau and Harlech	Maintain rate within 10-25% of existing percentage (based on retail units)	AMR No 1:		Over 25% of non-retail uses in main retail areas for 3 consecutive years.
		AMR No 2:		
		AMR No 3:		
		AMR No 4:		
Analysis				
<p>The retail survey undertaken during the summer in 2022 indicated the following results in terms of A1 and non-A1 units:</p> <ul style="list-style-type: none"> • Aberdyfi: 42.9% of retail units in Aberdyfi were classed as being non A1 (46.2% last year) • Bala: 39.9% of retail units in the Bala were classed as being non A1 (41.7% last year) • Betws-Y-Coed: 34.0% of retail units in Betws were classed as being non A1 (32.1% last year) • Dolgellau: 52.2% of retail units in Dolgellau were classed as being non A1 (48.4% last year) • Harlech: 48.5% of retail units in Harlech were classed as being non A1 (53.8% last year) 				

Dolgellau was the main retail area with the highest percentage of non-A1 retail units (with 52.2%). The average percentage for non-A1 units within the five retail areas was 43.5%. The percentage for last year was 44.4%.

The figures presented in this indicator two years ago 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.

As noted at the beginning of the chapter, Welsh Government note that centres should now 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. Primary retail areas and related policy will need to be considered further as part of the revision.

Action	Development plan policies are being implemented effectively.
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Further research and action from this section:

- 6.20 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. Current ELDP policies recognise that this site could accept low carbon energy businesses and energy generation technologies, provided there are no negative effects on the landscape.
- 6.21 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.
- 6.22 As part of the future LDP amendment 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. Work has begun on a collaborative study (between Snowdonia National Park, Gwynedd Council and Anglesey Council) to look at reviewing and assessing the employment land provision to assist in forming the evidence base for the Eryri Local Development Plan.
- 6.23 Retail assessments in Local Development Plans will be replaced by Town Centre Assessments. They should no longer look at retail need alone but encapsulate a wider array of use requirements, particularly in the employment, leisure and public service sectors. This will have implications for the plan amendment and also towards the designation of retail areas within the five main towns of the National Park. It may be that our monitoring framework in terms of employment and retail purposes will be different due to the change in policy from Welsh Government (for example more focus on reducing vacant units and less focus on A1/Non A1 uses breakdowns).
- 6.24 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
- 6.25 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.

6.26 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 Three applications were approved for new, replacement, upgrading or developing 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 has been prepared and was adopted during Autumn 2021. Further details on this SPG can be found at the end of this chapter.

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.

7.6 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.

- 7.7 The proposals present a long-term aim for sustainable traffic management. Stakeholders have formed a delivery group, with Transport for Wales playing a prominent role, due to the links with the North Wales Metro. The North Wales Metro Programme seeks to transform rail, bus and active travel services across North Wales to make it easier and faster to travel across North Wales and build better connections with the Northwest of England.
- 7.8 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 schemes such as 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
- 7.9 Transport for Wales have produced an Active Travel Plan for Snowdonia; which will be used alongside those produced by Gwynedd and Conwy Councils.
- 7.10 The Welsh Government have established a commission which will undertake a year-long review to develop recommendations for road, rail, bus and active travel across the whole of north Wales. The review will be led by Lord Burns.

MF67

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

MF68

Objective	Promoting Accessibility and Inclusion			
Key Policies Strategic Policy L: Accessibility and Transport (L)	Related Policies			
Indicator	Target	Outcome		Trigger Point
Number of developments with access to public transport	Increase in number	AMR No 1:		Failure to deliver
		AMR No 2:		
		AMR No 3:		
		AMR No 4:		
Analysis				
22 out of 33 (66%) new developments were within 0.5km of a bus stop, and 25 of the 33 (75.7%) were within 1.5km of a bus stop. 14 of the 33 (42%) were also within 1.5km of a train station. As in previous years, the majority of new developments have some access to public transport.				
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:	0	
		AMR No 4:	0	
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:	0	
		AMR No 4:	0	
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:	0	
		AMR No 4:	0	
Analysis				
<p>No new visitor car parks were permitted outside Local Service Centres during the AMR period.</p> <p>One application relating to car parks (outside local service centres) was permitted during this monitoring period. This was a car park for 11 cars in Abergwyngregyn. It is a car park for the residents of adjacent houses, not for visitors.</p> <p>'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</p>				

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:	n/a
		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
		AMR No 2:	2
		AMR No 3:	9
		AMR No 4:	3
Analysis			
Three applications were approved (permitted or prior approval) for either new, replacement or the upgrading of telecommunication equipment at new and existing sites. These were for;			
<ul style="list-style-type: none"> Installation of a 40m high lattice telecommunications mast with associated antennas, dishes, weather cover and equipment cabinets within a fenced compound. Infilling an area between a forestry track and a compound with stones, Rhosygwaliau. Advance notice under Part 24 of the Town and Country Planning Act (General and Permitted Developments) Order 1995 to erect a 15m high pole clad in wood which would support 3 antennas and 2 dish antennas together with equipment cupboards on the ground and the ancillary developments, Ogwen Car Park, Nant Ffrancon Installation of a 20m high monopole mast with 3 antennas, 3 equipment cabins and ancillary development, Garndolbenmaen. 			
A Supplementary Planning Guidance for Telecommunication developments was adopted during the Autumn of 2021.			
This SPG seeks 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

Further research and consideration to inform amendments to the Eryri LDP

- 7.11 A new SPG regarding telecommunications developments was adopted during this annual monitoring report period. This SPG seeks 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 also provides guidance to assist developers submitting planning and prior approval applications. The SPG was also completed in order to provide an answer to the increasing demand and applications for Telecommunications developments that the National Park has seen in recent years, mainly this monitoring period (and is likely to remain high for the next monitoring period). This is due to a campaign to improve the connectivity in rural areas within the UK which comes under the Shared Rural Network scheme. Throughout the UK (on behalf of EE, O2, Three and Vodafone) the project aims to provide coverage to an additional 280,000 premises and for an additional 16,000km of road. It is also aimed to improve geographic coverage within UK National Parks, from the current levels of 41%, to 74%. This ultimately results in applications being brought forward and submitted within Snowdonia National Park and the SPG will help provide guidance to ensure that the developments are in the best locations possible and to avoid any adverse effects on the landscape, whilst also securing economic and social need. This may also provide some implications for the plan review, and the review of the telecommunications policy, however the protection and emphasis on the environment will always remain the priority.
- 7.12 Consideration will need to be given in the future LDP to any land use implications resulting from the findings and implementation of parking and traffic solutions derived from the Higgitt Report, and the actions taken by the Delivery Group. The role of Active Travel should also be given prominence in the review, with consideration given to Active Travel Plans.

APPENDIX 1 Sustainability Appraisal Monitoring Framework

This year's report contains 2020/2021, 2021/2022 and 2022/23 data for comparative purposes.

	SA Objective	Monitoring Indica	Data Source	Analysis
1	Manage the effects of climate change through mitigation and adaptation	Ratio of renewable energy (solar, domestic wind and hydro) project planning permissions granted against planning applications per year.	SNPA	<p>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. The Authority granted all 3 applications received for 'other' renewable energy schemes. These included an air-source heat pump,a biomass boiler and a conversion to accommodate a biomass boiler.</p> <p>2021/22 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. The Authority granted all 4 applications received for 'other' renewable energy schemes.These included three air-source heat pumps,and one biomass boiler.</p> <p>2022/2023 Of all the planning permissions granted during this period, 0 were for Hydro, 8 (3%) for Solar and 3 (1%) for other renewable energy schemes. Through planning policies in the LDP, the Authority supports small scale domestic renewable energy applications. The Authority granted all 3 applications received for 'other' renewable energy schemes. These included three ground source heat pumps, and one air source heat pump.</p>
2	Ensure that the location and design of new development is acceptable in terms of the potential consequences of flooding	Number of planning permissions contrary to NRW advice on flooding.	NRW	<p>2020/21 During this monitoring period, no planning application was permitted contrary to NRW advice on flooding.</p> <p>2021/2022 During this monitoring period, no planning application was permitted contrary to NRW advice on flooding.</p> <p>2022/2023 During this monitoring period, no planning application was permitted contrary to NRW advice on flooding.</p>
		Number of new developments incorporating SuDS as a	SNPA	2020/2021 From 7 January 2019, Sustainable Drainage Systems (SuDS) for surface water will be required on all new developments of more than one dwelling house or where the building area is 100m ² or more. SuDS on new developments must be designed and constructed in accordance with the Statutory SuDS Standards published by the Welsh Ministers and SuDS Plans must be approved by the local authority performing its SAB role, before the construction work begins.

		ratio of total planning permissions granted.		<p>2021/2022 From 7 January 2019, Sustainable Drainage Systems (SuDS) for surface water will be required on all new developments of more than one dwelling house or where the building area is 100m² or more. SuDS on new developments must be designed and constructed in accordance with the Statutory SuDS Standards published by the Welsh Ministers and SuDS Plans must be approved by the local authority performing its SAB role, before the construction work begins.</p> <p>2022/ 2023 No information for monitoring this indicator.</p>
3	Promote the use of sustainable locally sourced material including energy	Number and type of renewable energy schemes with planning permission per annum.	SNPA	<p>2020/2021 Of the 5 applications received for renewable energy between 2020 and 2021, the authority granted permission to 4. One application for a 600kw Hydro Electricity Scheme was withdrawn. Those granted permission included a solar panel array, a biomass boiler and an air source heat pump. Through planning policies in the LDP, the Authority supports small scale domestic renewable energy applications.</p> <p>2021/2022 Of the 5 applications received for renewable energy between 2021 and 2022, the authority granted permission to 5. Those granted permission included a biomass boiler, two air source heat pumps and the redirection of a sluice on a hydroelectric scheme. Through planning policies in the LDP, the Authority supports small scale domestic renewable energy applications.</p> <p>2022/ 2023 Of the 11 applications received for renewable energy between 2022 and 2023, the authority granted permission to 11. Those granted permission included 7 applications for solar panels (or developments including solar panels) and an air source heat pump . Through planning policies in the LDP, the Authority supports small scale domestic renewable energy applications.</p>
		Number of developments granted planning permission achieving green design awards, as a percentage of the total number of planning applications granted each year.	SNPA	<p>2020/2021 This is not an indicator that can be easily monitored by the Authority. The Authority will report on any green design awards of which it becomes aware.</p> <p>2021/2022 No new information.</p> <p>2022/2023 No new information</p>
4	Promote the use of sustainable transport modes and reduce the impact of cars, road	Distance of new developments from a public transport service.	SNPA	<p>2020/2021 60 out of 99 new developments were within 0.5km of a bus stop, while 87 of 99 were within 1.5km of a bus stop. 39 out of 99 were also within 1.5km of a train station .</p>
				<p>2021/2022 30 out of 64 new developments were within 0.5km of a bus stop, while 52 out of 64 were within 1.5km of a bus stop. 19 out of 64 were also within 1.5km of a train station .</p>
				<p>2022/2023 22 out of 33 new developments were within 0.5km of a bus stop, and 25 of the 33 were within 1.5km of a bus stop. 14 of the 33 were also within 1.5km of a train station .</p>

freight and infrastructure	Journey to work by mode	Census	2020/2021 No new information 2021/2022 No new information 2022/2023																																																																							
			<table border="1"> <thead> <tr> <th rowspan="2">Method of travel to workplace</th> <th colspan="2">Eryri</th> <th colspan="2">Wales</th> </tr> <tr> <th>number</th> <th>%</th> <th>number</th> <th>%</th> </tr> </thead> <tbody> <tr> <td>Total: All usual residents aged 16 years and over in employment the week before the census</td> <td>11,221</td> <td>100.0</td> <td>1,368,445</td> <td>100.0</td> </tr> <tr> <td>Work mainly at or from home</td> <td>3,502</td> <td>31.2</td> <td>350,470</td> <td>25.6</td> </tr> <tr> <td>Underground, metro, light rail, tram</td> <td>3</td> <td>0.0</td> <td>595</td> <td>0.0</td> </tr> <tr> <td>Train</td> <td>42</td> <td>0.4</td> <td>11,559</td> <td>0.8</td> </tr> <tr> <td>Bus, minibus or coach</td> <td>102</td> <td>0.9</td> <td>31,448</td> <td>2.3</td> </tr> <tr> <td>Taxi</td> <td>11</td> <td>0.1</td> <td>7,606</td> <td>0.6</td> </tr> <tr> <td>Motorcycle, scooter or moped</td> <td>29</td> <td>0.3</td> <td>4,642</td> <td>0.3</td> </tr> <tr> <td>Driving a car or van</td> <td>5,988</td> <td>53.4</td> <td>772,621</td> <td>56.5</td> </tr> <tr> <td>Passenger in a car or van</td> <td>362</td> <td>3.2</td> <td>66,045</td> <td>4.8</td> </tr> <tr> <td>Bicycle</td> <td>107</td> <td>1.0</td> <td>15,081</td> <td>1.1</td> </tr> <tr> <td>On foot</td> <td>978</td> <td>8.7</td> <td>96,676</td> <td>7.1</td> </tr> <tr> <td>Other method of travel to work</td> <td>97</td> <td>0.9</td> <td>11,702</td> <td>0.9</td> </tr> </tbody> </table>				Method of travel to workplace	Eryri		Wales		number	%	number	%	Total: All usual residents aged 16 years and over in employment the week before the census	11,221	100.0	1,368,445	100.0	Work mainly at or from home	3,502	31.2	350,470	25.6	Underground, metro, light rail, tram	3	0.0	595	0.0	Train	42	0.4	11,559	0.8	Bus, minibus or coach	102	0.9	31,448	2.3	Taxi	11	0.1	7,606	0.6	Motorcycle, scooter or moped	29	0.3	4,642	0.3	Driving a car or van	5,988	53.4	772,621	56.5	Passenger in a car or van	362	3.2	66,045	4.8	Bicycle	107	1.0	15,081	1.1	On foot	978	8.7	96,676	7.1	Other method of travel to work	97	0.9	11,702
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				2km to less than 5km	579	5.2	163,384	11.9	
				5km to less than 10km	794	7.1	174,625	12.8	
				10km to less than 20km	1,068	9.5	174,245	12.7	
				20km to less than 30km	769	6.9	75,403	5.5	
				30km to less than 40km	410	3.7	31,059	2.3	
				40km to less than 60km	468	4.2	22,351	1.6	
				60km and over	469	4.2	27,546	2.0	
				Works mainly from home	3,502	31.2	350,470	25.6	
				Works mainly at an offshore installation, in no fixed place, or outside the UK	2,039	18.2	190,447	13.9	
		Number of bus services running in the National Park	SNPA, Gwynedd, Conwy	2020/2021 No new information					
				2021/2022 No new information					
				2022/2023 No new information					
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	2020/2021 The results for the areas defined under LANDMAP are as follows; <ul style="list-style-type: none"> Visual and Sensory - 54.8% (63 out of 115 areas) of visual areas in the National Park were classified as High or Outstanding Cultural - 96.0% (48 out of 50 areas) of cultural areas in the National Park were classified as High or Outstanding Geological - 93.9% (107 out of 114 areas) of geological areas in the National Park were classified as High or Outstanding Historic - 89.3% (134 out of 150 areas) of historic areas in the National Park were classified as High or Outstanding Landscape Habitats - 38.9% (145 out of 373 areas) of landscape areas in the National Park were classified as High or Outstanding. 					
				2021/2022 No change					
				2022/2023 No change					
		Number of planning applications granted permission in areas of outstanding and high	LANDMAP	2020/2021 The number of new planning applications for the areas defined under LANDMAP is as follows; <ul style="list-style-type: none"> Visual and Sensory - 44 in High and 0 in Outstanding areas Cultural - 30 in High and 51 in Outstanding areas 					

		value as defined by LANDMAP.		<ul style="list-style-type: none"> Geological – 15 in High and 67 in Exception areas Historic - 34 in High and 51 in Outstanding areas Landscape Habitats - 11 in High and 16 in Outstanding areas
				<p>2021/2022 The number of new planning applications for the areas defined under LANDMAP is as follows;</p> <ul style="list-style-type: none"> Visual and Sensory - 151 in High and 16 in Outstanding areas Cultural - 117 in High and 157 in Outstanding areas Geological – 35 in High and 244 in Outstanding areas Historical - 115 in High and 118 in Outstanding areas Landscape habitats - 28 in High and 33 in Outstanding areas
				2022/2023 No new information
		Extent of tranquil areas in the National Park	SNPA	2020/2021 No change
				2021/2022 No change
				2022/2023 No new information
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	2020/2021 No new information..
				2021/2022 No new information
				2022/2023 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	2020/2021 No new information
				2021/2022 No new information.
				2022/2023 No new information.
		Percentage of new developments granted planning permission on		2020/2021 The number of new housing units that were given permission on previously developed land during the period of this AMR is 16/34, which is 47%
				2021/2022 The number of new housing units that were given permission on previously developed land during the period of this AMR is 9/9, which is 100%

		previously developed land.		2022/2023 The number of new housing units that were given permission on previously developed land during the period of this AMR is 8/14, which is 57%.
8	Safeguard National Park geology and geomorphology	The condition of RIGS in the National Park.		<p>2020/2021 RIGS were designated as Regionally Important Geological / Geomorphological Sites in the UK Nature Conservancy's "Earth Science Conservation in Great Britain: A Strategy" (1990), as they are of a standard worth recognizing and protecting as non-statutory sites, to complement the SSSI and the GNC under statutory protection. RIGS sites in Wales are now known as Regional Biodiversity Sites.</p> <p>Natural Resources Wales has 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 largely carried out by the local RIGS groups and NRW Earth Scientists with the majority of funding coming from the Aggregate Levy Sustainability Fund, but with a financial contribution from NRW to the project in North Wales. The audit led to the standardization of site documentation, the digitization of site boundaries to a common format and ensuring that the landowners and planning authorities are informed about the RIGS.</p> <p>A major input from NRW was the development of a GIS database for the project where all of the approximately 600 sites registered to date were digitized by NRW. NRW currently maintains these GIS data.</p> <p>Currently, there are 47 RIGS in the National Park.</p>
				2021/2022 No change .
				2022/2023 No change. Difficult to collect the information in order to monitor this indicator .
9a	Protect and enhance biodiversity	Condition of Designated sites including SPAs, SACs, Ramsar, SSSI, NNR, LNR.	SNPA NRW	<p>2020/2021 This information was not received by NRW for this monitoring period.</p> <p>2021/2022 This information was not received by NRW for this monitoring period</p> <p>2022/2023 No new information.</p>
9b	Protect and enhance biodiversity	Condition and status of LBAP species and habitats.		<p>2020/2021 No new information.</p> <p>2021/2022 No new information.</p> <p>2022/2023 No new information.</p>

9c	Protect and enhance biodiversity	Number of planning permissions affecting LBAP species and habitats		2020/2021 No new information.					
				2021/2022 No new information.					
				2022/2023 No new information.					
9d	Protect and enhance biodiversity	Number of planning applications resulting in the loss of hedgerows and field boundaries (where this occurs the length of loss of details about species should be collated).		<u>2018/2019</u> 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.					
				2022/2023 No new information					
10a	Value and protect and enhance the historic environment including built heritage, archaeology and historic landscape	Condition of Conservation Areas and the extent to which new development is consistent with the Conservation Area Management Plans.	SNPA Cadw Gwynedd Archaeological	2020/2021 No new information					
				2021/2022 As the Conservation Area assessments and management plans have not yet been completed, it is difficult to determine whether conservation areas have been enhanced by development proposals. Retention and enhancement of conservation areas were considered as part of the decision making process.					
				2022/23 No new information					
10b	Value and protect and enhance the historic environment including built heritage, archaeology and	Condition of Scheduled Ancient Monuments.	CADW	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:					
				<table border="1"> <thead> <tr> <th>Condition</th> <th>Number of sites</th> <th>%</th> </tr> </thead> <tbody> <tr> <td>Improved</td> <td>19</td> <td>5</td> </tr> <tr> <td>Stable</td> <td>248</td> <td>66</td> </tr> </tbody> </table>	Condition	Number of sites	%	Improved	19
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Improved	19	5							
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historic landscape			Worsened	110	29															
			<p>Monuments at Risk levels (MaR):</p> <table border="1"> <tr> <td>Low</td> <td>130</td> </tr> <tr> <td>Medium</td> <td>125</td> </tr> <tr> <td>High</td> <td>31 (2 x High Immediate, 29 x High)</td> </tr> </table> <p>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.</p> <p>The following information provides the most recent data on the condition of all monuments in the ENPA. 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.</p> <table border="1"> <thead> <tr> <th>Condition</th> <th>Number of sites</th> <th>%</th> </tr> </thead> <tbody> <tr> <td>Improved</td> <td>16</td> <td>6</td> </tr> <tr> <td>Stable</td> <td>181</td> <td>63</td> </tr> <tr> <td>Worsened</td> <td>83</td> <td>31</td> </tr> </tbody> </table> <p>2021/2022 Data provided by Cadw during 2023 shows the following: 326 of the 377 Scheduled Monuments in the Park were visited during the current (6th) round of visits, which began on 01/04/2011.</p>			Low	130	Medium	125	High	31 (2 x High Immediate, 29 x High)	Condition	Number of sites	%	Improved	16	6	Stable	181	63
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Improved	16	6																		
Stable	181	63																		
Worsened	83	31																		

Condition	Number of sites	%
Improved	17	5
Stable	186	57
Worsened	123	38

Monuments at Risk levels (MaR):

Low	148
Medium	152
High	26 (2x Uchel Ar Unwaith, 24x Uchel)

MaR levels:

High – Immediate: Active identifiable threat or threats, having a serious impact on the monument, requiring immediate mitigation measures and implementation of a long-term management plan.

High: Active identifiable threat or threats, which, or could, seriously affect the monument, requiring repair and implementation of a long-term management plan

Medium: An active identifiable threat or threats, endangering the long-term conservation of the monument, requiring the implementation of a long-term management plan.

Low: The monument and any threat are effectively managed.

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

Condition	Number of sites	%
Improved	24	6
Stable	212	56
Worsened	141	38

2022/2023 Data provided by Cadw during 2023 shows the following: 376 of the 377 Scheduled Monuments in the Park were visited during the current (6th) round of visits, which began on 01/04/2011

Condition	Number of sites	%
Improved	24	6
Stable	211	56
Worsened	141	38

Monuments at Risk levels (MaR):

Low	172
Medium	181
High	23 (1x High Immediate, 22x High)

MaR levels:

High – Immediate: Active identifiable threat or threats, having a serious impact on the monument, requiring immediate mitigation measures and implementation of a long-term management plan.

High: Active identifiable threat or threats, which, or could, seriously affect the monument, requiring repair and implementation of a long-term management plan

Medium: An active identifiable threat or threats, endangering the long-term conservation of the monument, requiring the implementation of a long-term management plan.

Low: The monument and any threat are effectively managed.

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Stable	212	56															
Worsened	141	38															
10c	Value and protect and enhance the historic environment including built heritage, archaeology and historic landscape	Number of Listed Buildings at risk	SNPA	<p>2020/2021 No new information</p> <hr/> <p>2021/2022 No new information.</p> <hr/> <p>2022/2023 No new information.</p>													

12	Conserve, promote and enhance Snowdonia's cultural heritage and the Welsh language	Percentage of Welsh speakers in the National Park and their distribution	SNPA and Census	<p>2020/2021 No new information</p> <p>2021/2022 No new information, an update will be provided for the next monitoring period when the 2020 Census data is available .</p> <p>2022/2023 49.2% of Eryri residents (aged 3 or over) can read, speak and write in Welsh. This figure is high compared to the whole of Wales (14.2%) and Conwy (20.2%), but lower than Gwynedd (55.3%).</p> <table border="1"> <thead> <tr> <th rowspan="2">Wards 2022</th> <th colspan="2">Able to speak, write and read Welsh</th> </tr> <tr> <th>Total</th> <th>%</th> </tr> </thead> <tbody> <tr> <td>Betws-y-Coed and Trefriw</td> <td>710</td> <td>37.1</td> </tr> <tr> <td>Bryn (Conwy)</td> <td>562</td> <td>33.1</td> </tr> <tr> <td>Caerhun</td> <td>720</td> <td>30.9</td> </tr> <tr> <td>Conwy</td> <td>854</td> <td>20.5</td> </tr> <tr> <td>Pandy</td> <td>607</td> <td>34.7</td> </tr> <tr> <td>Penmaenmawr</td> <td>969</td> <td>23.3</td> </tr> <tr> <td>Uwch Conwy</td> <td>784</td> <td>54.9</td> </tr> <tr> <td>Aberdyfi</td> <td>320</td> <td>32.0</td> </tr> </tbody> </table>	Wards 2022	Able to speak, write and read Welsh		Total	%	Betws-y-Coed and Trefriw	710	37.1	Bryn (Conwy)	562	33.1	Caerhun	720	30.9	Conwy	854	20.5	Pandy	607	34.7	Penmaenmawr	969	23.3	Uwch Conwy	784	54.9	Aberdyfi	320	32.0
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			Abermaw	646	30.8
			Arllechwedd	895	47.2
			Arthog and Llangelynnin	464	29.2
			Bowydd and Rhiw	1,127	65.6
			Brithdir and Llanfachreth/Ganllwyd/Llanelltyd	728	53.6
			Bro Dysynni	487	41.3
			Clynnog	774	60.7
			Corris a Mawddwy	520	42.3
			De Dolgellau	681	49.5
			Deiniolen	1,142	61.8
			Dolbenmaen	628	54.8
			Dyffryn Ardudwy	527	36.6
			Glaslyn	927	58.2
			Gogledd Dolgellau	594	50.9
			Gorllewin Tywyn	412	33.3
			Harlech a Llanbedr	1,218	45.7
			Llanberis	1,180	60.3
			Llandderfel	812	60.1
			Llanllyfni	1,157	61.7
			Llanuwchllyn	796	77.0
			Penrhyndeudraeth	1,269	65.5
			Teigl	806	65.5
			Trawsfynydd	932	67.8
			Tre-garth and Mynydd Llandygai	1,175	56.9
			Tryfan	941	63.7
			Waunfawr	891	63.1
			Y Bala	1,209	62.1

13a	To safeguard the quality and quantity of water resources	Percentage of Snowdonia's rivers that are classified as Very Good, good, or Fairly Good chemical and biological quality	NRW	<p>2020/2021 According to data received by Natural Resources Wales based on the Round 3 dataset of the Water Framework Directive, 108 rivers were assessed in the National Park. This figure included rivers with catchment areas that overlap the boundaries of the Park, but which do not lie fully within the National Park.</p> <p>The information below details the assessments made on the rivers;</p> <p>Chemical:</p> <ul style="list-style-type: none"> • 101 rivers were classed as being of 'Good' quality • 7 rivers failed to achieve a 'Good' status <p>Ecological Status:</p> <ul style="list-style-type: none"> • 50 rivers were classed as being of 'Good' quality • 53 rivers were classed as being of 'Moderate' quality. • 4 rivers were classed as being of 'Poor' quality.
				<p>2021/2022 According to data received by Natural Resources Wales based on the Round 3 dataset of the Water Framework Directive, 108 rivers were assessed in the National Park. This figure included rivers with catchment areas that overlap the boundaries of the Park, but which do not lie fully within the National Park.</p> <p>The information below details the assessments made on the rivers;</p> <p>Chemical:</p> <ul style="list-style-type: none"> • 105 rivers were classed as being of 'Good' quality • 3 rivers failed to achieve a 'Good' status <p>Ecological status:</p> <ul style="list-style-type: none"> • 66 rivers were classed as being of 'Good' quality • 39 rivers were classed as being of 'Moderate' quality. • 2 rivers were classed as being of 'Poor' quality <p>1 river was classified as 'Poor' quality..</p>
				<p>2022/2023 No new information.</p>
13b	To safeguard the quality and quantity of water resources	Blue Flag and Green Coast Award beaches in Snowdonia	NRW / Keep Wales Tidy	<p>2020/2021</p> <p>No beaches within the Snowdonia National Park Area were Blue Flag beaches nor awarded the Green Coast Award during this monitoring period</p>
				<p>2021/2022</p> <p>No beaches within the Snowdonia National Park Area were Blue Flag beaches nor awarded the Green Coast Award during this monitoring period</p>

				<p><u>2022/2023</u> No beaches within the Snowdonia National Park Area were Blue Flag beaches nor awarded the Green Coast Award during this monitoring period</p>
13c	To safeguard the quality and quantity of water resources	Bathing and estuary water quality	NRW	<p>2020/2021 This data was received from NRW for bathing water (the data is based on figures for 2020)</p> <ul style="list-style-type: none"> • Harlech - Excellent • Dyffryn (Llanenddwyn) - Excellent • Llandanwg - Excellent • Tal y Bont - Excellent • Aberdyfi – Excellent <p>2021/2022 This data was received from NRW for bathing water (the data is based on figures for 2021)</p> <ul style="list-style-type: none"> • Harlech - Excellent • Dyffryn (Llanenddwyn) - Excellent • Llandanwg - Excellent • Tal y Bont - Excellent • Aberdyfi – Excellent <p>2022/2023 This data was received from NRW for bathing water (the data is based on figures for 2022)</p> <ul style="list-style-type: none"> • Harlech - Excellent • Dyffryn (Llanenddwyn) - Excellent • Llandanwg - Excellent • Tal y Bont - Excellent • Aberdyfi – Excellent
13			Dŵr Cymru	<u>2020/2021</u>

D	To safeguard the quality and quantity of water resources	Estimated household water consumption (litres per head per day)		<table border="1"> <thead> <tr> <th>COMPONENT</th> <th>VALUE</th> <th>UNIT</th> </tr> </thead> <tbody> <tr> <td>Household Per Capita Consumption</td> <td>165.83</td> <td>Litres/head/day</td> </tr> <tr> <td><i>Measured</i></td> <td>134.44</td> <td>Litres/head/day</td> </tr> <tr> <td><i>Unmeasured</i></td> <td>187.41</td> <td>Litres/head/day</td> </tr> </tbody> </table>	COMPONENT	VALUE	UNIT	Household Per Capita Consumption	165.83	Litres/head/day	<i>Measured</i>	134.44	Litres/head/day	<i>Unmeasured</i>	187.41	Litres/head/day
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14a	To promote mechanisms for waste minimisation, increased re-use and recycling.	Number of sustainable waste management facilities granted planning permission in the National Park and their distance from settlements.	SNPA	<p>2020/21 There have been no applications for sustainable waste management facilities during this monitoring period.</p> <p>2021/22 There have been no applications for sustainable waste management facilities during this monitoring period.</p> <p>2022/23 There have been no applications for sustainable waste management facilities during this monitoring period.</p>												

14b	To promote mechanisms for waste minimisation, increased re-use and recycling.	Percentage of household and industrial/commercial waste recycling.	Stats Wales	<p><u>2020/21</u></p> <p><u>Percentage of household waste re-used/re-cycled:</u> <u>Gwynedd – 35.7</u> <u>Conwy – 38.7</u></p> <p><u>Percentage of household waste composted:</u> <u>Gwynedd – 19.6</u> <u>Conwy – 26.1</u></p> <hr/> <p><u>2021/22</u></p> <p>Percentage of household waste re-used/re-cycled: Gwynedd – 35.3 Conwy – 38.1</p> <p>Percentage of household waste composted: Gwynedd – 16.7 Conwy – 25.4</p> <hr/> <p><u>2022/2023</u></p> <p>The data for this year's percentage of household and industrial / commercial waste recycling in Gwynedd and Conwy will be updated in October 2023.</p>
15	Improve the quantity and quality of publicly open space	Areas of open space lost to new development within the National Park.	SNPA	<p><u>2020/2021</u></p> <p>16 applications were permitted during 2020/2021 either intersecting or within areas of open space. Of these, only 1 was for new developments. This was for the erection of a detached garage.</p> <hr/> <p><u>2021/22</u></p> <p>4 applications were permitted during this monitoring period either intersecting or within areas designated as open space. None of these were for new developments</p>

				<p>2022/23</p> <p>7 applications were permitted during this monitoring period either intersecting or within areas designated as open space. None of these were for new developments</p>
16a	To provide housing to meet local need	Affordable dwellings completed as a percentage of all new housing completions	SNPA	<p>2020/2021 50% of all completions within the National Park were affordable dwellings. During the AMR period there were 38 dwellings completed and 19 of these were affordable.</p>
				<p>2021/2022 15% of all houses completed in the National Park were affordable houses. During the AMR period, 13 units were completed and 2 of these were affordable.</p>
				<p>2022/2023 48% of all houses completed in the National Park were affordable houses. During the AMR period, 23 units were completed and 11 of these were affordable.</p>
16b	To provide housing to meet local need	House price to income affordability ratio	Land Registry and CACI	<p>2020/2021</p> <p>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.</p> <ul style="list-style-type: none"> • HMA 11 (Conwy Valley) – 6.1:1 • HMA 10 (Ffestiniog & Porthmadog) – 5.4:1 • HMA 9 (Machynlleth & Aberdyfi) - 8.2:1 • HMA 8 (Bala, Dolgellau & Ardudwy) – 5.9:1 • HMA 6 (Llandudno & Conwy) – 7.3:1 • HMA 4 (Caernarfon) – 6.0:1 • HMA 3 (Bangor) - 12.0:1
				<p>2021/2022</p> <p>The details for the ratio of median annual income to median house price, by Housing Market Assessment area, are listed below. (Median house prices are representative of houses sold within the National Park boundaries of the HMA areas). The ratios are based on 2021 annual income, and as 2022 is not over yet, it focuses on 2021 house prices.</p> <ul style="list-style-type: none"> • HMA 11 (Dyffryn Conwy) – 6.1:1 • HMA 10 (Ffestiniog & Porthmadog) – 8.4:1 • HMA 9 (Machynlleth & Aberdyfi) - 9.9:1 • HMA 8 (Bala, Dolgellau & Ardudwy) – 7:1

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				<p>2022/2023</p> <p>The details for the ratio of median annual income to median house price, by Housing Market Assessment area, are listed below. (<i>Median house prices are representative of houses sold within the National Park boundaries of the HMA areas</i>). The ratios are based on 2022 annual income, and as 2023 is not over yet, it focuses on 2023 house prices. In some HMA areas the number of properties sold is low and so it the figure may not give a true reflection of the situation.</p> <ul style="list-style-type: none"> • HMA 11 (Dyffryn Conwy) – 6.1:1 • HMA 10 (Ffestiniog & Porthmadog) – 5.1:1 • HMA 9 (Machynlleth & Aberdyfi) - 8.7:1 • HMA 8 (Bala, Dolgellau & Ardudwy) – 6.9:1 • HMA 6 (Llandudno & Conwy) – 4.6:1 <i>*only 2 houses sold in this area</i> • HMA 4 (Caernarfon) – 10.1:1 <i>* only 8 houses sold in this area</i> <p>HMA 3 (Bangor) - 11.5:1</p>
17a	To promote improved access to local services	WIMD – Geographical Access to Services Deprivation Domain	WIMD	<p>2021/21</p> <p>No new up to date information</p>
				<p>2021/22</p> <p>No new up to date information</p>

	and amenities for all			<p>2022/23</p> <p>WIMD - Access to Services</p> <p>Gwynedd</p> <p>Aberdovey / Bryn-crug / Llanfihangel 148</p> <p>Abermaw 1 234</p> <p>Arllechwedd 205</p> <p>Bala 1295</p> <p>Bowydd and Rhiw 399</p> <p>Brithdir and Llanfachreth/Ganllwyd/Llanelltyd 62</p> <p>Corris/Mawddwy 13</p> <p>Deiniolen 170</p> <p>Dolbenmaen 92</p> <p>Dolgellau North 546</p> <p>Dolgellau South 1189</p> <p>Dyffryn Ardudwy 277</p> <p>Gerlan 438</p> <p>Harlech 237</p> <p>Llanbedr 142</p> <p>Llanberis 560</p> <p>Llandderfel & Llanuwchllyn 1 48</p> <p>Llandderfel & Llanuwchllyn 2 105</p> <p>Llangelynin 96</p> <p>Llanllyfni & Clynnog 100</p> <p>Penrhyndeudraeth 1 181</p> <p>Penrhyndeudraeth 2 909</p> <p>Porthmadog - Tremadog 144</p> <p>Talysarn 117</p> <p>Teigl 236</p> <p>Trawsfynydd 174</p> <p>Tregarth & Mynydd Llandygai 220</p> <p>Tywyn 1 395</p> <p>Waunfawr 246</p> <p>Conwy</p> <p>Betws-y-Coed 161</p> <p>Caerhun 122</p> <p>Capelulo 447</p> <p>Conwy 1 855</p> <p>Pandy 815</p> <p>Pant-yr-afon/Penmaenan 1 1267</p> <p>Trefriw 175</p> <p>Uwch Conwy 15</p>
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17b	To promote improved access to local services and amenities for all	Number of new community facilities granted planning permission per annum and their proximity to public transport facilities.	SNPA	<p>2020/2021 Between 2020/2021, there were 4 applications for new or improved community facilities in Local Service Centres, Local Service Settlements and Secondary Settlements. These were for a Listed Building consent for outdoor alterations to Neuadd y Cyfnod, Bala, a change of use from a shop to a cafe for the Coed y Brenin visitor Centre in Ganllwyd, change of use from a theatre to an exhibition space at the Snowdon Mountain Railway Station in Llanberis and the upgrading of public toilets in Llanuwchllyn.</p> <p>2021/2022 There were 6 applications for new and improved community facilities during 2021/2022. There were applications for new or improved community facilities in Local Service Centres and Secondary Settlements. One was for two new doors and an all-ability ramp at Penmachno community centre, two others for electric vehicle charging points in Y Bala and Bontddu. Another was to install a bench in connection with the Authority's Dark Sky project. Another was to demolish and build a new building in Llanuwchllyn community centre. Finally, there was an application for new windows in the Talsarnau community centre.</p> <p>2022/2023 There were no applications for new community facilities during 2022/2023.</p>																																												
18a	To promote safe, healthy and sustainable communities	Percentage of persons with long-term limiting illness in Snowdonia	WAG SNPA	<p>2020/21 No new up to date information</p> <p>2021/2022 There is no new up-to-date information. Data from the 2020 census will include information about the health and well-being of the population, and this will be available for next year's monitoring report.</p> <p>2022/2023</p> <table border="1" data-bbox="884 759 1944 1214"> <thead> <tr> <th rowspan="2">Disability</th> <th colspan="2">Eryri</th> <th colspan="2">Wales</th> </tr> <tr> <th>number</th> <th>%</th> <th>number</th> <th>%</th> </tr> </thead> <tbody> <tr> <td>Total: All usual residents</td> <td>24,418</td> <td>100.0</td> <td>3,107,494</td> <td>100.0</td> </tr> <tr> <td>Disabled under the Equality Act</td> <td>4,531</td> <td>18.6</td> <td>670,266</td> <td>21.6</td> </tr> <tr> <td>Disabled under the Equality Act: Day-to-day activities limited a lot</td> <td>1,887</td> <td>7.7</td> <td>319,406</td> <td>10.3</td> </tr> <tr> <td>Disabled under the Equality Act: Day-to-day activities limited a little</td> <td>2,644</td> <td>10.8</td> <td>350,860</td> <td>11.3</td> </tr> <tr> <td>Not disabled under the Equality Act</td> <td>19,887</td> <td>81.4</td> <td>2,437,228</td> <td>78.4</td> </tr> <tr> <td>Not disabled under the Equality Act: Has long term physical or mental health condition but day-to-day activities are not limited</td> <td>1,615</td> <td>6.6</td> <td>206,540</td> <td>6.6</td> </tr> <tr> <td>Not disabled under the Equality Act: No long term physical or mental health conditions</td> <td>18,272</td> <td>74.8</td> <td>2,230,688</td> <td>71.8</td> </tr> </tbody> </table>	Disability	Eryri		Wales		number	%	number	%	Total: All usual residents	24,418	100.0	3,107,494	100.0	Disabled under the Equality Act	4,531	18.6	670,266	21.6	Disabled under the Equality Act: Day-to-day activities limited a lot	1,887	7.7	319,406	10.3	Disabled under the Equality Act: Day-to-day activities limited a little	2,644	10.8	350,860	11.3	Not disabled under the Equality Act	19,887	81.4	2,437,228	78.4	Not disabled under the Equality Act: Has long term physical or mental health condition but day-to-day activities are not limited	1,615	6.6	206,540	6.6	Not disabled under the Equality Act: No long term physical or mental health conditions	18,272	74.8	2,230,688	71.8
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18b	To promote safe, healthy and sustainable communities	Percentage of persons whose health was 'good' over the last 12 months in Snowdonia	Census	<p>2020/21 No new up to date information</p> <p>2021/22 No new up to date information.</p>																																												

				2022/2023 Cyfrifiad 2021				
				General health	Eryri		Wales	
					number	%	number	%
				Total: All usual residents	24,417	100.0	3,107,495	100.0
				Very good health	11,699	47.9	1,436,479	46.2
				Good health	8,234	33.7	1,005,485	32.4
				Fair health	3,266	13.4	449,655	14.5
				Bad health	957	3.9	164,102	5.3
				Very bad health	261	1.1	51,774	1.7
18c	To promote safe, healthy and sustainable communities	WIMD – Health Deprivation Domain	WIMD	2022/2023 (Census 2021)				
				Aberdovey / Bryn-crug / Llanfihangel	1779			
				Abermaw 1	1037			
				Arllechwedd	1428			
				Bala	1094			
				Bowydd and Rhiw	709			
				Brithdir and Llanfachreth/Ganllwyd/Llanelltyd	1567			
				Corris/Mawddwy	1502			
				Deiniolen	899			
				Dolbenmaen	1302			
				Dolgellau North	1347			
				Dolgellau South	1120			
				Dyffryn Ardudwy	1497			
				Gerlan	961			
				Harlech	1284			
				Llanbedr	1450			
				Llanberis	1189			
				Llandderfel & Llanuwchllyn 1	1380			
				Llandderfel & Llanuwchllyn 2	1767			
				Llangelynin	1142			
				Llanllyfni & Clynnog	1267			
				Penrhyndeudraeth 1	1700			
				Penrhyndeudraeth 2	1058			
				Porthmadog - Tremadog	1471			
				Talysarn	1039			

				<p>Teigl 942 Trawsfynydd 1505 Tregarth & Mynydd Llandygai 1546 Tywyn 1 1233 Waunfawr 1525</p> <p>Betws-y-Coed 1710 Caerhun 1673 Capelulo 1349 Conwy 1 881 Pandy 1477 Pant-yr-afon/Penmaenan 1 1168 Trefriw 1369 Uwch Conwy 1721</p>
19a	To promote and facilitate improved community involvement	WIMD – Geographical Access to Services Deprivation Domain	SNPA	<p>2022/2023 (Census 2021)</p> <p>Aberdovey / Bryn-crug / Llanfihangel 148 Abermaw 1 234 Arllechwedd 205 Bala 1295 Bowydd and Rhiw 399 Brithdir and Llanfachreth/Ganllwyd/Llanelltyd 62 Corris/Mawddwy 13 Deiniolen 170 Dolbenmaen 92 Dolgellau North 546 Dolgellau South 1189 Dyffryn Ardudwy 277 Gerlan 438 Harlech 237 Llanbedr 142 Llanberis 560 Llandderfel & Llanuwchllyn 1 48 Llandderfel & Llanuwchllyn 2 105 Llangelynin 96 Llanllyfni & Clynnog 100 Penrhyndeudraeth 1 181 Penrhyndeudraeth 2 909 Porthmadog - Tremadog 144 Talysarn 117 Teigl 236 Trawsfynydd 174</p>

				<p>Tregarth & Mynydd Llandygai 220 Tywyn 1 395 Waunfawr 246</p> <p>Betws-y-Coed 161 Caerhun 122 Capelulo 447 Conwy 1 855 Pandy 815 Pant-yr-afon/Penmaenan 1 1267 Trefriw 175 Uwch Conwy 15</p>
19b	To promote and facilitate improved community involvement	Number of new community facilities granted planning permission in the National Park.	SNPA	<p>2020/2021</p> <p>Between 2020/2021, there were 4 applications for new or improved community facilities in Local Service Centres, Local Service Settlements and Secondary Settlements. These were for a Listed Building consent for outdoor alterations to Neuadd y Cyfnod, Bala, a change of use from a shop to a cafe for the Coed y Brenin visitor centre in Ganllwyd, change of use from a theatre to an exhibition space at the Snowdon Mountain Railway Station in Llanberis and the upgrading of public toilets in Llanuwchllyn.</p> <p>2021/2022</p> <p>There were 6 applications for new and improved community facilities during 2021/2022. There were applications for new or improved community facilities in Local Service Centres and Secondary Settlements. One was for two new doors and an all-ability ramp at Penmachno community centre, two others for electric vehicle charging points in Y Bala and Bontddu. Another was to install a bench in connection with the Authority's Dark Sky project. Another was to demolish and build a new building in Llanuwchllyn community centre. Finally, there was an application for new windows in the Talsarnau community centre.</p> <p>2022/2023</p> <p>There was only one application for new or improvements to community facilities for 2022/2023. It was an application for improvements including the demolition of the existing stone toilet block and the installation of children's adventure playground equipment in a community centre in Capel Curig.</p>
19c	To promote and facilitate improved	The distance of new community facilities granted planning	SNPA	<p>2020/2021</p> <p>There were 4 applications for new and improved community facilities during 2020/2021. There were 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</p>

	community involvement	permission from public transport services.	<p>600 feet of a bus stop and 15 miles of a train station. Another was for change of use from a shop to a cafe for the Coed y Brenin visitor centre in Ganllwyd, located within 1000 feet of a bus stop and 9 miles of a train station. Another was for change of use from a theatre to an exhibition space at the Snowdon Mountain Railway Station in Llanberis, located within 450 feet of a bus stop and 7.3 miles of a train station. Lastly, the upgrading of public toilets in Llanuwchllyn, located within 500 feet of a bus stop and 14.8 miles of a train station.</p> <p><u>2021/22</u></p> <table border="1" data-bbox="882 448 1760 1150"> <thead> <tr> <th rowspan="2">Description of the Development</th> <th colspan="2">Distance to public transport</th> </tr> <tr> <th>Bus</th> <th>Train station</th> </tr> </thead> <tbody> <tr> <td>Installation of two new doors and an all-ability ramp - Penmachno Community Centre</td> <td>140m</td> <td>23.7km</td> </tr> <tr> <td>Installation of an electric vehicle charging point, feeder pillar and related work - Bala</td> <td>126m</td> <td>0.28km</td> </tr> <tr> <td>Installation of 2 electric vehicle rapid charging points and 2 electrical cabinets, associated cables and ancillary work - Bontddu</td> <td>95m</td> <td>14.6km</td> </tr> <tr> <td>Installation of a bench in connection with the Authority's Dark Sky Project - Dolgellau</td> <td>419m</td> <td>5.6km</td> </tr> <tr> <td>Demolition of an existing building and construction of a new building on the same footprint - Llanuwchllyn Community Centre</td> <td>104m</td> <td>5.5km</td> </tr> <tr> <td>New windows - Talsarnau Community Centre</td> <td>183m</td> <td>24.4km</td> </tr> </tbody> </table> <p><u>2022/2023</u></p> <p>There was only one application for new or improvements to community facilities for 2022/2023. It was an application for improvements including the demolition of the existing stone toilet block and the installation of children's adventure playground equipment in a community centre in Capel Curig. This was located 100m from the nearest bus stop and 4.41km from the nearest train station.</p>	Description of the Development	Distance to public transport		Bus	Train station	Installation of two new doors and an all-ability ramp - Penmachno Community Centre	140m	23.7km	Installation of an electric vehicle charging point, feeder pillar and related work - Bala	126m	0.28km	Installation of 2 electric vehicle rapid charging points and 2 electrical cabinets, associated cables and ancillary work - Bontddu	95m	14.6km	Installation of a bench in connection with the Authority's Dark Sky Project - Dolgellau	419m	5.6km	Demolition of an existing building and construction of a new building on the same footprint - Llanuwchllyn Community Centre	104m	5.5km	New windows - Talsarnau Community Centre	183m	24.4km
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20a ,b	Promote good transport links to support the local economy	Distance of new employment developments from public transport	SNPA	2022/ 2023 No new employment developments during the year																																																																	
		Distance the residents of Eryri travel to work	Census	2022/2023 <table border="1" data-bbox="882 579 1877 1158"> <thead> <tr> <th data-bbox="882 579 1373 619">Distance travelled to work</th> <th colspan="2" data-bbox="1373 579 1621 619">Eryri</th> <th colspan="2" data-bbox="1621 579 1877 619">Wales</th> </tr> <tr> <th data-bbox="882 619 1373 659"></th> <th data-bbox="1373 619 1514 659">number</th> <th data-bbox="1514 619 1621 659">%</th> <th data-bbox="1621 619 1785 659">number</th> <th data-bbox="1785 619 1877 659">%</th> </tr> </thead> <tbody> <tr> <td data-bbox="882 659 1373 746">Total: All usual residents aged 16 years and over in employment the week before the census</td> <td data-bbox="1373 659 1514 746">11,222</td> <td data-bbox="1514 659 1621 746">100.0</td> <td data-bbox="1621 659 1785 746">1,368,449</td> <td data-bbox="1785 659 1877 746">100.0</td> </tr> <tr> <td data-bbox="882 746 1373 786">Less than 2km</td> <td data-bbox="1373 746 1514 786">1,124</td> <td data-bbox="1514 746 1621 786">10.0</td> <td data-bbox="1621 746 1785 786">158,919</td> <td data-bbox="1785 746 1877 786">11.6</td> </tr> <tr> <td data-bbox="882 786 1373 826">2km to less than 5km</td> <td data-bbox="1373 786 1514 826">579</td> <td data-bbox="1514 786 1621 826">5.2</td> <td data-bbox="1621 786 1785 826">163,384</td> <td data-bbox="1785 786 1877 826">11.9</td> </tr> <tr> <td data-bbox="882 826 1373 866">5km to less than 10km</td> <td data-bbox="1373 826 1514 866">794</td> <td data-bbox="1514 826 1621 866">7.1</td> <td data-bbox="1621 826 1785 866">174,625</td> <td data-bbox="1785 826 1877 866">12.8</td> </tr> <tr> <td data-bbox="882 866 1373 906">10km to less than 20km</td> <td data-bbox="1373 866 1514 906">1,068</td> <td data-bbox="1514 866 1621 906">9.5</td> <td data-bbox="1621 866 1785 906">174,245</td> <td data-bbox="1785 866 1877 906">12.7</td> </tr> <tr> <td data-bbox="882 906 1373 946">20km to less than 30km</td> <td data-bbox="1373 906 1514 946">769</td> <td data-bbox="1514 906 1621 946">6.9</td> <td data-bbox="1621 906 1785 946">75,403</td> <td data-bbox="1785 906 1877 946">5.5</td> </tr> <tr> <td data-bbox="882 946 1373 986">30km to less than 40km</td> <td data-bbox="1373 946 1514 986">410</td> <td data-bbox="1514 946 1621 986">3.7</td> <td data-bbox="1621 946 1785 986">31,059</td> <td data-bbox="1785 946 1877 986">2.3</td> </tr> <tr> <td data-bbox="882 986 1373 1026">40km to less than 60km</td> <td data-bbox="1373 986 1514 1026">468</td> <td data-bbox="1514 986 1621 1026">4.2</td> <td data-bbox="1621 986 1785 1026">22,351</td> <td data-bbox="1785 986 1877 1026">1.6</td> </tr> <tr> <td data-bbox="882 1026 1373 1066">60km and over</td> <td data-bbox="1373 1026 1514 1066">469</td> <td data-bbox="1514 1026 1621 1066">4.2</td> <td data-bbox="1621 1026 1785 1066">27,546</td> <td data-bbox="1785 1026 1877 1066">2.0</td> </tr> <tr> <td data-bbox="882 1066 1373 1106">Works mainly from home</td> <td data-bbox="1373 1066 1514 1106">3,502</td> <td data-bbox="1514 1066 1621 1106">31.2</td> <td data-bbox="1621 1066 1785 1106">350,470</td> <td data-bbox="1785 1066 1877 1106">25.6</td> </tr> <tr> <td data-bbox="882 1106 1373 1158">Works mainly at an offshore installation, in no fixed place, or outside the UK</td> <td data-bbox="1373 1106 1514 1158">2,039</td> <td data-bbox="1514 1106 1621 1158">18.2</td> <td data-bbox="1621 1106 1785 1158">190,447</td> <td data-bbox="1785 1106 1877 1158">13.9</td> </tr> </tbody> </table>	Distance travelled to work	Eryri		Wales			number	%	number	%	Total: All usual residents aged 16 years and over in employment the week before the census	11,222	100.0	1,368,449	100.0	Less than 2km	1,124	10.0	158,919	11.6	2km to less than 5km	579	5.2	163,384	11.9	5km to less than 10km	794	7.1	174,625	12.8	10km to less than 20km	1,068	9.5	174,245	12.7	20km to less than 30km	769	6.9	75,403	5.5	30km to less than 40km	410	3.7	31,059	2.3	40km to less than 60km	468	4.2	22,351	1.6	60km and over	469	4.2	27,546	2.0	Works mainly from home	3,502	31.2	350,470	25.6	Works mainly at an offshore installation, in no fixed place, or outside the UK	2,039	18.2	190,447	13.9
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21a ,b	Assist in creating local employment opportunities and businesses linked to the purposes of the National Park .	Rates of economic activity in the National Park.	Census	Economic activity status	Eryri		Cymru	
					number	%	number	%
				Total: All usual residents aged 16 years and over	20,927	100.0	2,559,416	100.0
				Economically active (excluding full-time students)	11,443	54.7	1,391,379	54.4
				Economically active (excluding full-time students):In employment	11,006	52.6	1,327,745	51.9
				Economically active (excluding full-time students):In employment:Employee	7,575	36.2	1,118,659	43.7
				Economically active (excluding full-time students): In employment: Employee: Part-time	2,439	11.7	302,900	11.8
				Economically active (excluding full-time students): In employment: Employee: Full-time	5,136	24.5	815,759	31.9
				Economically active (excluding full-time students):In employment:Self-employed with employees	518	2.5	37,733	1.5
				Economically active (excluding full-time students): In employment: Self-employed with employees: Part-time	101	0.5	7,837	0.3
				Economically active (excluding full-time students): In employment: Self-employed with employees: Full-time	417	2.0	29,896	1.2
				Economically active (excluding full-time students):In employment:Self-employed without employees	2,913	13.9	171,353	6.7
				Economically active (excluding full-time students): In employment: Self-employed without employees: Part-time	1,060	5.1	65,335	2.6
				Economically active (excluding full-time students): In employment: Self-employed without employees: Full-time	1,853	8.9	106,018	4.1
				Economically active (excluding full-time students): Unemployed	437	2.1	63,634	2.5
				Economically active and a full-time student	272	1.3	55,969	2.2
				Economically active and a full-time student:In employment	216	1.0	40,706	1.6
				Economically active and a full-time student:In employment:Employee	196	0.9	38,206	1.5
				Economically active and a full-time student: In employment: Employee: Part-time	163	0.8	31,644	1.2
				Economically active and a full-time student: In employment: Employee: Full-time	33	0.2	6,562	0.3
Economically active and a full-time student:In employment:Self-employed with employees	3	0.0	276	0.0				

				Economically active and a full-time student: In employment: Self-employed with employees: Part-time	2	0.0	148	0.0
				Economically active and a full-time student: In employment: Self-employed with employees: Full-time	1	0.0	128	0.0
				Economically active and a full-time student: In employment: Self-employed without employees	17	0.1	2,224	0.1
				Economically active and a full-time student: In employment: Self-employed without employees: Part-time	8	0.0	1,702	0.1
				Economically active and a full-time student: In employment: Self-employed without employees: Full-time	9	0.0	522	0.0
				Economically active and a full-time student: Unemployed	56	0.3	15,263	0.6
				Economically inactive	9,212	44.0	1,112,068	43.5
				Economically inactive: Retired	6,525	31.2	631,659	24.7
				Economically inactive: Student	703	3.4	145,181	5.7
				Economically inactive: Looking after home or family	680	3.2	109,604	4.3
				Economically inactive: Long-term sick or disabled	749	3.6	151,321	5.9
				Economically inactive: Other	555	2.7	74,303	2.9
		Number of new employment developments with collated data about location and type of employment .	SNPA	2022/2023 No new employment developments during 2022/2023.				

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
15	Telecommunications and Masts	Adopted September 2021
	Adverts and Signage	Being drafted
	Locally Distinct Sustainable Design	Being drafted
	The Historic Environment	Being drafted

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 from landowner in 2021 confirmed the intention to sell the site to a developer. In 2023 it was confirmed that the ownership had not changed, and that phosphates were holding back the development. 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). The work was completed during 2022-23 and the units have been occupied.
Land adjacent to Pentre Uchaf, Dyffryn Ardudwy (100% affordable housing to meet local need)	10	The Rural Housing Enabler has undertaken a needs survey for Dyffryn Ardudwy. The landowner, Adra, submitted a pre-app during 2022-23. Constraints from flood zones and protected species may limited development of the site to 2-3 units. A need for units for large families has been identified.
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 the 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 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 2027/28. A housing needs survey has been undertaken by the Rural Housing Enabler. Additional costs relating to excavations and drainage have been identified. An application for 8 units was submitted in November 2022, including 2 units outside the allocated area. No decision has been released yet

Dolgellau (100% affordable housing to meet local need)	15	This is a new allocation within the ELDP 2016-31. The landowner, , foresee the site being completed by 2026/27 A housing needs survey has been undertaken by the Rural Housing Enabler. Additional costs relating to excavations and drainage have been identified.
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 2025/26. Discussions between Grŵp Cynefin and the Community are ongoing.
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 2030/31. Lack of water supply is an obstacle.
Trefriw, land next to Ty Capel Peniel (50% open market, 50% affordable housing to meet local need)	5	Owner 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.. A housing needs survey has been undertaken by the Rural Housing Enabler. A planning application was submitted in March 2023 for 20 affordable units, there is no decision yet. Grŵp Cynefin intends to develop the site.
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. Since then, they have indicated that there is no intention to develop in the coming years.
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 2028/29.
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 2029/30. 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. A planning application was submitted during 2021/22 for 5 units; permission awaits the signing of a S.106 agreement.
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 formed the Group during the 2020/21 period; the members of which are as follows:
- House Builders Federation;
 - Dŵr Cymru;
 - Natural Resources Wales;
 - Grŵp Cynefin;
 - Cartrefi Conwy;
 - Clwyd Alyn;
 - Tai Gogledd Cymru
 - Adra;
 - Rural Housing Enabler Service;
 - Cyngor Gwynedd Housing Authority,
 - Conwy County Borough Council Housing Authority.
- 1.4 Correspondence with the Group is undertaken via email correspondence. Two tables, consisting of the timing and phasing of allocated sites, and sites with planning permission for over 5 dwellings, are 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.

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 (2023-2031)											
			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	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					30					25
Secondary Settlement	Land adjacent to Pentre Uchaf, Dyffryn Ardudwy	10	4 months			0	0	2			8						
Secondary Settlement	Land at Former Woolen Mill, Trefriw	5				0	0						5				
Secondary Settlement	Land adjacent to Y Rhos Llanegryn	8				0	0								4	4	
Secondary Settlement	Land adjacent to Bryn Deiliog, Llanbedr	6				0	0						6				
Secondary Settlement	Land adjacent to Maesteg, Pennal	5		Planning application submitted 15/9/2021. Determination awaiting S.106		0	0	5									
Service Settlement	Land adjacent Bro Prysor, Trawsfynydd	10				0	0								10		
Secondary Settlement	Land adjacent to Lawnt y Plas, Dinas Mawddwy	6				0	0									6	
Service Settlement	Land adjacent Penrhwyfa, Harlech	24	1 month	Planning application submitted 22/3/2023. Awaiting determination.		0	0		24								
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, Dolwyddelan	6				0	0									6	
Secondary Settlement	Land adj Garreg Frech Llanfrothen	6		Planning application submitted 3/11/2022. Awaiting determination.		0	0			6							
Local Service Centre	Land at Cysgod y Coleg, Bala	10	1 month	10 months	7 months	9	0										
Secondary Settlement	Land adjacent to Maes y Pandy, Llanuwchllyn	7				0	0		7								
Service Settlement	Former Primary School, Aberdyfi	11	1 month	6 months	11 months	11	0										

The Timing & Phasing of Sites with Planning Permission

Settlement Tier	Site Name	Total Site Capacity	The timing and phasing of sites with planning permission (2023 -2031)											Units beyond the plan period	
			Completions	U/C	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031			
Local Service Centre	National Westminster Bank Buildings and land to rear, 44-46 High Street, Bala.	5	0	4	4	2									
Secondary Settlement	OS 465, Trian, Brithdir	5	4	0	1										
Service Settlement	Cae Main, Hwylfa'r Nant, Harlech	5	3	0	1	1									
Service Settlement	Former Tabernacl Chapel, High Street, Harlech.	5	0	5	2		3								
Secondary Settlement	Tir ger Neuadd y Pentref, Rhydymain	5	2	0	1	1		1							
Secondary Settlement	O.S. Field No. 9687, Penybont, Talybont.	5	0	0	1	1	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	2	2				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							7	6			
Secondary Settlement	Abbey Arms Hotel, Ffestiniog	14	6	0											8
Secondary Settlement	Pant yr Onnen, Llanfair	15	7	1				2	2	2	2				
Secondary Settlement	Land at the rear of Penrhiw, Llan Ffestiniog	16	1	1	1	14									
Local Service Centre	Land at Maes Brith, Dolgellau.	17	5	1					3	3	3	3			
Service Settlement	OS 1266 Bryn Madog Trawsfynydd	18	4	0		3	3	2	3	3					
Service Settlement	Hillside, Aberdyfi	23	21	2			2								
Secondary Settlement	Land r/o Smithy Garage, Dyffryn Ardudwy	31	9	0	1	1				1	1	1	16		
Local Service Centre	Fronallt (Coed y Bryn), Dolgellau	46	15	0			6	6	6	4	4	5			
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	2	1	1							1		
Local Service Centre	Llety'r Bugail, Dolgellau	5	0	1	1	2	2								

APPENDIX 5: Council Tax data per Community Council (July 2023)

Community/Town Council	Total number of domestic properties (incl. second homes).	Class. B (no tax premium)	Second Homes	Total	% of second homes	Self Catering Holiday Units	% combined second homes and holiday units as a percentage of all properties
ABER	120	0	6	6	5.0%	0	5.0%
ABERDYFI	851	16	264	280	32.9%	149	42.9%
ABERMAW	1341	3	151	154	11.5%	112	18.3%
ARTHOG	689	4	92	96	13.9%	55	20.3%
BALA	1028	1	22	23	2.2%	27	4.7%
BEDDGELERT	297	0	48	48	16.2%	79	33.8%
BETWS GARMON	131	0	14	14	10.7%	20	22.5%
BRITHDIR & LLANFRACHETH	414	0	53	53	12.8%	30	18.7%
BRYNCRUG	364	3	17	20	5.5%	17	9.7%
CORRIS	367	1	28	29	7.9%	15	11.5%
DOLBENMAEN	645	3	52	55	8.5%	46	14.6%
DOLGELLAU	1459	4	77	81	5.6%	87	10.9%
DYFFRYN ARDUDWY	855	1	64	65	7.6%	62	13.8%
FFESTINIOG	2536	8	115	123	4.9%	111	8.8%
HARLECH	856	5	104	109	12.7%	63	18.7%
LLANBEDR	339	3	43	46	13.6%	31	20.8%
LLANBERIS	962	2	35	37	3.8%	56	9.1%
LLANDDEINIOLEN	2216	4	28	32	1.4%	43	3.3%
LLANDDERFEL	509	0	25	25	4.9%	35	11.0%
LLANDWROG	1108	1	16	17	1.5%	34	4.5%
LLANDYGAI	165	0	13	13	7.9%	23	19.1%
LLANEGRYN	278	1	33	34	12.2%	9	15.0%
LLANELLYD	293	2	59	61	20.8%	21	26.1%
LLANFAIR	231	7	42	49	21.2%	37	32.1%
LLANFIHANGEL Y PENNANT	242	0	15	15	6.2%	20	13.4%
LLANFROTHEN	393	3	52	55	14.0%	9	15.9%
LLANGELYNIN	130	1	14	15	11.5%	25	25.8%
LLANGYWAIR	370	2	10	12	3.2%	7	5.0%
LLANILLECHID	1998	4	48	52	2.6%	7	2.9%
LLANLLYFNI	1353	4	18	22	1.6%	28	3.6%
LLANUWCHLYN	320	1	22	23	7.2%	17	11.9%
LLANYCIL	203	0	15	15	7.4%	9	11.3%
MAENTWROG	329	2	36	38	11.6%	24	17.6%
MAWDDWY	366	1	34	35	9.6%	26	15.6%
PENNAL	245	13	20	33	13.5%	18	19.4%
PENRHYNDEUDRAETH	983	1	33	34	3.5%	20	5.4%
TALSARNAU	343	4	48	52	15.2%	22	20.3%
TRAWSFYNYDD	724	1	30	31	4.3%	49	10.3%
TYWYN	1955	60	149	209	10.7%	56	13.2%
WAUNFAWR	667	0	14	14	2.1%	27	5.9%
Y GANLLWYD	86	0	7	7	8.1%	10	17.7%
BETWS Y COED	273		29	29	10.6%	39	21.8%
BRO GARMON	325		32	32	9.8%	41	19.9%
BRO MACHNO	415		80	80	19.3%	34	25.4%
CAERHUN	660		46	46	7.0%	28	10.8%
CAPEL CURIG	116		14	14	12.1%	16	22.7%
DOLGARROG	210		4	4	9.8%	4	3.7%
DOLWYDDELAN	274		29	29	7.0%	20	16.7%
HENRYD	356		18	18	1.9%	14	8.6%
LLANFAIRFECHAN	1,825		64	64	5.1%	18	4.4%
LLANRWST	1,587		30	30	6.7%	15	2.8%
PENMAENMAWR	2,267		84	84	3.5%	34	5.1%
TREFRIW	421		28	28	3.7%	17	10.3%
YSBYTY IFAN	95		8	8	1.9%	10	17.1%
CONWY	8,034		272	272	3.4%	143	5.1%

ITEM NO. 6.0

MEETING	Planning and Access Committee
DATE	October 18 th 2023
TITLE	Replacement Eryri Local Development Plan – Delivery Agreement
REPORT BY	Head of Planning Policy
PURPOSE	To approve the Draft Delivery Agreement for stakeholder engagement

BACKGROUND

- 1.1 As members are aware, a review of the Eryri Local Development Plan (LDP) is required every four years from the time of adoption of the existing Plan. The adopted Eryri LDP (2016 – 2031) has been reviewed and informed by stakeholder engagement, which took place between 7th April 2023 and May 12th 2023. The Review Report established the need to undertake a Full Revision procedure, rather than a Short Form Revision procedure to respond to strategic issues raised and significant changes in the planning policy context. A full revision procedure means a replacement local development plan (RLDP) is required.
- 1.2 This Delivery Agreement which includes a Community Involvement Schemes sets out how and when stakeholders and the community can become involved in the plan making process and a timetable for preparing the Replacement Eryri LDP.

DELIVERY AGREEMENT CONTENT

- 1.3 The Delivery Agreement has two main parts:

PART A: A Timetable of the key stages of Plan preparation; and

PART B: A Community Involvement Scheme which outlines how and when the community will be able to get involved in the Plan preparation process.

The delivery agreement sets out how the Authority will involve the local community and other stakeholders in preparing the replacement Eryri Local Development Plan.

Below is a copy of the timetable which outlines key plan preparation dates:

Definitive Stages¹

			Consultation Period
1	Delivery Agreement	Draft to Committee: October 18th 2023 Authority Approval February 7 th 2024 Submit to WG for approval February 2024. Delivery Agreement agreed and published by March 2024 Replacement Plan commences March 2024	Consultation on Draft DA and CIS Nov – December 2023
2	Pre-deposit participation	March 2024 – August 2025	Public Call for Candidate Sites: held for at least six weeks Spring 2024
3	Pre deposit Consultation		Public consultation on the Pre Deposit plan (the Preferred Strategy) May – June 2025
4	Deposit Consultation	September 2025 – August 2026	February - March 2026

Indicative Stages²

5	Submission	Submit September 2026	
6	Examination	11 months process from submission	
7	Inspectors report	August 2027	
8	Adoption	Within 8 weeks of receiving Report September 2027	

¹ **Definite Stages** - the stages in plan preparation under the direct control of the Authority up to and including the LDP Statutory Deposit Period. The project management of the process can be monitored and controlled carefully. Every effort will be made to avoid deviations from the approved timetable during these stages.

² **Indicative Stages** – the stages beyond the LDP Statutory Deposit Period. The Authority has less control over later stages of plan preparation processes, as they are dependent on many factors such as inputs from external organisations, the number of representations that need to be handled, responses from the Welsh Assembly Government and their requirements and for the LDP the scale of matters for consideration by the independent Planning Inspectorate

9	Monitoring and Review	Ongoing	Annual Monitoring Reports due October each year and the Plan Review no later than 4 years from adoption date
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A draft copy of the delivery agreement has been sent to the Welsh Government for initial comments. A draft timetable outlining the Consultation Stages for the Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) has been sent to the Statutory Consultees (NRW and CADW) for comment. In addition to this the LDP preparation timetable has been sent to the Planning Inspectorate.

RESOURCE IMPLICATIONS

The preparation of the Delivery Agreement will not require any additional Authority resources.

Other than the work required for the Examination in Public, overall LDP production costs can be accommodated within existing departmental budgets. The Examination in Public will require the use of a Specific Risk Reserve which has been allocated for Public Inquiries, and there are sufficient funds within this Reserve to cover this work.

RECOMMENDATION

To discuss and comment on the contents of the Draft Delivery Agreement and approve for stakeholder engagement.

BACKGROUND PAPERS

As per the report.

**Replacement Eryri Local Development Plan
2024-2039**

**Draft Delivery Agreement
Autumn 2023**

Contents

1	Introduction	<u>34</u>
	<i>Review Of Current Adopted Eryri Local Development Plan 2016 – 2031</i>	<u>34</u>
	<i>Stages In Approval Of The Delivery Agreement</i>	<u>34</u>

Part A: Timetable

2	Replacement Eryri LDP Timetable	<u>56</u>
	<i>Diagram 1: Replacement Eryri Ldp Summary Timetable</i>	<u>56</u>
3	Plan Assessment / Appraisal	<u>78</u>
4	Governance Arrangements.....	<u>89</u>
5	Resources.....	<u>940</u>
	<i>Diagram 2: Organisation Diagram.....</i>	<u>940</u>
6	Collaborative Working.....	<u>1142</u>
7	Risk Assessment	<u>1243</u>
8	Supplementary Planning Guidance (SPG)	<u>1546</u>
9	Monitoring And Review Of The Delivery Agreement.....	<u>1647</u>

Part B: Community Involvement Scheme

1.	<i>Aim, Scope, Priorities And Principles Of The CIS In The Revision Of The LDP.....</i>	<u>19</u>
2.	<i>What We Expect From You?</i>	<u>22</u> —
3.	<i>Who Will We Involve And How?</i>	<u>22</u> —
4.	<i>Participation Timetable</i>	<u>32</u> —
5.	<i>Appendices</i>	<u>41</u> —
	<i>Appendix 1: Key stakeholders</i>	<u>42</u> —

1 INTRODUCTION

1.1 This Delivery Agreement (DA) has been produced by Eryri National Park Authority for the Replacement Eryri Local Development Plan (RELDP).

1.2 The Delivery Agreement has two main parts:

PART A: A Timetable of the key stages of Plan preparation; and

PART B: A Community Involvement Scheme which outlines how and when the community will be able to get involved in the Plan preparation process.

Review of current adopted Eryri Local Development Plan 2016 – 2031

1.3 The current statutory local development plan for the Snowdonia National Park Authority is the Eryri LDP (2016-2031) which was adopted on the 6th of February 2019. Local Planning Authorities are required to review their LDP at least every four years from the date of adoption. The adopted Eryri LDP was reviewed in 2023 and the Review Report established the need to undertake a Full Revision procedure, rather than a Short Form Revision procedure to respond to strategic issues raised and significant changes in the planning policy context particularly at a national level with the publication of Future Wales and updated editions of Planning Policy Wales (PPW).

1.4 A full revision procedure means a replacement local development plan (RLDP) is required. This Delivery Agreement which includes a Community Involvement Schemes sets out how and when stakeholders and the community can become involved in the plan making process and a timetable for preparing the Replacement Eryri LDP.

1.5 Until the Replacement Local Development Plan (RLDP) is adopted, the Eryri LDP (2016-2031) will remain the statutory Development Plan for development management purposes.

Stages in approval of the Delivery Agreement

1.6 In developing the Delivery Agreement, the Authority has undertaken the following stages:

- ❖ Preparation of a draft Delivery Agreement (including a Community Involvement Scheme)
- ❖ Consultation on a draft timetable with Welsh Government (WG)
- ❖ Members to consider draft Delivery Agreement for consultation
- ❖ Consultation with specific and general stakeholders as identified in Appendix 1
- ❖ Revision of the Draft Delivery Agreement following consultation
- ❖ Approval of Delivery Agreement for submission to Welsh Government by the Snowdonia National Park Authority [with Agreement under delegated powers for modifications resulting from Welsh Government comments];
- ❖ Submission to Welsh Government for agreement;

1.7 Following its agreement by the Welsh Government the Authority will ensure:

- ❖ Publication of the Delivery Agreement;
- ❖ Plan preparation in accordance with the Agreement.

PART A: TIMETABLE

2 REPLACEMENT ERYRI LDP TIMETABLE

- 2.1 This timetable sets out what the Authority considers to be a challenging, but realistic, timeframe for preparing a replacement LDP. In preparing the timetable regard has been given to the Welsh Government's expectation that a replacement plan be prepared within 3.5 years from commencement of the process. The timetable for the Replacement Eryri LDP meets this requirement. This runs from Delivery Agreement agreed by Welsh Government in March 2024 to adoption in September 2027. Diagram 1 illustrates the series of stages that we will go through in preparing a Replacement Eryri Local Development Plan.
- 2.2 The opportunities for stakeholder and community involvement within each of these stages are detailed in the Community Involvement Scheme (CIS) (PART B of this Delivery Agreement).

Diagram 1: Replacement Eryri LDP Summary Timetable

Definitive Stages¹

			Consultation Period
1	Delivery Agreement	Draft to Committee: October 18th 2023 Authority Approval February 7 th 2024 Submit to WG for approval February 2024. Delivery Agreement agreed and published by March 2024 Replacement Plan commences March 2024	Consultation on Draft DA and CIS Nov – December 2023
2	Pre-deposit participation	March 2024 – August 2025	Public Call for Candidate Sites: held for at least six weeks Spring 2024
3	Pre deposit Consultation		Public consultation on the Pre Deposit plan (the Preferred Strategy) May – June 2025
4	Deposit Consultation	September 2025 – August 2026	February - March 2026

¹ **Definite Stages** - the stages in plan preparation under the direct control of the Authority up to and including the LDP Statutory Deposit Period. The project management of the process can be monitored and controlled carefully. Every effort will be made to avoid deviations from the approved timetable during these stages.

Indicative Stages²

5	Submission	Submit September 20 20 26	
6	Examination	11 months process from submission	
7	Inspectors report	August 2027	
8	Adoption	Within 8 weeks of receiving Report September 2027	
9	Monitoring and Review	Ongoing	Annual Monitoring Reports due October each year and the Plan Review no later than 4 years from adoption date

2.3 This is a summary timetable, the full timetable in Part 2 includes all the timetabling of the associated Sustainability Appraisal (SA) or Integrated Sustainability Assessment (ISA) Report - incorporating Strategic Environmental Assessment.

2.4 Every effort will be made to keep to the timetable in this Delivery Agreement, however it is acknowledged that circumstances may arise which may mean that the timetable can't be adhered to. To avoid formal amendment to the timetable due to minor delays in the LDP process, a 3 month allowance for slippage is proposed.

² **Indicative Stages** – the stages beyond the LDP Statutory Deposit Period. The Authority has less control over later stages of plan preparation processes, as they are dependent on many factors such as inputs from external organisations, the number of representations that need to be handled, responses from the Welsh Government and their requirements and for the LDP the scale of matters for consideration by the independent Planning Inspectorate

3 PLAN ASSESSMENT / APPRAISAL

- 3.1 Sustainable Development is at the heart of the development plan process. All development plans must ensure they contribute to achieving economic, social, environmental and cultural well-being goals of Wales in the Wellbeing Future Generations Act 2015 (WBFGA). For the Replacement Eryri LDP the Authority must give consideration to establishing the baseline Sustainability Appraisal (SA) for the new plan (SA includes the requirements of Strategic Environment Assessment/SEA) and reconsider the validity of the adopted SA framework. This means the SA framework for the current LDP will be updated for the RLDP. When the SA/ISA Assessment Framework has been scoped out and established it will be used in the appraisal of proposed RLDP policies and proposals. Reports will be issued to accompany the main RLDP stages and document the iterative assessment and plan preparation process that has been undertaken up to that point. The SA/ISA will also form an integral part of Candidate Site Assessment.
- 3.2 National guidance now indicates that an Integrated Sustainability Appraisal (ISA) may be appropriate which includes consideration of the Well-being of Future Generations Act, Health Impacts, Welsh Language and Equalities Impacts (including the Socio-economic Duty of the Equalities Act 2010).
- 3.3 A Habitats Regulations Assessment (HRA) will remain separate. HRA informs preparation of the RLDP's strategy, policies and land allocations by identifying their potential to impact on nationally designated environmental habitats i.e., Special Areas of Conservation, Special Protection Areas and Ramsar sites. Where a land-use plan would have the potential to significantly affect a site, a detailed Appropriate Assessment is required to assess the impacts and to consider the suitability of options and mitigation measures.

4 GOVERNANCE ARRANGEMENTS

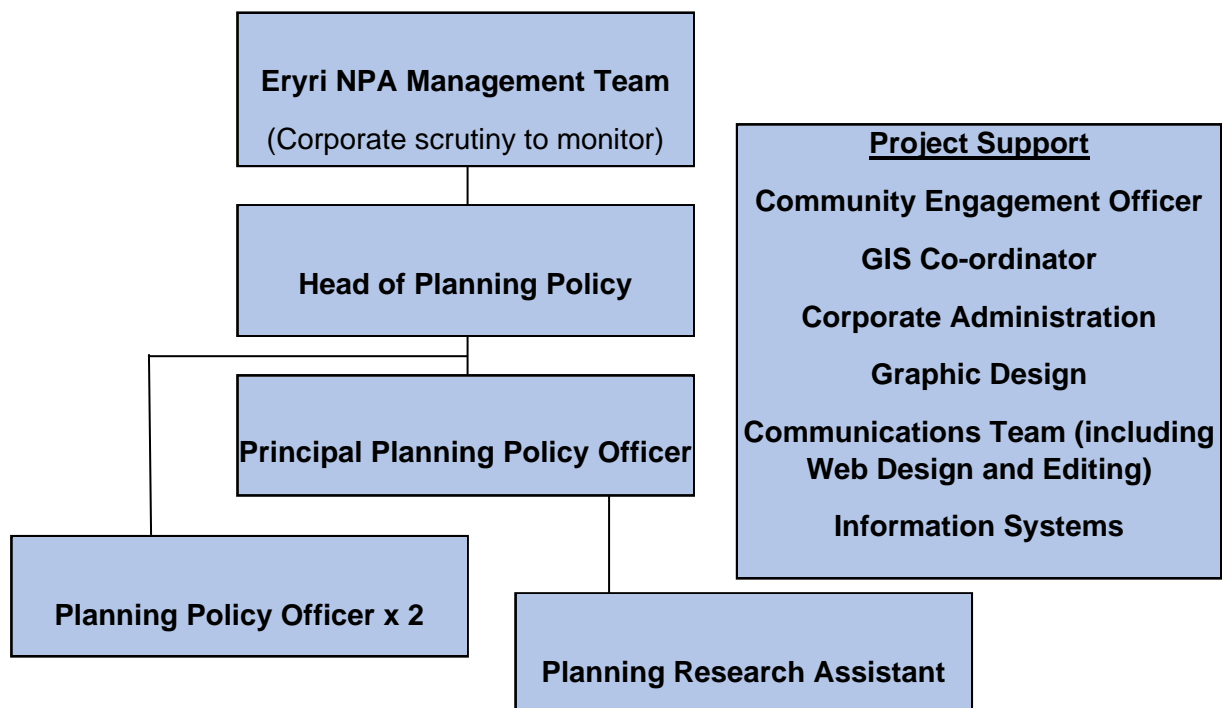
- 4.1 The Authority has established a corporate scrutiny arrangement involving members of the Authority's Management Team which is independent of the plan making team to monitor progress.
- 4.2 The Authority's members working group meetings which are held several times a year provides the opportunity for members to inform emerging planning policies and consider draft documents informally at key stages in replacement plan preparation.
- 4.3 The Authority has a well established Partnership Forum of key stakeholders (Fforwm Eryri). Fforwm Eryri drives forward Cynllun Eryri, the overarching strategic document for the National Park, which co-ordinates and integrates other plans, strategies and actions. It indicates how National Park purposes and the associated duty will be delivered through sustainable development. 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. Fforwm Eryri will fulfil a key role in facilitating structured engagement and providing input into emerging planning policies and the consideration of annual monitoring reports on the progress of the Eryri LDP. It is anticipated that Cynllun Eryri's policies and actions will also be revised in the next few years in parallel with the Eryri LDP to ensure coherence between the Authority's two strategic documents. Fforwm Eryri will therefore ensure that there will be coordination and consistency between the two plans when revising the LDP, prioritising working together in order to be able to respond to the challenges that face Eryri. Further details about Fforwm Eryri is included in the Community Involvement Scheme.
- 4.4 RELDP subgroups, which will consist of Authority officers and other relevant parties as deemed necessary, will be assembled to discuss evidence base and necessary amendments to LDP policy, supporting text and SPG. These subgroups will be topic based, for example; housing, transport, carbon etc. and will be convened on an 'as needed' basis.
- 4.5 Decision making for the Eryri LDP remains the responsibility of the National Park Authority. The Delivery Agreement timetable has taken into consideration the Authority's Members Working Group and Planning and Access Committee timetable. Arrangements will also be established for delegated decision making by the Planning and Access Committee.³

³ Planning and Access Committee comprises all 18 members of the Authority: 6 members appointed by Welsh Government, 9 members appointed by Gwynedd Council and 3 members appointed by Conwy County Borough Council. In their role as members of the National Park Authority members have no 'local constituency' remit.

5 RESOURCES

- 5.1 In preparing the plans and undertaking community engagement the Authority will devote the necessary resources, primarily officer / member time and revenue funding.
- 5.2 The Management Structure for the Project is set out in diagram 2.

Diagram 2: Organisation Diagram



Inputs	Inputs	Fforwm Eryri
Internal Development Management and Built Environment Partnerships Manager (Cynllun Eryri) Access Conservation: Ecology / Agriculture / Woodlands Archaeology? Communications Property 194 Topic based Subgroups (convened 'as needed')	External Links with other plans and policies Neighbouring Authorities Fforwm Eryri Key Stakeholders (Specific and General Consultees) The Community	Cadw Coleg Glynllifon: CoG Conwy County Borough Council: CCBC Country Land and Business Association: CLA Cymdeithas Eryri / Snowdonia Society: CESS Cyngor Gwynedd: CG Farmers Union of Wales: FUW Federation of Small Businesses: FSB Grŵp Cynefin: Cynefin John Muir Trust: JMT National Farming Union Wales: NFU Cymru National Trust: NT Natural Resources Wales: NRW North Wales Wildlife Trusts: NWWT Outdoor Partnership: OP Public Health Wales: PHW Royal Society for the Protection of Birds: RSPB Snowdonia Active: SA Special Area of Conservation (SAC) Pen Llŷn a'r Sarnau: PLAS Snowdonia National Park Authority: SNPA

5.3 Staff resources for the project will be provided by the Policy Team. The Policy Team will comprise of:

Head of Planning Policy (0.6)
Principal Planning Policy Officer x 1 (FT)
Planning Policy Officer x 2 (FT)
Planning Research Assistant x 1 (FT)

5.4 In addition support and assistance will be provided from other sections in relation to specialist policy input, including Development Management, Built Environment, Conservation etc. as well as support from Information Systems on database and IS requirements, Engagement Team, Communication and website editing, Graphic design, GIS and admin support.

5.5 The Authority is committed to undertaking as much of the work in house as possible. The Authority will draw on additional resources provided by Welsh Government and RTPi Cymru to support the training for staff and members to ensure capabilities in new/developing areas of work and up-skilling. The Authority also recognises the importance of identifying best practice and raising standards across the Welsh planning system by sharing expertise and knowledge. The Authority will also be liaising closely with the Statutory Consultees (Natural Resources Wales (NRW) and CADW) throughout the plan preparation process.

5.6 No attempt has been made to quantify the external stakeholder inputs that will be needed to achieve the intended collaborative approach, through Fforwm Eryri though their commitment of such time is gratefully acknowledged.

5.7 The Authority will commission expert consultants to work on a variety of topic matters and evidence gathering tasks during the RLDP's preparation and additional funding will be subject to approval by the Authority's annual budget setting. The Authority has a reserve fund to meet the anticipated cost of the independent examination.

6 COLLABORATIVE WORKING

- 6.1 There are many opportunities for neighbouring planning Authorities to collaborate when revising their LDP. The Authority will work jointly with Gwynedd and Conwy neighbouring LPAs on gathering evidence and basing policies on this information and ensuring that the revised Eryri LDP is compatible with neighbouring LDPs'. Opportunities to undertake joint studies/evidence base development has already started with Gwynedd on a joint updated Strategic Flood Consequence Assessment, commissioning first stages of a joint Employment Land Review and through signing a Memorandum of Understanding to produce a Sustainable Visitor Economy Plan for the future.
- 6.2 It will be important to consider the functional linkages and interdependencies of the communities in the National Park area and in the Gwynedd, Conwy and Powys local planning areas. Consideration will be given to areas outside of the National Park and their influence on National Park communities in providing many essential services and facilities. It will be important to continue to collaborate with neighbouring authorities on issues faced in shared settlements that straddle the National Park boundary.
- 6.3 Eryri National Park sits within the North Wales region, as identified within Future Wales. Future Wales expects the North Wales planning authorities to work together to plan for regional issues in preparation of a Strategic Development Plan. It is envisaged that the process of preparing a SDP will result in regional collaboration to ensure that there is coherence between the Local Development Plan and the Strategic Development Plan in terms of strategy and vision for the local area and regionally. The North Wales CJC was established on 1st April 2021 and Eryri NPA is already supporting and contributing towards the set up cost. It is anticipated that there will be further opportunities to undertake certain evidence on a joint basis to ensure consistency in approach to aid with future policy development at a regional and local level. Work on the North Wales SDP was scheduled to commence during Summer 2023 but there is currently no regional team in place and no Delivery Agreement and timetable drafted for the preparation of the SDP. It is anticipated that the progress from SDP commencement to adoption could take up to 5 years.
- 6.4 Work on the preparation of a Replacement Eryri LDP must proceed to ensure that the Authority's LDP and its supporting evidence base are kept up to date to provide a sound and effective basis for making planning decisions in Eryri. The Authority recognises that there could be useful joint working opportunities to explore that can be useful for Strategic Development Plans and Local Development Plans preparation. It will be important to ensure that the Replacement Eryri Local Development plan generally conform with the Strategic Development Plan.

7 RISK ASSESSMENT

7.1 The proposed timetable for plan preparation is considered to be realistic and achievable having regard to the scope of work the National Park Authority believes to be involved, to existing Welsh Government regulations and guidance and to the resources the Authority is able to commit to plan preparation. While every effort will be made to avoid deviations from the proposed timetable, the Authority has identified a number of potential risks which are set out below, together with the proposed approach to managing them. The timetable, together with the anticipated work programme and available resources will be kept under regular review to monitor possible slippage or other impacts resulting from the risks identified or other causes. Progress reports will be given to the Authority's Management Team to monitor. Where necessary mitigation measures will be proposed.

Potential Risk	Potential Impact	Mitigation
Availability of adequate funding	Slippage / impact on delivery of necessary survey and engagement work	<u>Ensure Eryri LDP maintains priority. Allocate sufficient funds in budget in advance.</u> <u>Ensure contingency budget to address unforeseen costs.</u> Monitor and review
Staff resources and availability in particular of bilingual, qualified and experienced planners	Programme slippage Difficulties identified in replacing qualified and experienced planners	<u>Ensure contingency budget to address unforeseen costs for expert consultants / staffing.</u> Monitor and keep under review
Local / General / Assembly Elections/ appointments to Authority membership	Programme Slippage; changing priorities	<u>Realistic timetable which considers election dates.</u> <u>Involvement of all members throughout Eryri LDP plan making process.</u> Monitor and keep under review.
Timetable proves too ambitious due to absence of essential information required from external organisations or impact of external strategies on timing. Timing of Critical Evidence (outside scope of LPA) may not accord to DA Timetable - E.g. Population and Hhold Projections data, River Quality (SAC) Evidence etc	Programme Slippage	<u>Consider additional resources</u> <u>Consider evidence needs and gathering well in advance</u> <u>Plan to be responsive and flexible to changes where possible</u> Potential problems to be flagged with Welsh Government; Section 62 protocols proposed for all such identified risks.

		Monitor and keep under review
Loss of staff due to austerity measures or other factors	Insufficient staff to undertake the volume of work necessary to meet the agreed timetable	<u>Ensure Eryri LDP maintains priority.</u> Reallocate staff resources as appropriate. Consider additional resources
Additional requirements arising from new legislation or national guidance	Additional work required, causing programme slippage	Monitor emerging legislation/guidance and respond early to changes where this is possible.
Timetable proves too ambitious & a greater than anticipated workload e.g. number of representations received or SEA requirements	Programme slippage.	Realistic timetable prepared with some flexibility. Consider additional resources.
Insufficient information to undertake SEA of proposals	Programme slippage	Identify expectations of consultees in Delivery Agreement. Consider additional resources.
Delays caused by translation and / or the printing process	Programme slippage Increased costs	<u>Work closely with relevant departments and make them aware of timetable and workload.</u> Consider additional resources
Significant Objections from Statutory Consultation Bodies	LDP cannot be submitted for examination without significant work	Ensure the views of statutory bodies are sought and considered as early as possible. Consider additional resources
Planning Inspectorate PEDW unable to meet the timescale for examination & reporting	Examination and/or report delayed.	Close liaison with the Planning Inspectorate PEDW, <u>share timetable early in the process.</u> <u>Close liaison</u> -to ensure early

	Key milestone in programme are not met	warning of any problems-(e.g. consultation on LDP)
LDP fails test of soundness	LDP cannot be adopted without considerable additional work. A substantial delay could mean the current adopted LDP would cease to be the extant LDP post 2031, thereby creating a policy void if a new LDP was not adopted before this date.	Ensure LDP is sound, founded on a robust evidence base with sustainability appraisal and well audited community and stakeholder engagement. Close liaison with Welsh Government to ensure early warnings of any problems.
Legal challenge	Adopted LDP quashed. Additional workload	Ensure procedures, legislation & regulations are complied with.
COVID 19 pandemic disruptions	Potential implications on compliance with the CIS, impact on staffing/staff availability for both internal and external stakeholders	Adapt CIS engagement exercises as necessary
Involvement in preparation of North Wales Strategic Development Plan (SDP) Programme slippage.	<u>Programme slippage.</u> Resource implications, extent of input to the SDP currently unknown.	Ensure sufficient resources are available and corporate support of SDP process and timetable from outset aligned to RLDP preparation. <u>Ensure involvement in progress of regional work,</u>

8 SUPPLEMENTARY PLANNING GUIDANCE (SPG)

- 8.1 Supplementary Planning Guidance (SPG) has an important role in complementing the Local Development Plan strategy, policies and allocations by providing more detailed, technical advice. The Authority has adopted the following SPGs to accompany the current adopted Eryri LDP:
- 8.2 The RLDP will contain sufficient policies to provide the basis for determining planning applications. However, SPG has an important supporting role in providing more detailed or site-specific guidance on the way in which RLDP policies will be applied. While SPG does not form part of a Development Plan it should be derived from and be consistent with the relevant LDP. The SPG should also be clearly cross referenced to the policies and proposals it supplements. A series of revised / additional Supplementary Planning Guidance will be proposed to support the Replacement Local Development Plan. The details of Supplementary Planning Guidance which may be required for the Replacement Local Development Plan will be identified at the pre-deposit/submit stages and can be added to after adoption.
- 8.3 Relevant stakeholders will be consulted during the production of SPG. For each SPG a report of consultation and engagement will be produced and made available.

9 MONITORING AND REVIEW OF THE DELIVERY AGREEMENT

- 9.1 It is proposed to monitor the effectiveness of the Delivery Agreement at each stage of the preparation process. This will establish whether the Authority is meeting its objectives in terms of engagement in the process and whether or not the timescales as indicated are being met.
- 9.2 There will also be the opportunity to provide a refined timescale for 'indicative' stages of the timetable as further details become known. The target date for refining the indicative stages is following the Deposit Period.
- 9.3 The contents of the Delivery Agreement will be reviewed if monitoring indicates significant variation from the delivery agreement, for example;
- ❖ If the Local Development Plan process falls significantly behind schedule, i.e. by 3 months or more
 - ❖ If identified risk factors trigger significant impacts (Risk assessment considered further in Chapter 8)
 - ❖ If any significant changes are required to the Community Involvement Scheme
 - ❖ If there are any significant changes in the resources which are available to undertake the plan preparation.
 - ❖ Following publication of any relevant new government regulations / policy /guidance with a direct and significant bearing on the plan preparation process
 - ❖ If there are any major changes of circumstances that materially affect the assumptions, evidence, policies or proposals contained in the plan.
- 9.4 A review of the Delivery Agreement will require Welsh Government agreement.

PART B: COMMUNITY INVOLVEMENT SCHEME

The Community Involvement Scheme (CIS) is a document that sets out how the Authority intends to involve stakeholder and partner organisations, local community groups, interest groups and user groups in the preparation and revision of the Eryri Local Development Plan 2016-2031 (LDP).

The CIS will also set out how you, your group or organisation can get involved, and how the Authority will work with you to make it happen. We hope it will help you decide if you want to get involved, and if so, would inform you of when the best time would be to get involved.

Contents

1. AIM, SCOPE, PRIORITIES AND PRINCIPLES OF THE CIS IN THE REVISION OF THE LDP	19
2. WHAT WE EXPECT FROM YOU?	22
3. WHO WILL WE INVOLVE AND HOW?	22
4. PARTICIPATION TIMETABLE	32
5. APPENDICES.....	41
Appendix 1: Key stakeholders	42

1. AIM, SCOPE, PRIORITIES AND PRINCIPLES OF THE CIS IN THE REVISION OF THE LDP

1.1 Aim This CIS will ensure that an effective and appropriate communication and engagement strategy is in place to achieve an LDP that is fit for purpose, that works in the interest of protecting and enhancing the Special Qualities and communities of Eryri, in ensuring sustainable development, and achieving the seven well-being goals of the Wellbeing Future Generations Act 2015 (WBFGA) of

- ❖ A Prosperous Wales
- ❖ A Resilient Wales
- ❖ A Healthier Wales
- ❖ A more Equal Wales
- ❖ A Wales of Cohesive Communities
- ❖ A Wales of vibrant Culture and Thriving Welsh Language; and
- ❖ A Globally Responsible Wales

1.2 Scope The Authority will accomplish this through utilising the five ways of working as identified within the WBFGA, which are

- (1) Considering the **Long Term**. Understanding that what we do now can affect communities and services in the future, therefore striving not to jeopardise or compromise the ability of future generations to meet their own needs.
- (2) In understanding the root causes of issues, acting to **Prevent** the problems from occurring or getting worse;
- (3) Undertaking an **Integrated** approach, considering and grasping how the well-being objective contribute to each of the well-being goals, affect other objectives, or the objectives of other public bodies. Achieving a holistic solution to complex issues through an integrated approach where appropriate.
- (4) **Collaboration**. Working with others to achieve the well-being objective to find shared sustainable solutions, and
- (5) **Involving** a diversity of the population in the decisions that affect them.

1.3 Priorities Being the statutory purposes and duty of the Authority, it is the priority of the Authority and of the LDP to

- a) conserve and enhance the natural beauty, wildlife and cultural heritage of the area;
- b) to promote opportunities for the understanding and enjoyment of the 'Special Qualities' of the area by the public;
- c) and seek to foster the economic and social wellbeing of local communities within the National Park.

Where there is an irreconcilable conflict between these priorities, greater weight shall be attached to (a) such as stated by the Sandford Principle. In regard to major development, it will be required to question whether the development is absolutely necessary in the national interest and if there is no possible alternative solution, source or supply, termed the Silkin Test.

Furthermore, the Authority also considers the following as priorities,

- ❖ Ensuring alignment with the seven wellbeing goals of the WBFGA, and the five ways of working as above.
- ❖ With the Authority being one of the many signatories of the Placemaking Wales Charter¹, which strengthens the focus on Placemaking in policy and practice, an increasingly central theme within planning and the development plan preparation, it will be necessary to ensure that implemented and promoted are the six placemaking principles in the planning, design and management of new and existing places, relative to Eryri, which are;
 - People and Community, that is to involve the local community and consider the needs, aspirations, health and wellbeing to create, integrate, protect and / or enhance a sense of community and promote equality.
 - Movement, that is promoting alternative and more sustainable modes of and infrastructure for transport than depending on private vehicles.
 - Public Realm, protecting and enhancing public spaces that are well designed in regard to social interaction and inclusivity, and may be adaptable with landscape, green infrastructure and sustainable drainage.
 - Location, enabling place to grow and develop in a way that uses land efficiently, and which supports and enhance existing places and their connectivity to other places, whilst also aiming to reduce the need to travel in regard to housing, employments, leisure and other facilities.

¹ <https://dcfw.org/placemaking/placemaking-charter/>

- Mix of Uses, that is enabling opportunities for community development, business growth and further infrastructure to support a diverse and vibrant public realm.
- Identity, to protect and enhance the distinctive qualities and features of existing places such as heritage, language, culture, and the built and natural tangible attributes which are valued.

1.4 Principles With regard to the aim and scope of the CIS in the revision of the LDP as stated, the fundamental proposition that serves as the foundation of this CIS is the principle of involvement rather than consultation. Although as a minimum the Authority will be consulting at each defining stage of the plan preparation in order to seek an opinion before making a decision, the principle to be strived towards is to include others in the decision-making process. This is sought to be achieved through

- **Encouraging** and including all those who wish to be included and / or who are / would be affected by the LDP.
- **Making it easier and enabling people** to take part by adopting various approaches / techniques for involving all groups, as well as avoid using / explain technical terms where possible to make the information provided more understandable.
- This would also include wherever possible, **creating conditions for early involvement and feedback** at a stage where people can shape and influence the LDP.
- **Making it clear what is meant** by each defining stage of the plan preparation process and what will be required in order to shape and influence the LDP.
- **Being transparent** in making it clear where decisions can be made at the local level and where national policy and statutory regulations take precedence, as well as,
- where appropriate **encourage an open and honest debate** on realistic development alternatives in search of a broad consensus.
- **Learning and improving the process** of our engagement throughout the replacement plan process, and where time and resources allow, the Authority will endeavour to provide additional opportunities for engagement.

2. WHAT WE EXPECT FROM YOU?

Set out below are the Authority's expectations of those who wish to be involved in shaping and influencing the LDP. These are:

- ❖ If there are any **changes to your contact details** that would affect your ability to receive details and information about the LDP replacement plan, it is up to you to contact the Authority, specifically the email address: polisi.cynllunio@eryri.llyw.cymru to ensure that your contact details are updated in our LDP contacts database.
- ❖ It is vital that any **comments / representations and / or information is submitted in written form to the Authority within the appropriate timeframe, being the relevant public consultation**. To adhere to the timetable as well as to ensure transparency and to ensure fairness to all, the Authority cannot accept any comments that fall outside the designated timescale for each defining stage of the replacement LDP. The Authority will seek to notify you of any official consultation within each stage to enable and facilitate involvement, however ultimately it would be your responsibility to give your input within the designated timescale.
- ❖ In line with the Authority's Welsh Language and Bilingual Policy, the Authority will implement **bilingual involvement** in the use of the Welsh and English Language in communications as well as in official documentation.
- ❖ In encouraging an open and honest debate on realistic development alternatives in search of a broad consensus, the Authority requests **sufficient and sound information and evidence** that would enable informed decisions when formulating and setting a strategy for the LDP.

3. WHO WILL WE INVOLVE AND HOW?

a. Who will we involve?

The LDP will affect everyone who lives and works in the National Park, as well as all the people who come to visit.

If we are to develop an LDP that respects the Special Qualities, Communities and Businesses of the National Park, which the majority of people agree with, we need to find a fair and manageable way of involving a very wide spectrum of interests. This includes business and community groups, park user groups and interest groups, and a range of public and voluntary organisations. Individual members of the general public will also be able to get involved if they want to.

It is therefore crucial to try to ensure that the most appropriate types of people and organisations are included at the right stages of plan preparation.

In addition, we will try to manage community involvement by encouraging and enabling as many representatives of local community groups, interest groups, user groups and stakeholder organisations as we can to get involved. This will allow a very wide range of interests, views and opinions to be taken into account without stalling the process. These representatives would include:

<p>→ The Specific, General and Other Consultation Bodies</p>	<p>The list of all the Specific and General Consultation Bodies (as defined within the LDP Regulations²) which the Authority has identified and will involve in preparing the replacement LDP is within Appendix 1 of this document.</p> <p>These bodies are required to be involved at several stages in the plan preparation process, with the Specific Consultation Bodies providing professional and detailed advice; as well as the General Consultation Bodies being voluntary bodies representing the interests of various groups such as different religious, ethnic, racial and disability groups, in addition to groups representing business and the Welsh language and culture.</p> <p>It is considered that these Specific and General Consultation Bodies will be effective in regards to the regional level in developing and forming the more general / strategic approach, as well as contribute to the deliberation and consideration of more localised issues.</p> <p>The Other Consultees identified at the Authority's discretion are groups and / or organisations which would be instrumental when considering the specific issues of the LDP such as Housing, Tourism, the Historic Environment and Agriculture etc due to their interest and expertise in the field.</p>
<p>→ The Community and Town Councils</p>	<p>Listed as part of the Specific Consultation Bodies, Eryri's Town and Community Councils are key to the process of revising the LDP, in understanding and having an important role in representing the interests of their individual communities and towns. With their understanding and local knowledge, it will be central to work with the Town and Community Councils in order to gather evidence and formulate policies suitable for its purpose which protect and improve the special qualities and communities of Eryri.</p>

² <https://www.legislation.gov.uk/wsi/2005/2839/contents/made>

	<p>In considering the principles of placemaking, and the Placemaking Charter, being able to work with the Town and Community Councils will be fundamental in trying to achieve these priorities.</p> <p>To facilitate this collaboration between the Authority and the Town and Community Councils, it will be possible for the Authority and the Councils themselves to include the services of One Voice Wales and Planning Aid Wales in discussion or where training / additional support is required.</p>
<p>→ Children and Young People</p>	<p>When focusing specifically on the first of the WBFGA's 'five ways of working', it is necessary to consider the <i>Long Term</i>. Understanding that what we do now can affect communities and services in the future, therefore we must strive to not jeopardise or compromise the ability of future generations to meet their own needs. With this in mind, it is therefore crucial to receive the input of the younger generation.</p> <p>As identified within the 'Other Consultation Bodies', these are organisations and groups such as Local Primary and Secondary Schools, Local Colleges of Further Education, and Young Farmers' Associations.</p> <p>The ways in which the Authority can involve the younger generation is by working with the Authority's Community Engagement Officer, Authority Officers who are already / will be working with children and young people on various projects and plans, and by working with Officers of other Authorities and Organisations who are already / will be working with children and young people.</p> <p><u>The Authority also intends to establish a Young People's Forum. When the Forum is established, the Policy Team will endeavour to work and engage with the Forum on relevant issues of the new Local Development Plan.</u></p>
<p>→ Hard to Reach Groups and Protected Characteristic Groups</p>	<p>Hard to reach groups or those who do not usually participate in plan preparation, including those with protected characteristics may include the following</p>

	<ul style="list-style-type: none"> • The Elderly • Disability Groups • Gypsy and Traveller Communities • Ethnic Minority Groups • Religious Minority Groups • Refugees and Asylum Seekers <p>With this in mind, the Authority has included those who could represent these groups on our Key Stakeholders list within Appendix 1 to try to ensure that the Authority include and receive input from these groups.</p>
→ The General Public	Any individual and or group who lives and / or works within Eryri and beyond may be involved in the replacement plan process of the LDP should they wish. In order to be included and involved it will be necessary to ensure that you conform with the expectations listed in section 2 of this CIS.
→ The Planning and Environment Decisions for Wales (PEDW)	PEDW are independent inspectors managing casework relating to the development and use of land in the public interest. It is a PEDW Inspector who will examine the process undertaken and the contents of the replacement LDP when the relevant documentation has been submitted during the Submission Stage. A PEDW inspector will ultimately declare if the new Plan is fit for purpose, before the Authority can finally adopt the Plan.
→ The Authority's Members	The SNPA has eighteen Members, acting in the best interests of Eryri as a whole. These Members are appointed by the Welsh Government, Gwynedd Council and Conwy County Borough Council every 5 years. The last local election took place in May 2022, with the next due to take place in 2027. The role of the Authority's Members includes authorising documentation for public consultation, as well as having the final decision on the form and content of the LDP at key stages throughout the replacement plan process. The Member's

	Working Group will also provide an opportunity for members to inform emerging planning policies and consider draft documents informally at various stages.
→ LDP Subgroups	LDP subgroups, which will consist of Authority officers and other relevant parties as deemed necessary, will be assembled to discuss evidence base and necessary amendments to LDP policy, supporting text and SPG. These subgroups will be topic based, for example; housing, transport, carbon etc. and will be convened on an 'as needed' basis.

b. How will the Authority involve you in the plan preparation process?

It is identified that a 'one size fits all' approach will not be appropriate in undertaking the replacement LDP process in order to maximise the participation of those who want to be involved.

The methods, dissemination of information, provisions, and available resources the Authority will commit to offer to allow a wide range of interests, views and opinions to be taken into account without stalling the process are:

→ Public Consultations	<p>The public consultations will be the opportunity for everyone and anyone to provide comments and give input that will help shape the strategy and policies of the LDP. Further information regarding the occurrence of these public consultations is available in section 4 of this CIS.</p> <p>The Public Consultations are the formal statutory occasions where we as an Authority may receive information and evidence on the key documentation that shapes strategy and formulates policy. These are strict statutory periods of 6 weeks, where following the approval of the Authority's Members within the Planning and Access Committee, there will be an opportunity to include and receive public input on the issues. Over holiday periods such as the Summer Holidays, or Christmas Holidays, these statutory periods can be extended to 8 weeks where appropriate, but in order to be able to keep to the timetable as a whole these consultation periods will normally be 6 weeks.</p>
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	<p>Your written information and evidence must be submitted within this statutory 6 week period, otherwise it would not be appropriate for us to consider your comments and the Planning Inspectorate may not consider your comments when examining the final plan.</p>
<p>→ The LDP Database</p>	<p>The main method of mailing and notifying that the Authority would use would be via email as this is the most accessible, effective and less environmentally wasteful practice.</p> <p>With regards to the previous short form review of the LDP, it is considered that the LDP contacts database is an effective means of contacting and updating individuals and organisations who wanted to be consulted at various stages of the replacement plan process. In moving forward, the intention is to update these details by contacting to ask and confirm with those who are on our database if they want to continue to be on the database, as well as enabling anyone to be added to the database who wants to be involved in the replacement plan process at any time.</p> <p>Anyone can request to be included or removed from the database at any time by emailing the address below or using the following link on our website:</p> <p>email: polisi.cynllunio@eryri.llyw.cymru website: https://planning.snowdonia.gov.wales/policy/local-development-plan/</p> <p>Those who submit representations during a consultation period will be included on our database so that they receive updates and feedback about the specific stages.</p> <p>As stated, it is the duty of the individual / organisation to ensure that the Authority has the correct contact details if they want to be involved in the replacement LDP process.</p>
<p>→ The Authority's Website and social media</p>	<p>With the website being an accessible, easy, efficient, and relatively faster resource for the majority seeking information about the Local Development Plan, it is intended to use the website to publish all relevant public documents as part of the replacement plan process, including information about any relevant public consultation, and any other relevant information and updates. In addition, where appropriate any correspondence will include a link to the relevant information on the website in an effort to reduce environmental waste.</p> <p>It is also considered that the Authority's Social Media pages such as on <i>Facebook</i> and <i>Instagram</i> may be effective in promoting information and notifying all who follow the Authority regarding particular updates and happenings as part of the replacement plan process.</p>

<p>→ Hard Copies of Documents</p>	<p>The Authority strives to be a paperless organisation. Despite this, it is necessary to accommodate those who are interested in the revision process and / or those who the LDP would affect, where the website is not an accessible resource. With this in mind, the following will be endeavoured where appropriate:</p> <ul style="list-style-type: none"> • Letters to be sent within an appropriate timeframe in order to contact and update those who are without email. • The provision of hard copies of the replacement plan’s documentation will be available <ul style="list-style-type: none"> ○ at the Authority's Office in Penrhyndeudraeth, ○ within the Authority's Information Centres (opening times permitting) and ○ within specific local libraries in Eryri(details will be available at time of specific consultations) ○ Where this provision is not sufficient, it may also be possible to contact the Authority at the time of consultation to arrange receiving a hard copy by post, within reason. With this however, it should be noted that Officers are still largely working from home therefore there is a possibility that there will be a delay in receiving these services. • To circulate notices and posters to the Town and Community Councils to distribute and / or display to residents in their represented town / community, where considered relevant and possible. <p>It is considered that the provision of hard copies is still useful and necessary in some cases in order to ensure that the majority can be encouraged and enabled to be involved during the crucial stages of the replacement plan process.</p>
<p>→ Council Meetings and Agendas</p>	<p>The Planning and Access Committee and Authority Meetings where the final decisions will be made by the Authority’s Members prior to any public consultation and submission to the Welsh Government will be recorded and available on the Authority’s website.</p>
<p>→ Fforwm Eryri</p>	<p>Cynllun Eryri is the Authority’s Statutory Management Plan, which identifies the Special Qualities of Eryri, as well as identifies how the Authority and all organisations with responsibility to care for Eryri will work in partnership to protect Eryri’s Special Qualities for the future. The plan through partnership working, named the Fforwm Eryri, will help achieve the National Park’s functions and achieve many of the Welsh Government’s objectives and priorities. The most significant of these are the Well-being of Future Generations (Wales) Act 2015 and the Environment Act.</p>

	<p>Cynllun Eryri's Partnership involves the following organisations:</p> <ul style="list-style-type: none"> • Snowdonia National Park Authority • Conwy County Borough Council • Snowdonia Society • Woodland Trust • CLA Cymru • Natural Resources Wales • Farmers Union Wales • North Wales Wildlife Trusts • Royal Society for the Protection of Birds • Special Area of Conservation (SAC) Pen Llŷn a'r Sarnau • Federation of Small Businesses (FSB) • Welsh Government • Coleg Glynllifon (CoG) • And others as this list is not exhaustive <ul style="list-style-type: none"> • Gwynedd Council • Public Health Wales • National Trust • One Voice Wales • Cadw • The Outdoor Partnership • NFU Cymru • Snowdonia Active • John Muir Trust • Grwp Cynefin <p>It is vital that the Management Plan (Cynllun Eryri) and the LDP are consistent with each other, and with the well-being objectives and other local strategies. The Authority will therefore ensure that there will be coordination and consistency between the two plans during the LDP preparation process, prioritising working together in order to be able to respond to the challenges that face Eryri.</p>
<p>→ Community Forum</p>	<p>Learning from the previous short form revision of the LDP, it became clear that there were concerns from communities, primarily expressed by the Town and Community Councils that there was a lack of opportunity to understand and effectively respond to comprehensive documents subject to the definitive stages' consultations due to the Community and Town Council meeting schedule not always aligning with the Authority's consultation schedule.</p> <p>Although it is not possible to change this to accommodate everyone interested in the replacement LDP, the establishment of a Community Forum is intended to support with achieving the principles of the CIS.</p>

What is meant by this Community Forum is, as an additional resource for the Town and Community Councils, which will include two representatives of each Town and Community Council (bar the Clerk), to receive and discuss information about the replacement plan process through the Forum with the intention of feeding back to the Town and Community Councils and others, where necessary.

It is intended to be an online forum, via programmes such as *Zoom*, to enable accessibility for the majority, and is currently the only platform which offers simultaneous translation facilities.

It is considered that this Forum would take place before each relevant public consultation to indicate and advise

- that a consultation is to take place,
- what is meant by the said consultation,
- what is the process of submitting representations,
- to provide an update and information regarding previous consultations, and
- to discuss any queries regarding the process.

The function of the Community Forum is for the Authority to provide information rather than receive any representations as it is required to submit written representations during the relevant public consultation. The purpose of the Community Forum is to ensure that representatives of the communities of Eryri are confident in understanding the documentation, making it easier and enabling robust information and evidence in submitting representations, as well as creating the conditions for early involvement and feedback at a stage where people can shape and influence the LDP.

It is intended for any frequently asked questions regarding the process to then be published on the Authority's website as a resource to refer back to.

The pilot for this Community Forum was held via Zoom Meeting on the 8th June 2023, where the function and purpose of the Community Forum was put forward with the opportunity to share ideas and views on this. Attendees provided feedback on the potential use of the Community Forum as a resource for Town and Community Councils to receive and discuss information about the replacement plan process via a questionnaire circulated. On the whole, this Forum was considered to be well received, enabling better understanding and engagement, which will create opportunities for early involvement and feedback and enabling transparency throughout the process. This Forum was also recorded and uploaded to the Authority's private Youtube channel, so that it can be referred to and be a resource for those who were unable to attend.

	<p>The Community Forum will be a learning process and exercise to try to improve engagement and involvement of the local communities in the replacement LDP process in the most efficient manner.</p>
<p>→ Networking and Joint Working</p>	<p>As set out in the Review Report, there are and / will be many opportunities for working with others throughout the replacement plan process which will aide in avoiding duplication and onerous consultation, as well as learning from and informing effective communication and engagement. This includes working with neighbouring Authorities on similar issues / issues relevant to both or more Authority areas, the North Wales Economic Ambition Board, Regeneration Focussed Groups such as Gwynedd Council's 'Ardal Ni 2035', Housing Partnerships, Climate Focused Groups, Transport and Parking Review Groups including Active Travel etc.</p> <p>It is believed that working together rather than in isolation will enable a sensible LDP to be drawn up, fit for purpose, and effective without being the subject to over-exhausting consultation.</p>
<p>→ Meetings and Events</p>	<p>In an ideal world, the intention would be to hold face-to-face events and meetings with every group, organisation, business etc. Unfortunately, as we strive to adhere to the timetable, and especially in a world following the implications of Covid-19, this is neither possible nor realistic. Events and meetings will be achieved during specific and appropriate stages with relevant groups where possible such as the following:</p> <ul style="list-style-type: none"> • Meeting of Planning Agents • Regional Events with Community Councils • Where possible, any Relevant Meeting / Event with Organisations such as Neighbouring Authorities, Public Bodies etc. • Where possible, any Appropriate Public Event e.g. the Eisteddfod and Local Agricultural Shows etc. <p>This list is not exhaustive as the Authority will endeavour to hold and attend all relevant and appropriate meetings and events to create conditions and encourage the majority of who wish to be included and/or are affected by the LDP, where time and resources allow.</p>

4. PARTICIPATION TIMETABLE

Further to the table within Part A (pages 5-6) which discusses the timetable and the process of the replacement LDP, the timetable below sets out the timing of, and the method by which participations will occur at each stage of the LDP process, and how the Authority will value and utilise participation in developing the content of Eryri’s LDP. As stated in Part A, the timetable can be divided into two parts,

1. Definitive Stages

The Definitive Stages include the Key Stages from the Review Report through to the Deposit Plan, which are under the direct control of the Authority and may therefore have realistic target dates; and

2. Indicative Stages

The Indicative Stages follow on from the Deposit Plan, including the Key Stages of Submission through to Adoption, where external factors, such as the number of representations received, and / or the capacity of the Independent Planning Inspector of assessing the submitted Deposit Plan etc., may influence the target dates of these indicative key stages.

Key Stage	Summary of Key Stage	When	Participating Groups	Method of Engagement (further information in section 3 (b))	Output of Engagement	SA / SEA / ISA
Review Report	Consult on draft Review Report, which sets out the findings and conclusions of the Authority’s review of the adopted plan Eryri LDP (2016-2031).	Consultation 31st of March - 12th of May 2023	Specific and General Stakeholders	The Draft Review Report was subject to a 6 week consultation period between the 31 st March and the 12 th May 2023. All general and specific stakeholders were mailed a response form to be returned by post or e-mail. The form consisted of 10 questions referring to specific sections of the Draft Review Report.	The comments received in response to the consultation along with officer comments were reported to Members and the draft report was revised to take in account additional considerations raised before finalising the Review Report.	Reconsideration of SA / SEA

Key Stage	Summary of Key Stage	When	Participating Groups	Method of Engagement (further information in section 3 (b))	Output of Engagement	SA / SEA / ISA
Piloting an LDP Community Forum	<p>Inviting 1-2 members of each Community and Town Council to attend an online meeting to present the Community Forum of the LDP. This will be an opportunity to go through the different stages of the LDP and receive input from the Community and Town Councils on our engagement strategy which would feed into the Delivery Agreement (DA) and Community Involvement Scheme (CIS).</p> <p>If it is considered useful and productive, the intention is to hold such a forum before each relevant public consultation in order to inform and share information regarding the focus and needs of the next consultation, and to provide an update following the previous consultation. See section 3 (b) for further information.</p>	8th June 2023	Town and Community Councils	By mailing the Community and Town Councils requesting to submit details of the nominated representatives of their Councils, an online meeting was subsequently arranged to inform of the LDP process, discuss challenges of the previous review and discuss communication and engagement strategies for this replacement plan process. A questionnaire was sent to those in attendance to gather written data to understand if the forum in this format had been useful to facilitate and encourage involvement in the replacement plan process.	It is considered that positive and informative feedback will inform effective and appropriate communication and engagement moving forward with the replacement plan process, encouraging continuation of Community Forum in future. The meeting was also recorded for Officers and the Town and Community Council representatives to refer back to. See section 3 (b) for further information.	N/A
Updating the LDP Contacts Database	<p>With those details on our contact database since the last review, it was essential to ensure that</p> <ul style="list-style-type: none"> those on our database still want to continue on the database, 	July - September 2023.	Everyone on the previous LDP Contacts Database as well as any individual / group / organisation who wished to	<p>Mailing those already on the database to confirm their details and if they wish to remain on the database.</p> <p>Have a portal on the website where people can sign up to be on the database.</p>	With these details at hand through the replacement plan process, the Authority can contact and update individuals and organisations who want to be consulted at various	N/A

Key Stage	Summary of Key Stage	When	Participating Groups	Method of Engagement (further information in section 3 (b))	Output of Engagement	SA / SEA / ISA
	<ul style="list-style-type: none"> although it is the duty of the individual and/or organisation to ensure that the latest details are on our database, it was an opportunity to ensure that the correct details are on our database, and provide an opportunity to offer others to be included on the LDP Contacts Database. <p>See section 3 (b) for further information.</p>		be included on the revised LDP Contacts Database.	Social Media Posts Eryri Newsletter	stages of the replacement LDP process. Those who submit representations during a consultation period will also be included on our database so that they can receive updates and feedback about the specific stages.	
Formally establish the Community Forum	Following the success of the piloted Community Forum, the Forum will be formally established to notify and discuss the process of the following upcoming public consultation of the Delivery Agreement. It is envisioned that this process will be repeated prior to any public consultation where appropriate, which will also provide an update of the previous consultation.	October 2023 prior to the public consultation on the Delivery Agreement.	Town and Community Councils	An online Community Forum to be arranged to enable accessibility for the majority, to discuss the upcoming public consultation.	It is intended that the Community Forum will ensure that representatives of the Communities of Eryri are confident in understanding the documentation, making it easier and enabling strong information and evidence in submitting representations, as well as creating the conditions for early involvement and feedback at a stage where people can shape and influence the LDP.	N/A

Key Stage	Summary of Key Stage	When	Participating Groups	Method of Engagement (further information in section 3 (b))	Output of Engagement	SA / SEA / ISA
					It is also intended to set up a page on the website ready for any FAQs and information / updates that would be appropriate for the general public where the Forum can use as a central source of information.	
Delivery Agreement (Timetable & Community Involvement Scheme)	Consult with communities and key stakeholders on the scope and content of the Delivery Agreement which includes the timetable of the replacement plan process and the Community Involvement Scheme. Prior to submitting the final version, the Authority will consult Welsh Government on the forecasted timetable.	<p>June – September 2023: Drafting</p> <p>September 2023: Members Working Group discussion on draft.</p> <p>October 2023: Community Forum</p> <p>October 2023: Planning and Access Committee to approve draft for public consultation.</p>	<p>All on the LDP Contact's Database including Specific and General Stakeholders, Town and Community Councils and the Authority's Members.</p> <p>The General Public</p> <p>Welsh Government</p>	<p>Mailing List – LDP Contacts Database.</p> <p>Information and documentation will be available on the Authority's Website.</p> <p>Notification made via Social Media Posts, where appropriate.</p> <p>Hard copies will be made available as suggested in section 3 (b).</p> <p>Meetings and Events may be held where appropriate and where resources permit.</p> <p>Prior to submitting the final version, the Authority will consult Welsh Government.</p>	Any comments will be considered and responded to within the Consultation Report (see section 3 (b)) and will result in an agreed appropriate Timescale and Community Involvement Scheme for the replacement LDP process to be approved and implemented.	<p>Evidence gathering, scoping and establishing the baseline and decide on the SA scope and objectives.</p> <p>The Authority will also consider whether to adopt a holistic single integrated Sustainability Appraisal at this point (which will include sustainability, environmental, health and wellbeing)</p>

Key Stage	Summary of Key Stage	When	Participating Groups	Method of Engagement (further information in section 3 (b))	Output of Engagement	SA / SEA / ISA
		<p>November - December 2023 6 week public consultation</p> <p>February 7th, 2024 Authority Approval</p> <p>February 2024 Submit to WG for approval</p> <p>March 2024 Delivery Agreement agreed and published</p>				equalities and Welsh language.)
Pre-deposit Participation	<p>To understand the context and issues to be addressed in the Replacement Eryri LDP</p> <p>To develop consensus on vision, issues and objectives.</p> <p>To review and update existing evidence base</p>	March 2024 – August 2025	Targeted Key Stakeholder Engagement to generate alternative strategies and options for the Replacement Eryri LDP	<p>Targeted Key Stakeholder engagements via:</p> <p>Emailing Mailing List</p> <p>Informal community engagement on certain issues to be addressed.</p> <p>Topic based sub group as deemed necessary</p>	<p>Background Evidence Papers will be published on the website as they become available.</p> <p>A register of Candidate Sites will be produced (see row below)</p>	The scoping report will be consulted on with statutory authorities (NRW & CADW) for a period of 5 weeks.

Key Stage	Summary of Key Stage	When	Participating Groups	Method of Engagement (further information in section 3 (b))	Output of Engagement	SA / SEA / ISA
			Authority to approve document for Public Consultation	Potentially one to one meetings with targeted key stakeholders		
Candidate Site Stage	<p>Call for candidate sites enables all parties to submit potential sites for inclusion in the plan to the LPA.</p> <p>Before undertaking call for sites: publish supporting information on a constraints map and / relevant GIS information / guidance.</p>	Call for sites to be held in spring 2024	<p>All on the LDP Contact's Database including Specific and General Stakeholders, Town and Community Councils and the Authority's Members.</p> <p>The General Public</p>	<p>Mailing List – LDP Contacts Database.</p> <p>Information and documentation will be available on the Authority's Website.</p> <p>Notification made via Social Media Posts, where appropriate.</p> <p>Meetings and Events may be held where appropriate and where resources permit.</p>	<p>Preferred Strategy Consultation Stage: Publish the Candidate Site Register and stage 1 assessment.</p> <p>Deposit Plan Consultation Stage: Publish Candidate Sites Register, stage 2 assessment and SA on all sites and conclude why sites are allocated or dismissed.</p>	SA methodology will be published
Pre-deposit consultation (Preferred Strategy)	Consult with communities and key stakeholders on the collected evidence base and preferred strategy, including options and proposals with alternatives, and the Candidate Site Register.	May – June 2025 Six-week Statutory Public Consultation on the Pre-deposit Plan (Preferred	All on the LDP Contact's Database including Specific and General Stakeholders, Town and Community Councils and	<p>Mailing List – LDP Contacts Database.</p> <p>Information and documentation will be available on the Authority's Website.</p> <p>Notification made via Social Media Posts, where appropriate.</p>	All comments, evidence and justification will be published within the Consultation Report (see section 3 (b)) following consideration by the Authority. All this information will lead	<p>Plan options are developed, assessed, refined and chosen.</p> <p>Consult on the SA/SEA of proposals and alternatives, alongside the</p>

Key Stage	Summary of Key Stage	When	Participating Groups	Method of Engagement (further information in section 3 (b))	Output of Engagement	SA / SEA / ISA
		Strategy)	the Authority's Members. The General Public	Hard copies will be made available as suggested in section 3 (b). Meetings and Events may be held where appropriate and where resources permit.	to any necessary changes within the Preferred Strategy for the Deposit Plan stage.	Preferred Strategy
Deposit Plan & Update Evidence Base	Following the Candidate Site and Preferred Strategy being finalised and adopted, consult with communities and key stakeholders on the scope and content of the deposit stage and update evidence base. This is the stage where the initial LDP is drafted following all the input and evidence gathered since the start of the replacement plan process.	September 2025 – August 2026 February - March 2026 Six-week Statutory Public Consultation on the Deposit Plan (to include consultation on the Environmental Report)	All on the LDP Contact's Database including Specific and General Stakeholders, Town and Community Councils and the Authority's Members. The General Public Welsh Government	Mailing List – LDP Contacts Database. Information and documentation will be available on the Authority's Website. Notification made via Social Media Posts, where appropriate. Hard copies will be made available as suggested in section 3 (b). Meetings and Events may be held where appropriate and where resources permit.	All comments, evidence and justification will be published within the Consultation Report (see section 3 (b)) following consideration by the Authority. All this information will lead to any necessary changes within the initial draft of the LDP for the submission stage.	The SA/SEA documents will be consulted on, alongside the Deposit LDP for the same period (6 week consultation period)
Submission	This is the stage where the Authority will formally submit the draft LDP and associated documents to the Welsh Government and the Planning and Environment Decisions Wales (PEDW) for independent examination.	September 2026	Notify all on the LDP Contact's Database including Specific and General Stakeholders,	Notification made via Mailing List – LDP Contacts Database. Information and documentation will be available on the Authority's Website.	The Programme Officer is an independent officer whose role includes administering and recording all documents and plans submitted during the	The SA/SEA report will be submitted at this stage, showing how the appraisal processes have informed the Plan's content

Key Stage	Summary of Key Stage	When	Participating Groups	Method of Engagement (further information in section 3 (b))	Output of Engagement	SA / SEA / ISA
	<p>These documents would include:</p> <ul style="list-style-type: none"> • The Deposit Plan • SA/SEA (ISA), HRA • Delivery Agreement and Community Involvement Scheme • Consultation Report of each Public Consultation, including a copy of the full comments / representations submitted as part of each public consultation • The Review Report • The Candidate Sites and Preferred Strategy • Supporting Documents / Evidence Base such as Background Papers informing Strategy and Policy. 		<p>Town and Community Councils and the Authority's Members, and the General Public</p> <p>Welsh Government and PEDW</p>	<p>Hard copies will be made available as suggested in section 3 (b).</p>	<p>submission and examination stage will set up an Examination page on the Authority's website, where the Authority will publish correspondence from the Inspector.</p>	
Examination	<p>The Examination Stage includes Hearing Sessions where assessment is made of whether the appropriate requirements of forming the LDP have been followed throughout the process as well as assessing whether the submitted LDP meets the test of soundness.</p>	<p>11 months process from submission</p>	<p>All interested parties (including representors) as relevant to specific hearing sessions</p>	<p>Programme Officer to notify.</p> <p>The Public Examination will be managed by the Inspector and the Programme Officer.</p> <p>The Hearing Sessions will be open for all who are interested to attend.</p>	<p>The Programme Officer will provide updates regarding the progress of the Examination on the Authority's website.</p> <p>Should changes be required in light of the Examination process, termed 'Matters</p>	<p>SA/SEA related representations can appear at the examination, and any changes made post-deposit (e.g. matters arising or inspector led changes) will be subject to</p>

Key Stage	Summary of Key Stage	When	Participating Groups	Method of Engagement (further information in section 3 (b))	Output of Engagement	SA / SEA / ISA
				The Examination Library which includes all documents will be available on the Authority's website and at the SNPA's Office in Penrhyndeudraeth.	Arising Changes', the Authority will consult with stakeholders and the general public on the proposed amendments.	assessment and made available for consultation.
Inspector's Report	<p>The Inspector's Report is where the Authority receives the Inspector's findings of the Independent Examination detailing the binding recommendations and outcome of the process.</p> <p>Adoption of the plan is required within 8 weeks of receiving the Inspector's Report.</p>	August 2027	<p>All on the LDP Contact's Database including Specific and General Stakeholders, Town and Community Councils and the Authority's Members.</p> <p>The General Public</p> <p>Welsh Government</p>	<p>Informing all on the mailing list – LDP Contacts Database.</p> <p>Information and documentation will be available on the Authority's Website.</p>	This Report will set out the Inspector's findings including any necessary changes and the rationale behind which will be binding when adopting the new LDP.	
Adoption	Within 8 weeks of receiving the Inspector's Report formal preparations will be underway by the Authority to adopt the new LDP, replacing the current LDP 2016-2031.	September 2027	All on the LDP Contact's Database including Specific and General Stakeholders, Town and Community	<p>Mailing List – LDP Contacts Database.</p> <p>Information and documentation will be available on the Authority's Website.</p>	Information regarding the formal preparations such as the Authority's Planning and Access Meeting and the Authority's Meeting will be available on the website.	Following adoption, it will be necessary to publish complete appraisals and assessments for monitoring the Plan against the objectives.

Key Stage	Summary of Key Stage	When	Participating Groups	Method of Engagement (further information in section 3 (b))	Output of Engagement	SA / SEA / ISA
	Aim to publish Post Adoption Statement within 6 weeks of adoption		Councils and the Authority's Members. The General Public Welsh Government	Notification made via Social Media Posts, where appropriate. Hard copies of the newly adopted LDP will be made available as soon as practicable for inspection at the SNPA's Office in Penrhyndeudraeth, along with all required documentation, such as the Adoption Statement.	The newly Adopted LDP will be published.	The information will be made available to consultation bodies and to the public

5. Appendices

Appendix 1: Key stakeholders

Specific Consultation Bodies

The Welsh Government

The Planning Inspectorate

Natural Resources Wales

Cadw

Network Rail Infrastructure Limited

Secretary of State for Transport

Adjacent Local Planning Authorities

Gwynedd Council

Conwy Council

Ceredigion Council

Powys Council

Denbighshire Council

Community and Town Councils

Any person to whom the electronic communications code applies

CTIL (on behalf of Vodafone and telephonica)

MBNL (EE and Three)

BT

Any Person who own or controls electronic apparatus

Arqiva

Local Health Board

Betsi Cadwaladr

Public Health Wales

Electricity

SP energy Networks & Wales and West Utilities

National Grid

Gas

British Gas

Sewerage Undertaker

Welsh Water

United utilities

Water Undertaker

Welsh Water

Severn Trent Water

UK Government Departments

Department for Climate and Energy Change

MOD

General Consultation Bodies**Voluntary bodies, some or all of whose activities benefit any part of the Authority's area**

Snowdonia Society

Campaign for the protection of rural Wales

Cymdeithas Edward Llwyd

Fforwm Eryri

Equality groups including racial, ethnic or national groups

Equality and Human Rights Commission

North Wales Regional Equality Network

Stonewall

Different Religious groups

Bangor Islamic Centre

Wales Orthodox Mission

Cytun

Bodies which represent the interest of Disabled People

Meirionnydd Access Group

Arfon Action Group

Dwyfor Access Group

Conwy County Voluntary

Deaf Association North Wales

North Wales Society for the Blind

Disability Wales

Equality and Human Rights Commission

Groups which represent the interest of Elderly people

Age Cymru

Age Concern Gwynedd a Mon

Age Concern North Wales Central

Bodies which represent the interests of persons carrying on Business in the park

Gwynedd Economy and Regeneration

Conwy Regeneration service

Federation of Small Businesses

Menter Mon

North Wales Business Club

[CLA Cymru](#)

Bodies which represent the interests of Welsh Culture

Welsh Language Commission

Cymdeithas yr Iaith

Menter Iaith Conwy

Hunaniaith

Urdd Gobaith Cymru

Dyfodol i'r Iaith

Cylch yr Iaith

Voluntary groups in the area

Mantell Gwynedd

Wales Council for Voluntary Action

Conwy Voluntary Services Council

Shelter Cymru

Talsarn Community first Partnership area

Local Members of Parliament and Welsh Assembly Members

Others

National Trust

National Farmers Union

Farmers Union Wales

Visit Wales

Council for National Parks

Home Builders Federation

Sports Council for Wales

One Voice Wales

North Wales Mountain Rescue Association

Cwmpas

Other consultees identified

Access, Recreation and user groups

- Snowdonia Access Fora (Northern and Southern)

- British Mountaineering Council
- Snowdonia mountain user groups
- Plas y Brenin
- Ramblers Association
- Cyclist Touring Club
- Fields in Trust
- Snowdonia Active
- [The Outdoor Partnership](#)

Public Services

- North Wales Police
- Fire services

Wildlife and landscape conservation

- North Wales Wildlife Trust
- Royal Society for the Protection of Birds
- Woodland Trust
- British Trust for Conservation Volunteers
- Cymdeithas Ted Breeze
- [John Muir Trust](#)

Tourism

- Small serviced Accommodation Forum for Wales
- Association of Welsh agents

- Wales Tourism Alliance
- Mid Wales Tourism
- North Wales Tourism
- British Holiday and Home Parks Association Ltd
- Betws y Coed, Beddgelert and other District Tourism Associations
- Caravan and Camping Club
- Operators of tourist railway lines in North Wales
- The Caravan Club
- National Caravan Council

Cultural Heritage

- Arts Council for Wales
- Yr Academi Gymreig
- Conwy Valley Civic Society
- Merched y Wawr
- Cymdeithas Eisteddfodau Cymru
- Cymdeithas Llafar Gwlad
- Cyfeillion Tan y Bwlch
- Cymdeithas Hanes Amaethyddiaeth
- Gwynedd Archaeological Trust
- Special Area of Conservation (SAC) Pen Llŷn a'r Sarnau

Agriculture and forestry

- Royal Forestry Society

- Coed Cymru
- Fountain Forestry
- Flintshire/Scottish Woodlands
- ~~Pryor & Rickett Silviculture~~ ~~Pryor and Ricketts Siviculture~~

Education

- Local primary and Secondary Schools
- Local Colleges of further education

Business

- North Wales Economic Ambition Board
- Cwmni Eginio

Housing Local Partnerships

- North Wales Rural Housing Enabler Service
- Grwp Cynefin
- North Wales Housing
- Adra
- Cartrefi Conwy
- Clwyd Alun
- The Gypsy Council

Local partnerships

- Partneriaeth Dolgellau / Treftadaeth Dolgellau

Community and Voluntary groups

- Local Community Groups such as
 - Dolan
 - Partneriaeth Ogwen
 - Cwmni Cymunedol Bro-Ffestiniog
 - Antur Nantlle Cyf
 - Antur Waunfawr
 - Hwb Penmachno

Sustainable development

- Centre for Alternative Technology
- Ecodyfi
- WRAP
- Conwy Cynhaliol

National Park Authority

- SNPA managers and sections heads

Energy

- NDA
- Magnox

Public Transport

- Arriva

- Trafnidiaeth Cymru

Land Owners

- Country Landowners Association
- Crown Estate Commissioners

Others

- Design Commission for Wales
- Health and Safety Executive
- Post Office Property Holdings
- Young Farmers
- ~~Mosaic~~
- North Wales Chinese Society



PLANNING AND ACCESS COMMITTEE
18 OCTOBER 2023

SECTION 106 AGREEMENTS

**SNOWDONIA NATIONAL PARK AUTHORITY
PLANNING AND ACCESS COMMITTEE, 18 OCTOBER 2023**

SECTION 106 AGREEMENTS

Rhif	Application No.	Date application was received	Location	Development	Present Position
1.	NP4/11/10T	22/02/23	Plots 4 & 5, Parc Trawsafon, Betws y Coed.	Removal of Section 52 Agreement dated 25/03/1982 in relation to planning application NP4/11/10B	With applicant for consideration.
2.	NP4/11/337D	23/07/2022	Hendre Farm, Betws y Coed, LL24 0BN	Construction of new affordable dwelling and installation of associated foul water disposal	Awaiting relevant details from applicant to commence drafting.
3.	NP4/31/112B	17/03/2023	Gwern Hywel Uchaf, Ysbyty Ifan. LL24 0PD	Demolition of outbuilding and erection of rural enterprise dwelling, creation of new access and associated works	With applicant for consideration.
4.	NP5/55/L140E	03/06/2021	Capel Bethlehem, Brynchrug. LL36 9PW	Change of use of chapel to form one 1 bed roomed and one 5 bed roomed dwelling	Draft sent to applicant.
5.	NP5/58/636B	05/06/2023	Cae Wat (Land adjacent to Swn-y-Mor), Ffordd Glan Mor, Talybont. LL43 2AR	Erection of two detached affordable dwellings for local need (1 bungalow and 1 two storey dwelling)	Instructions sent to legal department 18/08/2023.
6.	NP5/59/511M	03/03/2023	Land to rear of Penrhiw, Llan Ffestiniog. LL41 4PS	Variation of Condition No.2 of Planning Consent NP5/59/511F dated 11/06/2019 for amended site layout and to remove garage on Plot 15, garage space to be substituted on Plots 5 & 16 to be domestic floor area to create forth bedroom, and internal alterations to alter units from being all 3 bedrooms to a mix of 2, 3 and 4 bed units	Expecting Land Registry details from the applicant.

7.	NP5/61/654	22/03/2023	Land adjoining Pen yr Hwylfa, Harlech.	Erection of 20 (twenty) affordable dwellings, formation of new access on to the A496, and associated development	Legal preparing a draft agreement
8.	NP5/65/L302D	25/08/2020	Wern y Pistyll, Bontddu. LL40 2UP	Conversion and extension of barn to dwelling including installation of septic tank, retrospective consent for access track to building and engineering works to create hardstanding / parking area around the building, temporary siting of static caravan and construction of compensatory bat roost.	Awaiting solicitor details from the applicant. Reminder sent 11.01.2023
9.	NP5/72/25H	22/02/2022	Gwern-y-Genau, Arenig, Bala.	Conversion of outdoor pursuits centre into dwelling	Waiting Land Registry details from applicant
10.	NP5/75/68B	15/09/2021	Land opposite Maesteg, Pennal. SY20 9DL	Erection of five affordable dwellings together with associated access, parking and landscaping	With Legal drafting agreement

Number of applications on committee list 06 September 2023 = 6

**APPLICATIONS SUBJECT TO A SECTION 106 AGREEMENT AND WHICH HAVE BEEN COMPLETED SINCE
PLANNING & ACCESS COMMITTEE
06 SEPTEMBER 2023**

Application No.	Location	Development
NP5/61/632	Merthyr Isaf, Hwylfa'r Nant, Harlech. LL46 2UE	Residential development of seven units, 2 affordable and 5 open market dwellings comprising three pairs of semi-detached dwelling and one detached dwelling, formation of new vehicular access and associated landscaping

**APPLICATIONS SUBJECT TO A SECTION 106 AGREEMENT WHICH HAVE BEEN REFUSED, WITHDRAWN, OR
DISPOSED, OR WHERE AN AGREEMENT IS NO LONGER NECESSARY SINCE PLANNING & ACCESS
COMMITTEE 06 SEPTEMBER 2023**

Application No.	Location	Development
NP2/16/451B	Land adjacent to Pen-y-Bryn, Penmorfa. LL49 9SB	Construction of a single two storey affordable, local occupancy dwelling, formation of new vehicular access and associated landscaping



PLANNING AND ACCESS COMMITTEE

18 OCTOBER 2023

**OUTSTANDING APPLICATIONS
WHERE MORE THAN 13 WEEKS HAVE
ELAPSED**

SNOWDONIA NATIONAL PARK AUTHORITY

PLANNING AND ACCESS COMMITTEE 18 OCTOBER 2023 OUTSTANDING APPLICATIONS WHERE MORE THAN 13 WEEKS HAVE ELAPSED

In Discussion with Agent / Applicant

NP5/54/459A	03/05/23	Cefn Ceunant Isaf Forest, Brithdir.	Hydro-electric scheme (34kw) including construction of power house, intake weir and 3 girder bridges.
NP5/69/56M	20/06/23	Sunbeach Holiday Park, Llwyngwriil, LL37 2QQ	Redevelopment of the site comprising of improvements to the south eastern element of Sunbeach Holiday Park to provide (a) a new main site entrance with internal access road; (b) 24 static holiday caravans/lodges with landscaping; (c) 12 static holiday caravans/lodges in lieu of a residential dwellinghouse; and (d) 3 static holiday caravans in lieu of the old site shop.
NP5/72/218F	22/03/23	Ty'n Cornel Holiday Park, Fronoch. LL23 7NU	Part change of use for the restructured layout of 23 existing touring caravan and camping pitches.
NP5/78/91B	04/01/22	Wern Gron, Trawsfynydd. LL41 4UN	Conversion and change of use of barn to form an affordable dwelling and a short term holiday letting unit including installation of septic tank and associated works.

Awaiting Amended Plans

NP5/69/L113P	07/11/22	Llanfendigaid, Rhoslefain. LL36 9LS	Conversion of laundry and workshop to form 2 holiday units and installation of rooflights on front and rear roof.
NP5/73/424A	28/09/20	Cilderi, Tan y Bwlch. Maentwrog. LL41 3YU	Erection of double garage, retrospective application for extension to curtilage, retention of stone terracing and engineering works.

Awaiting Ecology Information

NP5/68/235	03/11/22	Land adjoining Garreg Frech, Llanfrothen. LL48 6BZ	Erection of 8 dwellings and formation of new vehicular and pedestrian access
NP5/77/347	18/01/23	Land near Ty Mawr, Talsarnau. LL47 6UF	Construction of affordable dwelling, formation of curtilage, extend access track, and alterations to existing vehicular access

Awaiting Details from Agent / Applicant

NP5/54/585	21/12/22	Land at Ty Newydd-y-Mynydd, Rhydymain.	Installation of a 50m high lattice tower supporting 6 antennas, 4 transmission dishes, and installation of 2 ground based equipment cabinets, 1 meter cabinet, and ancillary development including the siting of a generator and associated fuel tank, formation of a hardstanding area, formation of new access track, and construction of a 1.1m high fenced compound.
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NP5/57/205J	06/06/23	Former Fron Olau Hotel, Tabor, Dolgellau. LL40 2PS	Conversion of former hotel into six residential units (C3) consisting of 3 open market dwellings and 3 affordable dwellings together with retention of alterations to the external appearance of the building.
NP5/57/1176	14/04/23	Canolfan Dolfeurig, Baker Street, Dolgellau. LL40 1EL	Demolish existing building and redundant outbuildings and the construction of a new building. Hard and soft landscaping including new car parking, fenced storage compound with storage containers and external canopies and cycle shelter. Erection of new garden outbuildings including sheds and polytunnels,.
NP5/58/629	29/01/20	Land between Plas Meini & Swyn y Mor, Dyffryn Ardudwy. LL42 2BH	Outline permission for the erection of 2 open market and 2 affordable dwellings. integral garages and formation of new vehicular access on to the A496.
NP5/58/363H	04/10/22	Nant Eos, Dyffryn Ardudwy. LL44 2HX	Conversion to Open Market Dwelling unit and installation of sewage treatment plant (Repeat application),
NP5/59/511M	03/03/23	Land to rear of Penrhiw, Llan Ffestiniog. LL41 4PS	Variation of Condition No.2 of Planning Consent NP5/59/511G dated 24/01/2019 for amended site layout and to remove garage on Plot 15, garage space to be substituted on Plots 5 & 16 to be domestic floor area to create forth bedroom, and internal alterations to alter units from being all 3 bedrooms to a mix of 2, 3 and 4 bed units.
NP5/61/T558D	19/04/21	Former Tabernacl Chapel, High Street, Harlech. LL46 2YB	Conversion of former car showroom & basement car parts shop to convenience store on ground and basement, creation of 2 flats on first floor (Open market) together with the removal of existing unauthorised UPVC windows and replace with timber slimline double-glazed windows.
NP5/61/580M	10/11/22	Land to rear of Nant-y-Mynydd, Hwylfa'r Nant, Harlech.	Erection of an affordable detached dormer bungalow
NP5/62/T143B	05/10/22	Tanws Wern Gron, Llanbedr. LL45 2PH	Restore, extend and convert old mill into dwelling, formation of curtilage, and installation of underground septic tank
NP5/68/100F	08/08/22	Creua, Llanfrothen. LL48 6SH	Erection of single storey extension to barn, installation of 2 rooflights on existing barn roof, construction of 4 sleeping cabins and formation of access paths, and installation of underground sewage package treatment plant,
NP5/70/171	16/01/23	Land at Maes Afallen, Rhosygwaliau, LL23 7EY	Siting of 2 holiday pods and installation of package treatment plant,
NP5/73/287P	06/02/23	Decommissioning Site, Trawsfynydd. LL41 4DT	Part retention / part completion of replacement sewage treatment plant, together with associated works,
NP5/74/181A	05/10/22	Barn at Bryn Cleifion Hall, Mallwyd, SY20 9HW	Conversion of barn to residential and installation of septic tank

Re-Consultation

NP4/13/258	20/06/23	Land at Coed Bryn Engan, Capel Curig. LL24 0EL	Installation of a 35m communications mast with EAS and SRN antennas, ground-based apparatus and ancillary development.
NP5/64/190	12/10/22	Land at Ffridd Bryn Coch, Llanegryn. LL36 9UG	Installation of a 20m high lattice tower supporting 6 no. antennas, 4 no. transmission dishes, 2 no. equipment cabinets, 1 no. meter cabinet and ancillary development thereto including a generator and associated fuel tank, a hardstanding area, a new access track and a 2.4m high fenced compound with gabion wall

NP5/70/166	25/02/22	Ysgubor Esgeiriau, Rhosygwaliau. LL23 7ET	Conversion and change of use of redundant farm building, access track and installation of package treatment plant for use as short term holiday accommodation as part of farm diversification project,
NP5/71/L296A	25/05/23	1 Coed y Lon, Llanuwchllyn, LL23 7ST	Construction of two storey side extension.

Awaiting Ecological Comments

NP5/57/1174	27/10/21	Land adjoining Penmaen Ucha, Penmaenpool. LL40 1YD	Construction of rural enterprise dwelling, garage, new driveway and vehicle access.
NP5/70/83E	23/12/22	Ffynnon Gower, Llangower. LL23 7DA	Construction of a agricultural shed,

Awaiting HRA Appropriate Assessment

NP3/12/126C	20/09/22	Bron Fedw Uchaf, Rhyd Ddu. LL54 7YS	Conversion and change of use of rural outbuildings to 3 holiday letting units, erection of bat barn, alterations to existing vehicular access and associated works.
NP4/12/214C	20/02/23	Llyn Dulyrn Reservoir, Tal-y-Bont.	Works in association with proposed pipe replacement including new culvert head and scour discharge area, reinforced concrete wall, siting of 10ft shipping container and temporary construction compound, rock mesh and laydown area,
NP4/12/235	20/02/23	Land near Rowlyn Uchaf, Tal-y-Bont. LL32 8SH	Temporary construction and laydown area in association with engineering works at Llyn Cwm Dulyrn,
NP5/53/598C	16/05/23	Land near Ffynnon Beuno, Bala.	Outline application with all details reserved for construction of a single dwelling (Re-submission following refusal of planning application NP5/53/598B)
NP5/54/L249D	21/06/23	Meithrinfa Seren Fach, Brithdir. LL40 2RP	Construction of rear extension and front porch.
NP5/65/274H	24/03/22	Maes Hyfryd, Llanelltyd. LL40 2HF	Construction of a steel framed building on existing hardstanding for the purpose of housing agricultural machinery, animal feed and fertiliser
NP5/65/367A	22/03/22	Dolfawr, Llanelltyd. LL40 2HD	Construction of single storey building for use as commercial cattery.
NP5/69/113N	07/11/22	Llanfendigaid, Rhoslefain. LL36 9LS	Change of use of old mill into office and storage space
NP5/70/71E	12/04/23	Felindre, Llanuwchllyn. LL23 7DD	Engineering works for construction of new manège, and extension to existing agricultural building to accommodate associated items.
NP5/71/495	14/02/23	Land near Cefn Yr Odyn, Llanuwchllyn. LL23 7TL	Construction of a detached two storey dwelling
NP5/71/496	10/02/23	Afonfechan Farm, Cynllwyd Isaf, Bala, LL23 7DE	Construction of agricultural building to store miden (cattle and sheep excrement), forage and fodder
NP5/72/24A	10/02/23	Garth Nodol, Llidiardau, LL23 7SG	Demolition of an existing substandard dwelling and the construction of a replacement dwelling
NP5/74/505	05/09/22	Bryn Uchaf, Llanymawddwy. SY20 9AH	Construction of agricultural building along with roof over manure store and extension to manure store

NP5/77/115J	28/11/22	Cynefin, Llandecwyn, LL47 6YR	Construction of single storey kitchen/dining room extension to side/rear of cottage,
NP5/78/482B	27/06/22	Y Goppa, Trawsfynydd. LL41 4TN.	Erection of steel framed shed for agricultural storage purposes,
NP5/78/572	06/07/22	Land at Mynydd Bach, Trawsfynydd. LL41 4TR	Installation of 30m high lattice tower supporting 9 no. antennas, 6 no. transmission dishes, 6 no. equipment cabinets, 1 no. meter cabinet, together the siting of a generator and associated fuel tank, formation of a hardstanding area, construction of a gabion wall, and formation of a fenced compound

Awaiting Natural Resources Wales comments

NP2/11/52L	04/04/23	Pen y Pass Car Park, Nant Gwynant. LL55 4NU	Installation of 15m monopole telecoms mast with associated antennas, ground based apparatus and ancillary infrastructure.
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Awaiting Consultation Response from Cadw

NP4/23/46F	31/05/23	Cae Haidd, Gwyllt Road, Llanfairfechan, LL33 0EE	Construction of a agricultural building,
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S106 being considered by applicant

NP4/31/112B	17/03/23	Gwern Hywel Uchaf, Ysbyty Ifan. LL24 0PD	Demolition of outbuilding and erection of rural enterprise dwelling, creation of new access and associated works
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Total applications on list = 46

Total applications on list Committee 06 September 2023 = 48



PLANNING AND ACCESS COMMITTEE
18 OCTOBER 2023

DELEGATED DECISIONS

SNOWDONIA NATIONAL PARK AUTHORITY

PLANNING AND ACCESS COMMITTEE 18 OCTOBER 2023

DELEGATED DECISIONS

Applications Approved

	Application No.	Proposed	Location	Decision Date	Case Officer
1.	NP2/11/108D	Siting of catering cabin	Caffi Colwyn, 1 Church Street, Beddgelert. LL55 4YA	08/08/23	Mr Richard Thomas
2.	NP2/11/427A	Removal of existing conservatory and construction of single storey side extension, alterations to front porch and construction of two dormers to rear elevation	Bwthyn Gwyn, Beddgelert. LL55 4NB	14/08/23	Mr Richard Thomas
3.	NP2/11/715F	Extension to existing telecommunications mast to increase height by 5 meters, relocate existing 3 antennas and 2 dishes, installation of 6 new antennas and 4 new ground based cabinets, and other ancillary apparatus within facility compound.	Llyn Gwynant Campsite, Nant Gwynant. LL55 4NW	21/09/23	Mr Richard Thomas
4.	NP2/11/E715G	Consultation under Section 37 of The Electricity Act 1989 to upgrade 6 spans of existing 11KV overhead line to three phase, Installation of approximately 455m of underground cable, free-standing H-pole, transformer pole, one span of LV overhead line over stream and LV underground cable to camp site store and new cell mast site.	Llyn Gwynant Campsite, Nant Gwynant. LL55 4NW	21/09/23	Mr Richard Thomas
5.	NP3/10/LB64C	Listed Building Consent for the installation of a new boiler and associated external new flue	1 Tan Y Dderwen, Abergwyngregyn, LL33 0LN	05/09/23	Ms Eleanor Carpenter
6.	NP3/10/LU92A	Certificate of Lawful Use or Development (Existing) for domestic outbuilding	Ceris, Abergwyngregyn. LL33 0LE	07/08/23	Mr Richard Thomas

7.	NP3/12/5B	Demolition of existing lean-to rear offshoot, front porch and erection of single storey rear extension, and installation of raised decked terrace to rear	Tan y Llyn, Rhyd Ddu. LL54 6TL	21/09/23	Mr Richard Thomas
8.	NP4/11/213E	Discharge Condition Nos. 3 (construction traffic management plan) and 4 (details of glazing bars and arched detailing) attached to Planning Consent NP4/11/231D dated 21/07/2023	Rohan Shop (formerly Riverside & Ancaster Hotel), Holyhead Road, Betws y Coed. LL24 0BN	25/08/23	Mr Richard Thomas
9.	NP4/11/400B	Construction of two storey rear extension	Glan Llyn, Old Church Road, Betws y Coed. LL24 0AL	14/08/23	Mr Richard Thomas
10.	NP4/19/1C	Erection of a polytunnel and a wooden clad garden shed	Cogwrn, Sychnant Pass, Conwy. LL32 8AZ	21/09/23	Mr Richard Thomas
11.	NP4/29/444D	Erection of extension to existing agricultural shed	Erw Clochydd, Penmachno. LL24 0PS	22/08/23	Mr Richard Thomas
12.	NP5/50/635C	Retrospective application for two storey front extension	17 Mynydd Isaf, Aberdyfi. LL35 0PH	11/09/23	Mrs. Iona Roberts
13.	NP5/54/136F	Installation of 19no. solar panels (7.88kw) to the south facing roof, and the enlargement of 1 existing rooflight to the north facing roof	Gwel y Garn, Llanfachreth. LL40 2EH	20/09/23	Mr. Dafydd Thomas
14.	NP5/54/66B	Installation of 13 solar panels (5.2 kWp) on western elevation roof	32 Bryniau, Brithdir, LL40 2TY	14/08/23	Mr. Dafydd Thomas
15.	NP5/57/LB17Q	External works including replacement of the existing external ATM machine	HSBC Bank, Eldon Square, Dolgellau. LL40 1PS	25/08/23	Ms Eleanor Carpenter
16.	NP5/57/LB17U	Listed Building Consent for internal and external works including replacement of the existing external ATM machine; replacement of existing external ATM signage; replacement and removal of existing internal self-service machines, and works to make good following the proposed alterations	HSBC Bank, Eldon Square, Dolgellau. LL40 1PS	25/08/23	Ms Eleanor Carpenter
17.	NP5/57/LBAD17 V	Advertisement Consent for removal of existing ATM signage and replacement with new signage	HSBC Bank, Eldon Square, Dolgellau. LL40 1PS	21/08/23	Ms Eleanor Carpenter

18.	NP5/58/365H	Erection of two storey detached dwelling (Revised design to that previously approved under planning reference NP5/58/PIAW365C dated 21/06/2011)	Plot 3, O.S. Field No. 9687, Penybont, Talybont.	18/09/23	Mr Aled Lloyd
19.	NP5/58/474C	Installation of externally mounted extract flue system and air intake handling system	Village Hall, Dyffryn Ardudwy. LL44 2BE	15/09/23	Mr Aled Lloyd
20.	NP5/58/647B	Non-material amendment to Planning Consent NP5/58/647A dated 15/03/2023 for revisions to proposed finishes of elevations	Ty Isaf, Talybont. LL43 2AS	12/09/23	Mr Aled Lloyd
21.	NP5/59/802A	Erection of agricultural and domestic storage shed 9m x 6m (Revised application)	Pen y Brisgyll, Sun Street, Llan Ffestiniog, LL4 14NE	08/09/23	Mr Aled Lloyd
22.	NP5/61/632	Residential development of seven units, 2 affordable and 5 open market dwellings comprising three pairs of semi-detached dwelling and one detached dwelling, formation of new vehicular access and associated landscaping	Merthyr Isaf, Hwylfa'r Nant, Harlech. LL46 2UE	16/08/23	Mr Aled Lloyd
23.	NP5/62/116F	Non material amendment to Planning Consent NP5/62/116E dated 31/07/2023 to omit proposed copings from below railings and add rainwater gutter	Cysgod Y Coed, Llanbedr, LL45 2LH	12/09/23	Mr Aled Lloyd
24.	NP5/62/434	Alterations to existing chapel house including construction of new link to associated vestry, installation of rooflights to vestry roof, and change of use of vestry and garden area to residential	Ty Capel Moriah, Llanbedr. LL45 2LE	08/09/23	Mr Aled Lloyd
25.	NP5/69/421	Construction of front porch, rear balcony extension and associated works	Sarah's Ridge, Llwyngwrl. LL37 2JQ	08/09/23	Mrs. Iona Roberts
26.	NP5/71/426A	Erection of a extension to a existing agricultural building for the storage of fodder and machinery	Pen y Geulan, Llanuwchllyn. LL23 7TL	07/09/23	Mr. Dafydd Thomas
27.	NP5/71/497	Construction of single storey rear extension	27 Maes y Pandy, Llanuwchllyn. LL23 7TR	08/09/23	Mr. Dafydd Thomas
28.	NP5/72/134Q	Discharge Condition No.3 (roofing slate) attached to Planning Consent NP5/72/134L dated 17/03/2021	Plot 4, Maes Gwyn, Rhyduchaf. LL23 7SD	18/09/23	Mr. Dafydd Thomas

29.	NP5/73/LB74S	Listed Building Consent for demolition and rebuild of 2 no. chimney stacks at the rear of the main house together with removal of plasterboard lining and lime plastering of internal walls to right hand wing drawing room, renewal of downpipes and gutters and the provision of additional stormwater channels and drainage lines externally	Plas Dol-y-Moch, Maentwrog. LL41 3YT	04/09/23	Ms Eleanor Carpenter
30.	NP5/78/19E	Construction of agricultural building for indoor manure storage on the site of an existing slurry pit	Hendre, Cwm Prysor, Trawsfynydd, LL41 4TR	27/09/23	Mr. Dafydd Thomas
31.	NP5/78/2U	Vary Condition No.3 (Occupancy condition) attached to Planning Consent DEU.R/3500/P dated 12/05/1970 to change non occupancy period from November each year to between 7th January and 7th February annually	Trawsfynydd Holiday Village, Bronaber. LL41 4YB	18/09/23	Mr. Dafydd Thomas

Applications Refused

	App No.	Proposed	Location	Reason for Refusal	Case Officer
1.	NP3/15/102D	Engineering works to create partial below ground secure store	Coed Gwydr, Nant Peris, LL55 4UL.	08/08/23 By reason of restricted vehicular visibility onto and from the adjacent A468 through road which if this application is approved would be exacerbated. This would be to the detriment of highway safety and other highway users on the A468. Consequently, this application is in conflict with ELDP policy D1.	Mr Richard Thomas
2.	NP3/15/124N	Removal of Condition No.3 attached to planning approval notice NP3/15/124L dated 01/03/2018 to allow permanent retention of timber clad steel container	Coed Hen Doeth, Pentre Castell, Llanberis.	17/08/23 By reason of the applicant failing to fully justify the continued siting of a container/shed of this scale at this location this application is now in conflict with ELDP policies SP C, SP H, DP 1 and DP 6.	Mr Richard Thomas
3.	NP4/12/234	Installation of a composting toilet facility	Land near Dulyn Bothy, Dolgarrog. LL32 8SH	21/08/23 By reason of this application proposing to locate a structure into an otherwise wilderness landscape devoid of modern human intrusion this proposed development would introduce an inappropriate and incongruous feature to the detriment of the landscape character of this area and harm to the special qualities of the National Park. This application is therefore in conflict with Eryri Local Development Plan policies SP A, SP C, DP 1, SP D, and DP 2, and SPG 7 and 13	Mr Richard Thomas

				<p>By reason of the applicant failing to fully justify such a structure into a sensitive landscape this application is lacking in sufficient relevant information upon which a fully informed decision can be made.</p> <p>By reason of inaccurate and conflicting plans this application is lacking in sufficient relevant information upon which a fully informed and accurate decision can be made</p>	
4.	NP4/25/7A	Construction of a detached building to be used as a garage, workshop, and garden machinery store	Pwll Monyn, Llanrwst. LL26 0PT	<p>14/08/23</p> <p>By reason of the applicant failing to submit an application in the correct format and despite being requested to rectify the situation and showing a use of land and building of domestic characteristics in an open country setting this application is in conflict with ELDP policy SP C</p> <p>By reason of this application displaying inappropriate design, materials and finishes this application is in conflict with ELDP policy DP 6</p> <p>By reason of insufficient detail of an arboricultural nature upon which fully informed consideration of the application can be made tis application is in conflict with ELDP policy DP 1 and SP D</p>	Mr Richard Thomas
5.	NP4/26/272B	Stationing of a 3 bedroom static caravan (10.97m x 3.65m) to be used as annex accommodation to a existing one-bed flat	Maes-y-Garth, Ffordd Llanrwst, Betws y Coed. LL24 0HD	<p>12/09/23</p> <p>By reason of this application proposing an annex of a scale and usage which is not considered to be ancillary to the residential flat this application is in conflict with ELDP policy DP 1, DP 14 and SPG 11.</p>	Mr Richard Thomas

				By reason of this application failing to provide sufficient information of a highways nature this application is in conflict with ELDP policy DP 1.	
6.	NP4/32/379	Erection of first floor rear extension and single storey side extension	Wenallt, Llanrhychwyn, LL27 0YX	14/08/23 By reason of the proposed plans showing extensions to a traditional dwellinghouse that would have, when aggregated, a footprint exceeding that of the original dwellinghouse this application is in conflict with ELDP policy DP15 By reason of the proposed plans showing an extension to a traditional dwellinghouse that would have a ridge line higher than that original dwellinghouse this application is in conflict with ELDP policy DP15	Mr Richard Thomas
7.	NP5/51/680E	Erection of a timber structure to be used a classroom	Coed Dwynant, Barmouth.	17/08/23 By reason that the proposal would introduce a new permanent structure within the open countryside, it is considered to be an inappropriate form of development which fails to enhance or conserve the 'Special Qualities' of the Eryri National Park and will have a detrimental impact on the character of the wider landscape. Therefore, the proposal conflicts with Strategic Policy C: Spatial Development Strategy, Development Policy 1: General Development Principles and Development Policy 2: Development and the Landscape By reason that the proposal would include car parking associated with the development, it is considered that due to its scale and location would be detrimental to the character and visual amenity of the open countryside. The proposal therefore does not satisfy criteria i, iii, of Development Policy 1 of the Eryri Local	Mr Aled Lloyd

				Development Plan to ensure that the development is compatible with the capacity and character of the site and locality within which it is located, and that the development is not unduly prominent in the landscape	
8.	NP5/73/423B	Conversion of outbuilding into annex accommodation	Y Felin Lifio, Tan y Bwlch, Maentwrog. LL41 3YU	<p>06/09/23</p> <p>The proposal, by means of its separation and lack of a functional link to the main dwelling would be tantamount to a new dwelling in the countryside contrary to Policy DP14 and SPG 11: annexe accommodation, SPC, DP1 iii) and DP9 of the adopted Eryri Local Development Plan.</p> <p>Insufficient information has been submitted to identify/address all likely ecological issues associated with the development so that a fully informed decision can be made on this application. In the absence of this information, the proposal fails to satisfy Strategic Policy D of the adopted Eryri Local Development Plan, which seeks to protect local sites of nature conservation and biodiversity importance</p> <p>Insufficient information has been submitted to assess the impact of the reconstruction and renovation works on the historic integrity and character of building and its setting or that the materials and finishes used are compatible with the original structure contrary to Strategic Policy Ff, DP1 (iv), DP6, DP7 and DP9 (iii) of the adopted Eryri Local Development Plan.</p> <p>Insufficient information has been submitted to address all likely Highway issues associated with the development so that</p>	Ms. Sophie Berry

				a fully informed decision can be made on this application. In the absence of this information, the proposal fails to satisfy criteria vii, viii and ix of Development Policy 1 of the adopted Eryri Local Development Plan.	
9.	NP5/73/4R	Installation of a water booster tank and 1.8m palisade fencing	Caravan Club Site, Coed y Llwyn, Gellilydan. LL41 4EN	17/08/23 By reason of this application requiring the installation of a fence of at least 2.4 metres in height to provide sufficient acoustic barrier, the proposal is in conflict with criteria xi of Development Policy 1 (General Development Principles) which requires that development does not cause significant harm, to the environment, neighbouring residential amenity or the amenity of the Park by way of noise, dust, vibration, odour, light pollution, hazardous materials or waste production	Mr Aled Lloyd
10.	NP5/73/LB280 B	Listed Building Consent for removal of rotten structure and replace incorporating some modern materials. Replacement of single glazed timber windows incorporating existing fasteners but with modern butt hinges and weather proof seals (Retention of alterations already undertaken)	Yr Hen Ysgubor, Maentwrog. LL41 3YU	01/09/23 The proposed alterations to the dormer, by virtue of their form and design, would be harmful to the special historic character, appearance and setting of the listed building. The proposal therefore fails to satisfy the requirements of Policies A, Ff, 1, 6 and 7 of the Eryri Local Development Plan 2016-2031; the guidance set out in Planning Policy Wales 11 (February 2021), specifically paragraphs 6.1.10 to 6.1.13; and the guidance set out in Technical Advice Note 24 The Historic Environment, specifically paragraphs 5.9 to 5.27. The information submitted is inadequate and lacking in detail regarding the potential impact of the proposed works. As a result of the lack of information provided, the application	Ms Eleanor Carpenter

				<p>presents a risk to the fabric, character and appearance of the listed building, together with presenting a potential detrimental impact on the setting of the two adjoining Grade II listed buildings. The proposal therefore fails to satisfy the requirements of Policies A, Ff, 1, 6 and 7 of the Eryri Local Development Plan 2016-2031; the guidance set out in Planning Policy Wales 11 (February 2021), specifically paragraphs 6.1.10 to 6.1.13; and the guidance set out in Technical Advice Note 24 The Historic Environment, specifically paragraphs 5.9 to 5.27.</p>	
11.	NP5/74/L171D	<p>Non material amendment to Planning Consent NP5/74/L171B dated 25/05/2021 for the installation of intergrated photovoltaic panels to the South West elevation of the roof and the installation of an air source heat pump</p>	<p>Penrhyn, Cwm Cywarch, Dinas Mawddwy, SY20 9JG</p>	<p>20/09/23</p> <p>In the opinion of the Snowdonia National Park Authority the amendments proposed are considered to be 'material' amendments in nature as they will result in a material form of change to the original planning permission. As such the changes proposed cannot be deemed a 'non-material' change and will require the benefit of a new planning permission.</p>	Mr. Dafydd Thomas