

# NOTICE OF MEETING



*Eryri National Park Authority*

*Jonathan Cawley  
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**Meeting:** Planning & Access Committee

**Date:** Wednesday 14<sup>th</sup> October 2026

**Time:** 10.00 a.m.

**Location:** Eryri National Park Authority Office,  
Penrhyndeudraeth 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, Delyth Lloyd Griffiths,  
Annwen Hughes, Louise Hughes, Edgar Wyn Owen,  
Elfed Powell Roberts, John Pughe Roberts,  
Meryl Roberts, Einir Wyn Williams;*

***Members appointed by Conwy County Borough Council**  
Councillor: Ifor Glyn Lloyd, Jo Nuttall, Nia Owen;*

***Members appointed by The Welsh Government**  
Mr. Rhys Evans, Salamat Fada, Mr. Tim Jones,  
Ms. Delyth Lloyd, Ms. Naomi Luhde-Thompson,  
Mr. Wyn Thomas.*

*\*This Agenda is also available in Welsh*

## **A G E N D A**

**Page Nos**

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 - 7**  
The Chairman shall propose that the minutes of the meeting of this Committee held on the 09 September 2026 be signed as a true record (Copy herewith) and to receive matters arising, for information.
4. **Reports by the Director of Planning and Partnerships** **8 - 32**  
To submit the reports by the Director of Planning and Partnerships on applications received. (Copy herewith)
5. **Proposed charging structure for assessing the financial viability of planning developments and potential sites to be considered as part of the Eryri Local Development Plan review process.** **33 - 36**  
To submit a report by the Head of Development Management and Compliance and Planning Officer (Policy). (Copy herewith)
6. **Conservation Areas Fir for the Twenty-First Century Project: Conservation Area Appraisals and Management Plans** **37 - 108**  
To submit a report by the Policy Officer Policy. (Copy herewith)
7. **Eryri Local Development Plan – Annual Monitoring Report for 2025 - 2026** **109 - 324**  
To submit a report by the Head of Planning Policy. (Copy herewith)
8. **Update Reports** **325 - 331**  
To submit update reports, for information. (Copies herewith)
9. **Delegated Decisions** **332 - 336**  
To submit the list of applications which have been determined in accordance with delegated authority, for information. (Copy herewith)



**MINUTES**  
**PLANNING AND ACCESS COMMITTEE**  
**ERYRI NATIONAL PARK**  
Wednesday 9 September 2026

***PRESENT:***

**Members appointed by Gwynedd Council**

Councillors Elwyn Edwards (Chair), Delyth Lloyd Griffiths, Annwen Hughes, Louise Hughes, Edgar Wyn Owen, Elfed Powell Roberts, Meryl Roberts;

**Members appointed by Conwy County Borough Council**

Councillor Ifor Glyn Lloyd, Jo Nuttall, Nia Owen;

**Members appointed by the Welsh Government**

Rhys Evans, Delyth Lloyd, Naomi Luhde-Thompson, Wyn Thomas.

**Officers**

Jon Cawley, Bethan Hughes, Keira Sweeney, Iona Roberts, Jane Jones, David Jones, Aled Lloyd, Tiffany Kendall, Eifion Jones.

The Director of Corporate Services advised that the meeting would be webcast and would also be available online at a later date.

1. **Apologies for absence and Chair's Statements**

Apologies were received from John Pughe Roberts, Einir Wyn Williams, Salamatu Fada, Tim Jones.

2. **Declaration of Interest**

None

3. **Minutes**

The minutes of the Planning and Access Committee meeting held on 24 June 2026 were *adopted*, and the Chair signed them as a true record.

4. **Reports by the Director of Planning and Partnerships**

Reports were *submitted* by the Director of Planning and Partnerships on the applications received. Please see the Schedule of Planning Decisions attached.

5. **Development Management Performance Report – 2025/2026**

A report was *submitted* by the Head of Development and Compliance Control.

*Reported:*

- The purpose of the report was to update Members on the performance of the Development Control service relating to deciding on planning applications;
- The report outlines performance against government targets in terms of speed of processing all applications;
- There has been a staffing problem, but the department is now at full capacity in terms of development officers; a planning technician, Tiffany Kendall, has joined the department, and a new assistant is starting in post next month;
- The 2025/26 figures relating to the percentage of planning applications decided within the statutory and agreed timeframe were still below the target rate of 80%; however, it was encouraging that good progress had been made in Quarter 4 25/26 and Quarter 1 26/27 with the figure above the target rate, and close to the Welsh average;
- 5 of the 8 appeals made against the Authority's decisions in 2025/26 were permitted, and while the refusal rate of 37.5% did not appear favourable to the Authority, the nature of the appeals need to be noted, and there was no suggestion of a systematic problem with the quality of the Authority's processing;
- A review of pre-application fees for non-statutory enquiries and other services provided by the planning team is underway to reflect the officers work and time.

*Recommendation:* - To discuss and note the report.

*Resolved:*— To **Accept** the Recommendation.

6. **Update on Caseload and Compliance Performance**

Reports were *submitted* by the Chief Planning Officer (Compliance).

It was further reported:

- That it was likely that the Public Inquiry into the Tan y Coed Lodge case (Point 7.4 in the report) would take place between 12 and 14 January 2027;
- Photos of the emergency work carried out at Plas Nannau, Llanfachreth at the beginning of the year were shown:
  - the condition of the roof was poor originally;
  - the main stairs of the building's first floor have fallen and the first and second floors now must be accessed via a window on the first floor using scaffolding installed in front of the house;
  - the work undertaken on the roof has successfully prevented all water ingress, and the house has started to dry out naturally

The report was *discussed* by the Members, and *it was noted*:

- that communication between the Authority and the new owners had been good so far and that things seemed promising in that respect; hopefully the new owners will submit a planning application;
- the Authority had not paid any costs for the works and emergency works on the building had been paid for by the owner.



*Recommendation:* - To note the content of the report in relation to capacity and performance and provide any observations and comments relating to this.

*Resolved:*— **To Accept** The Recommendation.

7. **Update Reports**

7.1 *Submitted* - update reports by the Director of Planning and Land Management on planning applications and Section 106 Agreements.

7.2 *Submitted* - update reports from the Director of Planning and Land Management on applications that have not been resolved for 13 weeks and more.

8. **Delegated Decisions**

A list of applications was submitted which were resolved in accordance with delegated authority.

9. **Appeal Decisions**

A copy of the Inspector's decision to **grant an appeal** was submitted by Mr & Mrs. J. Potgeiter against the Authority's decision to refuse planning permission for "Enclosing the roadside elevation of the existing indoor area with double doors and glazed screens, Hangin' Pizzeria, Unit 1, Station Approach, Betws y Coed. LL24 0AE.

**The meeting closed at 11:00**



## SCHEDULE OF PLANNING DECISIONS – 9 SEPTEMBER 2026

### 4. Report by the Director of Planning and Partnerships

#### *Submitted:*

- (1) NP5/55/60L - Residential development (comprising 8 open market dwellings and 4 affordable dwellings) and associated developments including open space, parking, access and drainage infrastructure (revised plans & supporting information) Land at Ffordd y-Felin, Bryncrug.

*Submitted* - report by the Senior Planning Officer - Development Management

#### *Reported:*

- Site description
- Planning permission has been granted in the past to erect 4 houses on the field of the proposed site, and the field is within the village boundary;
- The proposal was to build 12 houses, 4 of which were affordable housing;
- The development would include a mix of houses and bungalows;
- 12 houses is a large development in a secondary settlement such as Bryncrug, but there is a lack of housing provision in line with the Local Plan targets, and the housing mix in the development would meet local housing needs;
- There was a significant local need for affordable housing but providing 50% of the 12 homes as affordable housing was not viable;
- 4 two bedroom affordable homes could be provided on the site at a price of £130k - £140K, and although this is above the minimum sale price set out in the Affordable Housing Technical Advice Note of the Supplementary Planning Guidance, it would still be affordable for some households requiring intermediate housing.
- Dŵr Cymru / Welsh Water recommended that the development could go ahead with a restriction requiring a development enabling assessment (or hydraulic assessment). If the assessment concluded that the public parking lot needed to be upgraded, - the developer would have to fund the upgrade.

The application was *discussed* by Members, and the following comments were made:

- There was an error in the agenda, - Bryncrug was not in the community of Maentwrog;
- All 21 conditions given with the recommendation were necessary and the developer would have to submit a formal application to the Authority not to have to fulfil any of the conditions.
- The Authority had accepted detailed development costs from the developer and 2 independent assessments had agreed that it was not viable to provide more than 4 affordable homes; the Authority had challenged the developer hard to provide 4 affordable homes and a compromise was inevitable;
- The Authority did not go against its own policy in allowing development that had less than 50% of the housing being affordable housing as the policy allowed negotiation on the issue of viability in situations similar to the current one;
- The site was not designated as an overflow site, water tanks would not be installed but stone ditches would be installed to deal with surface water, and measures were in place (e.g. "*rain-gardens*" and "*water butts*") in accordance with SuDS's needs to use

the water in the first instance before it was disposed of; SuDS's consent would be required before the development could proceed;

- Gwynedd Council's Water and Environment unit was responsible for sustainable drainage planning permission;

*Recommendation:* – that the Members of the Authority approve the application with the conditions listed.

*Resolved:* — **To accept** the recommendation.

- (2) NP5/73/L184B - Demolition of existing house and penthouse and erection of a new two-storey house along with the installation of a septic tank (Resubmission), Gellidywyll, Cwm Cynfal, Llan Ffestiniog. LL41 4RA

*Submitted* – a report by the Senior Planning Officer - Development Management

*Reported:*

- Description of the site and proposed plan
- It is an eighteenth-century historic building that could be repaired
- The proposed new dwelling was considerably larger than the original and its size would be alien and out of character with the farm and the rural area.

A presentation was given by Mr Kevin Carby, the Applicant. He reported:

- that the present building is in a dilapidated and dangerous condition;
- a structural survey confirmed that the full length of all the walls would need to be underpinned;
- 3 contractors had said that any work on the foundations would likely cause further collapse leaving very little of the original structure behind;
- the ground floor level of the house is below the level of the surrounding land and is subject to flooding as a result;
- the building was not suitable for the needs of a family member who was elderly and disabled;
- construction work had already been carried out on the building in the sixties when a block extension was incorporated;
- The cost of repairing the building would be significantly higher than the cost of erecting a new building;
- The proposed new building would be structurally sound, energy efficient, and suitable for family and business.

*Recommendation:* – that the Members of the Authority refuse the application for the following reasons:

1. Lack of justification for demolition of local listed historic building
2. The design and mass (density) of the new dwelling
3. Lack of details to inform the Habitats Regulations Assessment

*Resolved:* — **To accept** the recommendation.

| <u>Rhif Eitem /<br/>Item No.</u> | <u>Cyfeirnod /<br/>Reference No.</u> | <u>Disgrifiad / Description.</u>                                                                                                                                                                                                                                                                                                                                                                              | <u>Swyddog<br/>Achos / Case<br/>Officer</u> |
|----------------------------------|--------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|
| 1                                | NP5/68/T187B                         | Trosi adeilad i lety gwyliau hunan arlwyo (Defnydd C6) fel rhan o gynllun menter gwledig ynghyd a gosod paneli solar, a gosod tanc septig Newydd, The Drum House, Croesor. LL48 6SP / Conversion of building to a self-catering holiday let (C6 Use) as part of a rural enterprise scheme together with the insertion of solar panels, and installation of new septic tank, The Drum House, Croesor. LL48 6SP | Mr. Aled Lloyd                              |

**Eryri National Park Authority –  
Planning & Access Committee**

**Date: 14/10//2026**

**Application Number:** NP5/68/T187B

**Date Application Registered:** 05/11/2025

**Community:** Llanfrothen

**Grid Reference:** 262619 344112

**Case Officer:** Mr. Aled Lloyd

**Location:**

The Drum House, Croesor. LL48 6SP

**Applicant:**

Mr. Robert McLaren,  
Drum House,  
Croesor,  
Gwynedd, LL48 6SP

**Description:**

Conversion of building to a self-catering holiday let (C6 Use) as part of a rural enterprise scheme together with the insertion of solar panels, and installation of new septic tank

**Summary of the Recommendation:**

To **GRANT** permission subject to conditions relating to:

- Start work within 5 years.
- Accordance with approved plans.
- Photographic Record
- Ecological protections
- No external Lighting
- Use as a Holiday Let
- Removal of Permitted Development Rights

**Reason(s) Application Reported to Committee:**

Llanfrothen Community Council objection, officer recommendation of approval

**Land Designations / Constraints:**

- Open countryside
- Traditional Building
- Within Grade II\* Registered Historic Park and Garden of Parc

## Habitats Regulations Assessment (HRA):

As the 'Competent Authority' for the purposes of the Conservation of Habitats and Species Regulations 2017 this Authority is required to undertake a Habitats Regulations Assessment.

An Assessment under the Habitats Regulations has been undertaken. Natural Resources Wales agreed with the Authorities findings that the development is unlikely to have an adverse effect upon the integrity of the *Pen Llyn a'r Sarnau Special Area of Conservation* (SAC). in consideration of the mitigation measures detailed within.

## Site and Surroundings

The building subject to this application is located in an isolated and rural location above the settlement of Croesor and set within the open countryside with uninterrupted views of the Cnicht and the wider landscape.

It is an imposing building of traditional design and form, constructed of stone elevations under a natural mineral slate roof. The dwelling is included on this Authority's register of traditional buildings as a building displaying distinctive local architectural design and form

Originally built in c.1864 to serve the Croesor and Rhosydd slate quarries, the Drum House was altered and converted by Clugh Williams Ellis in 1960-61 for Lady Crisobel Aberconway for use as a private summer house.

## Proposed Development:

This application is for the *Conversion of building to a self-catering holiday let (C6 Use) as part of a rural enterprise scheme together with the insertion of solar panels, and installation of new septic tank*

## Planning History

A pre-application enquiry for the Conversion of Summerhouse to self-catering holiday unit together with external alterations, was submitted in January 2025 in which officers concluded that *"....for the proposal to comply with adopted policy it will need to be seen as part of a farm diversification scheme to provide ancillary and subservient economic benefit to that existing farm holding, which does not appear to be the case in this instance."*

## Relevant Planning Policies:

Eryri Local Development Plan 2016-2031

| <b>Policy No</b> | <b>Policy</b>                                   |
|------------------|-------------------------------------------------|
| SP C             | Spatial Development Strategy                    |
| DP 1             | General development principles                  |
| SP D             | Natural Environment                             |
| DP 6             | Sustainable Design and Materials                |
| DP 7             | Listed and Traditional Buildings                |
| DP 9             | Conversion and Change of Use of Rural Buildings |
| DP 20            | Agricultural Diversification                    |
| SPG 8            | Visitor Accommodation                           |

## National Policy

- Future Wales (FW): The National Plan 2040
- Planning Policy Wales (Edition 12) 2024

## Technical Advice Notes

- Technical Advice Note 5: Nature Conservation and Planning
- Technical Advice Note 6: Planning for sustainable rural communities

## Consultations:

| Consultees                    | Responses:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|-------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Llanfrothen Community Council | <p>Objection - We would like our comments on the original application to be noted, namely that there is too much holiday accommodation in the area. We also note that there is strong local opposition to the application. In addition, we are not convinced that the appropriate financial evidence or the criteria for a rural enterprise have been met.</p> <p>Comments (14/03/25) - The Community Council's view is that there is already too much holiday accommodation in the area. Also, it will be asked whether the property is currently used as residential accommodation or not. If permission is granted, then it is important that the history and character of the original building are preserved.</p>                                                                                                                            |
| NRW                           | <p>No objection – Comments made</p> <p>We continue to have <b>concerns</b> with the application as submitted. However, we are satisfied that these concerns can be overcome if the <b>documents</b> identified below are included in the approved plans and documents condition on the decision notice:</p> <p>Bat Survey of Drum House, Croesor by Cartmel Ecology Ltd amended 07/04/2026</p> <p>Proposed Elevations dated 07/04/2026 (drg. No. 2429-PP-301-EL, rev. P06)</p> <p>Please note, without the inclusion of these documents, we would object to this planning application.</p> <p><b>Protected Sites (Foul Drainage)</b></p> <p>The application site is within the catchment of the Coedydd Derw a Safleoedd Ystlumod Meirion / Meirionnydd Oakwoods and Bat Sites Special Area of Conservation (SAC). In line with our Advice to</p> |

|       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|-------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|       | <p>Planning Authorities for Planning Applications Affecting Nutrient Sensitive River Special Areas of Conservation, under the Habitats Regulations, Planning Authorities must consider the impact of proposed developments on water quality within SAC river catchments.</p> <p>However, recognising the specific nature of the application submitted e.g. private sewage treatment system which meets the screening criteria set out in our Advice, we are satisfied that there is unlikely to be a source of additional nutrients and/or a pathway for impacts.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Heneb | <p>Comments – Our previous comments highlighted the multi-faceted historic significance of the property, as the former upper drum house (PRN 74810) associated with an incline serving the Croesor and Rhosydd slate quarries, built c.1864 and converted approximately 100 years later into a 'banqueting house' for Lady Aberconway by Clough Williams-Ellis. It is situated within the Grade II* Registered Historic Park and Garden of <i>Pare</i>, with the involvement of Clough Williams-Ellis listed among the reasons for designation and the incline mentioned in the supporting description. The building has low to moderate evidential value from its industrial heritage origins, and high aesthetic and historic values as a result of its later history. On the basis of these combined attributes, it was suggested that the building may be a candidate for statutory or local listing. While this is understood not to be the owner's preference, we remain of this view, and consider that this will still be the case, should the proposed conversion be implemented.</p> <p>The current application includes a Historic Building Assessment, which was absent from the previous submission. This details the architectural, archaeological and historical value of the building and with the accompanying plans, indicates a conservation-led approach to the proposed conversion. While the scheme is sympathetic to the building in approach and objectives, it will entail changes to the layout, replacement of original fixtures or fittings, and some inevitable alteration to the internal and external appearance, which would collectively be regarded as impacts on its evidential value. It is therefore appropriate for an archive record to be made prior to conversion, to document its current (original) form and use, including original design elements that may be lost.</p> |



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|------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Cadw | <p>No objection, Comments made – This planning application is for the proposed conversion of the Drum House to a self- catering holiday let as part of a rural enterprise scheme. The proposal is located within the grade II registered historic park and garden at Pare PGW(Gd)35(GWY) registered as the rare survival of exceptional stone-built garden terraces, probably of seventeenth-century date and set within a contemporary small walled park, which includes a gatehouse and viewpoint. The registered area forms the important setting to the unit-planned development at Pare and associated features. It also has historical associations with Clough Williams-Ellis, who made improvements in the 1950s and 60s.</p> <p>The proposal is supported by a Historic Building Assessment by Simon Smith and Michael Brooke Architects As stated in the assessment the building makes an important contribution to the quality and character of the park. The assessment concludes that a change of use to a commercial let will allow essential repairs to be carried out and ensure the building has a use and is kept in good repair into the future.</p> <p>We have no objection to this application. However, we note that Henneb have requested a photographic record is made of the building prior to any alterations taking place, and we support this recommendation.</p> <p><u>Scheduled Monuments</u></p> <p><b>ME170 Unenclosed Hut Circle Settlement East of Garth-y-Foel</b></p> <p>The above scheduled monument is located inside 500m of the proposed development, but intervening topography, buildings and vegetation block all views between them. Consequently the proposed development will have no impact on the setting of scheduled monument ME170.</p> |
|      | <p>The Service notes that no details have been provided regarding the percolation test or the design and suitability of the proposed soakaway. In the absence of this information, the Service is unable to fully assess whether the site conditions are appropriate for a soakaway installation. The decision to condition</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |

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|-----------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                           | such a request would be decided by the Planning Authority.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Gwynedd Council (Pollution Control and Licensing Service) | <p>Comments (03/02/26) - We have considered the planning application, and our comments are as follows:</p> <p>The photograph and details of the porosity test do not appear to show that the percolation test has been carried out in accordance with Approved Document H (Wales), Section H2 of the Building Regulations.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Dŵr Cymru / Welsh Water                                   | <p>Comments - Since the proposal intends utilising an alternative to mains drainage we would advise that the applicant seek advice from Natural Resources Wales and or the Local Authority Building control Department /Approved Building Inspector as both are responsible to regulate alternative methods of drainage.</p> <p>However, should circumstances change and a connection to the public sewerage system/public sewerage treatment works is preferred we must be re-consulted on this application.</p> <p>We would request that if you are minded to grant Planning Consent for the above development that the <b>Advisory Notes</b> provided below are included within the consent to ensure no detriment to existing residents or the environment and to Dwr Cymru Welsh Water's assets.</p>                                                                              |
| Ecology                                                   | <p>Comments - The survey, carried out in May/June 2024 (amended 2026) found the site supports nesting swallows and night roosting lesser horseshoe bats. However, the report confirms this was restricted to the 'storeroom' (the north west ground floor room) which will remain unaffected by the proposals and will allow continued use by both bats and birds currently identified as utilising this space.</p> <p>NRW/CNC originally raised concerns around continued access to the storeroom for wildlife, it has since been confirmed the window will remain unglazed to allow continued access and is shown on document 'Proposed Elevations dated 07/04/2026 (drg. No. 2429-PP-301-EL, rev. P06)'.</p> <p>The report confirms no external lighting is proposed. However a restriction on lighting is necessary, no exterior lighting is to be permitted without the prior</p> |

|                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|-------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                     | <p>submission of a formal lighting plan, endorsed by a suitably NRW/CNC licenced bat ecologist, to the Authority for approval.</p> <p>Enhancement to the site is listed in section 6 of the report in the form of provision for swifts and crevice dwelling bats, this is also shown on supporting document</p> <p>‘Proposed Elevations dated 07/04/2026 (drg. No. 2429-PP-301-EL, rev. P06)’.</p> <p>Due to the presence of lesser horseshoe bats and the proximity of the Coedydd Derw a Safleoedd Ystlumod Meirion / Meirionnydd Oakwoods and Bat Sites Special Area of Conservation (SAC), an HRA will be required for this application.</p> |
| North Wales Fire and Rescue Service | Comments re access for fire appliances                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

### Response to Publicity:

The application has been publicised by way of a site notice and neighbour notification letters to 5 nearby residential properties/

At the time of writing this report 6 letters of objection have been received.

- Another holiday let in the area, when the house in question would make a suitable residential home for a local family
- Permanent residents would provide continuous, year-round economic contribution through long-term spending in local shops and services, sustained council tax, school numbers, participation in local societies.
- Consider the importance of preserving rural Welsh communities over providing yet another holiday let. More and more young people are moving out of rural areas due to housing shortages, this isn't sustainable in preserving rural communities.
- Community Impact: The conversion to a permanent residential home would deliver significantly greater community benefit than a holiday let. The applicant has acknowledged they are open to residential use if holiday letting proves unviable, which suggests flexibility in the proposal.
- As a substantial and iconic building, the Drum House has great potential for conversion to a home, for year around occupation. Rather than very occasional use as an object of play to absent leaseholders.
- Croesor and Llanfrothen face a severe shortage of homes for local people. The Article 4 Direction aims to prevent further loss of housing to holiday use. Although described as “sui generis”, the applicant’s own documents show the building is structurally sound, weatherproof and in ongoing use, meaning it is capable of

conversion to a permanent dwelling. No evidence is provided to justify why residential use was not considered.

- The application includes no assessment of need for more holiday units, no analysis of housing impact, and no comparison with the benefits of a permanent home. Economic claims are unsubstantiated; cleaning and occasional visitor spending offer minimal, seasonal income. A year-round residence would provide far greater and more reliable benefit through sustained local spending, council tax, use of services, and support for the Welsh-language community.

## 1. **Assessment:**

### **Principle of Development**

- 1.1 Initial consideration of a dwelling in a location such as this for its conversion to tourist accommodation use is to be done under the spatial strategy as defined in ELDP Policy C. Whether the location of this building is considered to be within the smaller settlement or open countryside its conversion to some economic use, which can include visitor accommodation, is considered to be in conformity with Policy C.
- 1.2 Looking at policy 9 the building must initially be of permanent and substantial construction, of traditional form and character (criterion i) and can be converted without the need for significant rebuild or extension (criterion ii). Having visited the building, it would appear to satisfy criterion i and ii and the plans show little external alteration or extension (criterion iii). There are no ancillary structures proposed (criterion iv). No new access is proposed (criterion v). These criteria are therefore satisfied.
- 1.3 However, and fundamental in satisfying this policy, in all circumstances where the proposal involves the conversion of a building to short-term self-catering holiday accommodation, it must be a part of a rural enterprise scheme. Evidence has been presented as a part of this application to show that it falls within a Farm Holding and is part of a Rural Enterprise Scheme. The principle of development is therefore considered acceptable subject to compliance with the detailed criteria of ELDP Policies 9 and 20 and others discussed further in this report.

## 2.0 **Estate Overview**

- Some 50 let residential properties
- 4 let farms
- Tremadog Market Hall
- Broadleaf and coniferous woodland
- Plas Brondanw
- Cafe and Gardens at Plas Brondanw
- Llanfrothen War Memorial
- Part of Afan Croesor and Afan Maesgwm
- 4 renewable energy schemes
- Former slate quarries
- Brondanw Arms Pub (Let to Menter y Ring)
-

## 2.1 Tenancies

2.2 The Trustees own some 50 residential properties situated in Llanfrothen, mostly in and around the village of Garreg and the Croesor Valley.

### 2.3 *House Lettings*

The properties are easily identifiable by Sir Clough Williams-Ellis's green paint, which is evident somewhere on most. Over the years the Trustees have invested heavily in their portfolio of residential properties to provide modern, comfortable homes, whilst recognising the local vernacular and traditional features that most of the cottages have.

2.4 The houses on the Estate are let in accordance with the Trustees' House Letting Policy. The objectives of the lettings policy are to:

- Safeguard the buildings by keeping them occupied and in good repair;
- Find tenants keen to make a contribution to the community and with skills enabling them to support the Charity's aims in the area;
- Retain people (including young people) in the area; and
- Maintain the linguistic pattern.

2.5 The vast majority of the land of the Brondanw Estate is let into farms and let to families who, in some cases, have had the land under their stewardship for generations. There are three principal holdings on the Estate, Garreg Hyldrem, Gian y Wern and Croesor Uchaf, together with a number of smaller lettings. One of the farms has 'organic' status, whilst the others are run more conventionally. Given the terrain, stocking is sympathetic and the farms support native breeds such as Welsh Black Cattle and Welsh Mountain Sheep.

### ***Drum House (Application site)***

2.6 The Drum House sits in the middle of the farm Garreg Hyldrem and is held on a full repairing lease by the applicant. The only access to the house is by means of a track over which the applicant has right of access.

2.7 The Drum House is located within the grade II Registered Historic Park and Garden at Parc, Croesor. Registered as a rare survival of exceptional stone-built garden terraces, probably of seventeenth-century date and set within a contemporary small walled park, which includes a gatehouse and viewpoint. The registered area forms the important setting to the unit-planned development at Parc and associated features. It also has historical associations with Clough Williams-Ellis, who made improvements in the 1950s and 60s. The improvements by Clough Williams-Ellis include alterations to the Drum House, converted by Williams-Ellis to a summer house. Although the Authority is aware of this, the use as a summer house has not been lawfully established in planning terms and therefore planning permission is required for this proposal.

- 2.8 Built on a rocky outcrop overlooking the coast to the south and Cnicht above, the Drum House is stone built with buttressed walls and a slate roof. The same materials were used for the extension which consists of a large room, which at the north east end leads to a balcony below, which is a store room.
- 2.9 The building is architecturally and historically important and makes an important contribution to the quality and character of the park. The Building is on the Authority's List of Local Buildings as a traditional/historic building that retains its original historic form and external features on all major elevations and/or has been sympathetically altered.

### **Iterations**

- 2.10 Roof – This will remain untouched except for general repairs and the replacement of lead valley gutters. Solar Panels are proposed to the south facing roof over the old winding house will be gray to match the slates.
- 2.11 External Windows/Doors – Existing crittal windows and doors will be replaced with double glazed crittal windows to match the original fenestration pattern.
- 2.12 Terrace – The terrace to the south front of the building is partially paved and is retained by a slate wall which drops to the fields to the west. It is proposed that the retaining wall is extended using slate to match to create a water cistern supply.
- 2.13 The change of use to a commercial let, which will generate the income to pay for the £200,000 or so that will be required for repairs, a bathroom, a kitchen and to bring the building up to current standards in terms of insulation, which will include solar panels.
- 2.14 The minor alterations are acceptable and will enhance and protect the appearance of the building. In consideration of the above the alterations are considered to comply with the policies identified above.

### **Policy Context**

- 2.15 Officers acknowledge that the fundamental purpose of the Authority's housing policies is to provide affordable housing for those in need.
- 2.16 Paragraph 2.17 of SPG 8 states

*Converting Rural Buildings can be beneficial as they encourage the reuse of underused or redundant buildings, which may enable traditional buildings to be brought back into use and preventing deterioration. Sympathetic Reuse and Refurbishment of Traditional Buildings can make a positive contribution to the built environment of the National Park. However, where the proposal involves a listed building or a building of traditional form or design, the proposal must conform to Development Policy 7: Listed and Traditional Buildings. Officers will require a Structural Survey undertaken by an Independent, appropriately qualified Structural Engineer should there be doubt over the structural stability of the building.*



- 2.17 The Drum House is not currently in residential use. Its location outside of the village of Croesor, where access is gained through an existing farm complex, together with its internal layout, would unlikely make it an attractive property to be used as affordable housing.
- 2.18 The main purpose of the application is to preserve a building of historic and architectural importance. Its importance being acknowledged by both Cadw and Heneb. It's use as a holiday let would allow the applicant to invest which will ultimately safeguard and preserve the building.
- 2.19 Development Policy 7 states that proposals for the alteration, extension or change of use of a listed or traditional building whether internally or externally, will only be supported where it can be shown that there will be no significant harm to the special historic or architectural character and setting of the building or historic features.
- 2.20 The proposals at the Drum House Complies with criteria i, ii, iii and iv of DP 7, i.e. the proposal would conserve the contribution made by the building; the materials and finishes are compatible with the original structure; the proposal conforms with all other relevant policies; and the development would not have any detrimental effect on the setting of the traditional building.
- 2.21 Development Policy 9 would support the conversion of a redundant rural building for short term self-catering holiday accommodation, but only as part of a rural enterprise scheme. The definition of a Rural Enterprise Scheme is contained in Technical Advice Note 6 (paragraph 4.3.2):

*'...qualifying rural enterprises comprise land related businesses including agriculture, forestry and other activities that obtain their primary inputs from the site, such as the processing of agricultural, forestry and mineral products together with land management activities and support services (including agricultural contracting), tourism and leisure enterprises. Development plans may include a broader definition of qualifying rural enterprises where this can be justified by specific local evidence'*

- 2.22 The comments of the Community Council are acknowledged, however it is considered that sufficient evidence has been submitted to demonstrate that it forms part of a rural enterprise. Following the submission of a Business Plan to support the planning application, the Authority is content that the current proposal can be considered as forming part of a wider existing rural enterprise. The principal of using the building for holiday use is therefore considered acceptable and an appropriate use. The use as a short-term let can be secured by condition.

- 2.23 The Community Council have also shared concerns that there are too many properties being used as holiday accommodation in the area. SPG 16 (Managing the use of dwellings as holiday homes), states that the percentage of combined second homes and short-term lets stands at 9.6% (updated in August 2026) within the Community Council area of Llanfrothen. It is recognised by the Welsh Government and at a local authority level that an over concentration of short-term holiday lets can have negative impacts on a community. However, whilst the Article 4 Direction that is in effect across the National Park is not wholly applicable to this proposal, SPG 16 sets out that the point at where intervention is required to manage the number of these properties is set at 15% of the total housing stock within a community council area. This shows to demonstrate that the percentage of short-term lets in combination with second homes is not excessively high. It is important to note also that there would be no loss of an existing dwelling to the local housing stock. Notwithstanding the above, it has been established earlier in this report that the principle of the development is acceptable under DP 9.

### ***Character and appearance***

- 2.24 The area surrounding the site largely comprises open countryside with small fields separated by trees and hedgerows. The site has little visual relationship with the village of Croesor given its distance from it.
- 2.25 The development proposed would not materially change it's overall appearance in the landscape and complies with DP7 and DP9.
- 2.26 Securing a use should prevent its deterioration, thus preserving its setting within the landscape. Parking, boundary treatments and curtilage paraphernalia do have the ability to impact the setting, however, if approved, suitable conditions can be imposed to safeguard the character and appearance of the building and its setting within the landscape. It is therefore considered that the proposal complies with policy DP7 and DP9.
- 2.27 ELDP Development Policy 18 sets out that in determining all planning applications within the National Park, the needs and interests of the Welsh language will be taken into account. This would be achieved through: 211 i. "Supporting development which maintains or enhances the integrity of the Welsh language. iv. ...encouraging all signage by ...commercial and business companies to be bilingual or in Welsh only to protect and promote the distinctive cultural amenity of the National Park v. Encouraging the use of Welsh place names for new developments..." 2.19 Given that the proposal seeks to use an existing dwelling, it is not considered that the proposal will have an impact on the Welsh Language.

### **Biodiversity & Ecological Matters**

- 2.28 Following the submission of amended details, the Authority's Ecologist and Natural Resources Wales have raised no objections to this proposal whilst providing comments and advice.
- 2.29 In accordance with the requirements of PPW a Green Infrastructure Statement (GIS) has been submitted. The provision of biodiversity enhancement to the site is listed in the form of provision for swifts and crevice dwelling bats. The enhancement measures can be secured by condition and therefore would comply with SP D.



## **The Welsh Language**

- 2.30 In determining all planning applications within the National Park the needs and interests of the Welsh Language should be taken into account. It is considered that the scale of the development would not cause significant harm to the character and language balance of the community, therefore a Community and Linguistic Statement is not deemed necessary to comply with DP 18.
- 2.31 However, there is an opportunity to support the enhancement of the Welsh Language. DP 18 encourages all signage by public bodies and by commercial and business companies to be bilingual or in Welsh only to protect and promote the distinctive cultural amenity of the National Park. Given that the proposal will introduce a commercial nature to the use of the site, it is considered reasonable to impose a condition to ensure that information and advertising is in Welsh or bilingual to ensure compliance with policy DP 18 and to help protect the social and cultural fabric of communities.

## **3. Conclusion**

- 3.1 Officers acknowledge the objections raised and the need to provide affordable housing for those in need.
- 3.2 Taking all the above together and accepting that the building is not suitable for providing affordable housing, the benefits of preserving a locally listed building of significance are enough that they justify the use as a holiday let in this instance.

## **RECOMMENDATION: To GRANT permission subject to the following conditions:**

- 1) The development hereby permitted shall be commenced before the expiration of FIVE years from the date of this decision.**
- 2) The development hereby permitted shall be carried out in accordance with the following approved plans:**

### **Location Plan**

**Drawing no.2429-PP-101-B&GF - Proposed Site Plan**

**Drawing no.2429-PP-301-EL - Proposed Elevations (received 07/04/26)**

**Drawing no.2429-PP-201 - Proposed Sections**

**Bat Survey and Report by Sarah Cartmel dated 08/06/2024**

### **Green Infrastructure Statement**

- 3) The development hereby approved shall not commence until a photographic survey of the buildings has been undertaken with the HENEB Requirements for General Photographic Surveys of Buildings, and the survey submitted to and approved by the Local Planning Authority by means of a formal application.**

- 4) The biodiversity enhancement measures shown on drawing number Proposed Elevations dated 07/04/2026 (drg. No. 2429-PP-301-EL, rev. P06)'. and contained in section 6 of the Report and Survey Report by Sarah Cartmel dated 8th June 2024, shall take place within 3 months of the substantial completion of the development hereby permitted.
- 5) No external lighting may be installed without the prior submission of a formal lighting plan by means of a formal application to the authority for approval.
- 6) The holiday let hereby approved shall not be occupied other than in strict accordance with the Town and Country Planning (Use Classes) (Amendment) (Wales) Order 2022, Use Class C6: Short Term Lets, i.e., short-term commercial letting of no longer than 31 days for each period of occupation, and for no other purpose within Use Class C.
- 7) Notwithstanding the provision of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning General Permitted Development) (Amendment) (Wales) Order 2013 (or any Order revoking or re-enacting or amending that Order with or without modification) nothing shall operate so as to permit (within the area subject to this permission) any development referred to in the Parts and Classes of Schedule 2 to the Order, summarised below:

**PART 1: DEVELOPMENT WITHIN THE CURTILAGE OF A DWELLINGHOUSE**

**Class A:** The enlargement, improvement or other alteration of a dwellinghouse.

**Class B:** The enlargement of a dwellinghouse consisting of an addition or alteration to its roof.

**Class C:** Any other alteration to the roof of a dwellinghouse.

**Class D:** The erection or construction of a porch outside any external door of a dwellinghouse.

**Class E:** The provision within the curtilage of the dwellinghouse, of any building or enclosure, raised platform, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse as such, or the maintenance, improvement or other alteration of such a building, enclosure, platform or pool; or a container used for domestic heating purposes for the storage of oil or liquid petroleum gas.

**Class F:** The provision within the curtilage of a dwellinghouse of a hard surface for any purpose incidental to the enjoyment of the dwellinghouse as such; or the replacement in whole or in part of such a surface.

**Class G:** The installation, alteration or replacement of a chimney on a dwellinghouse

**Class H:** The installation, alteration or replacement of a microwave antenna on a dwellinghouse or within the curtilage of a dwellinghouse.

**PART 2: MINOR OPERATIONS**

**Class A:** Gates, fences, walls and other means of enclosures.

**Class B: The formation, laying out and construction of a means of access to a highway which is not a trunk road or a classified road, where that access is required in connection with development permitted by any Class in this Schedule (other than by Class A of this Part).**

**Class C: The painting of the exterior of any building or work.**

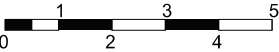
**PART 40: INSTALLATION OF DOMESTIC MICROGENERATION EQUIPMENT**

**No such developments shall be carried out at any time within these Parts and Classes without the express grant of permission by the Local Planning Authority.**

- 8) Any signs or advertising (including booklets & webpages) or information booklets withing the premises, informing and promoting the development both within and outside the site must be Welsh or bilingual with priority for the Welsh language.**

**Reasons:**

- 1) To Comply with Section 91 (as amended) of the Town and Country Planning Act 1990.**
- 2) To define the permission and for the avoidance of doubt.**
- 3) To ensure that an adequate record is made of all structures affected by the proposals and that the record is held within public domain for future reference and research.**
- 4) To ensure a satisfactory standard of development and to minimise the risk of unacceptable harm or disturbance to protected species in accordance with Eryri Local Development Plan Policies and in particular Policy D.**
- 5) To ensure a satisfactory standard of development and to minimise the risk of unacceptable harm or disturbance to protected species in accordance with Eryri Local Development Plan Policies and in particular Policy D.**
- 6) To ensure that the dwellinghouse is only used for short term commercial letting in accordance with the Eryri Local Development Plan (2016-2031), in particular Policies SP A, C and G and DP 9.**
- 7) The local planning authority considers that such development should be subject to formal control in order to safeguard the amenities of the area and the setting of the adjacent Listed Buildings.**
- 8) In order to conform with policy SP A & DP 18 of the Eryri Local Development Plan.**



| notes |            |                    |
|-------|------------|--------------------|
| rev   | date       | reason             |
| P01   | 20.11.2023 | Issue for planning |
| P02   | 28.11.2024 | Issue for client   |
| P03   | 29.10.2025 | Issue for client   |
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| title | EXISTING SITE PLAN |
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| job no. | 2429 |
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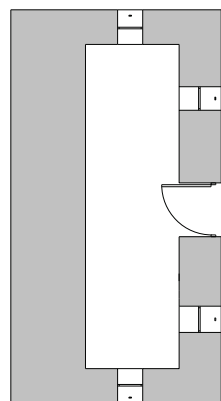
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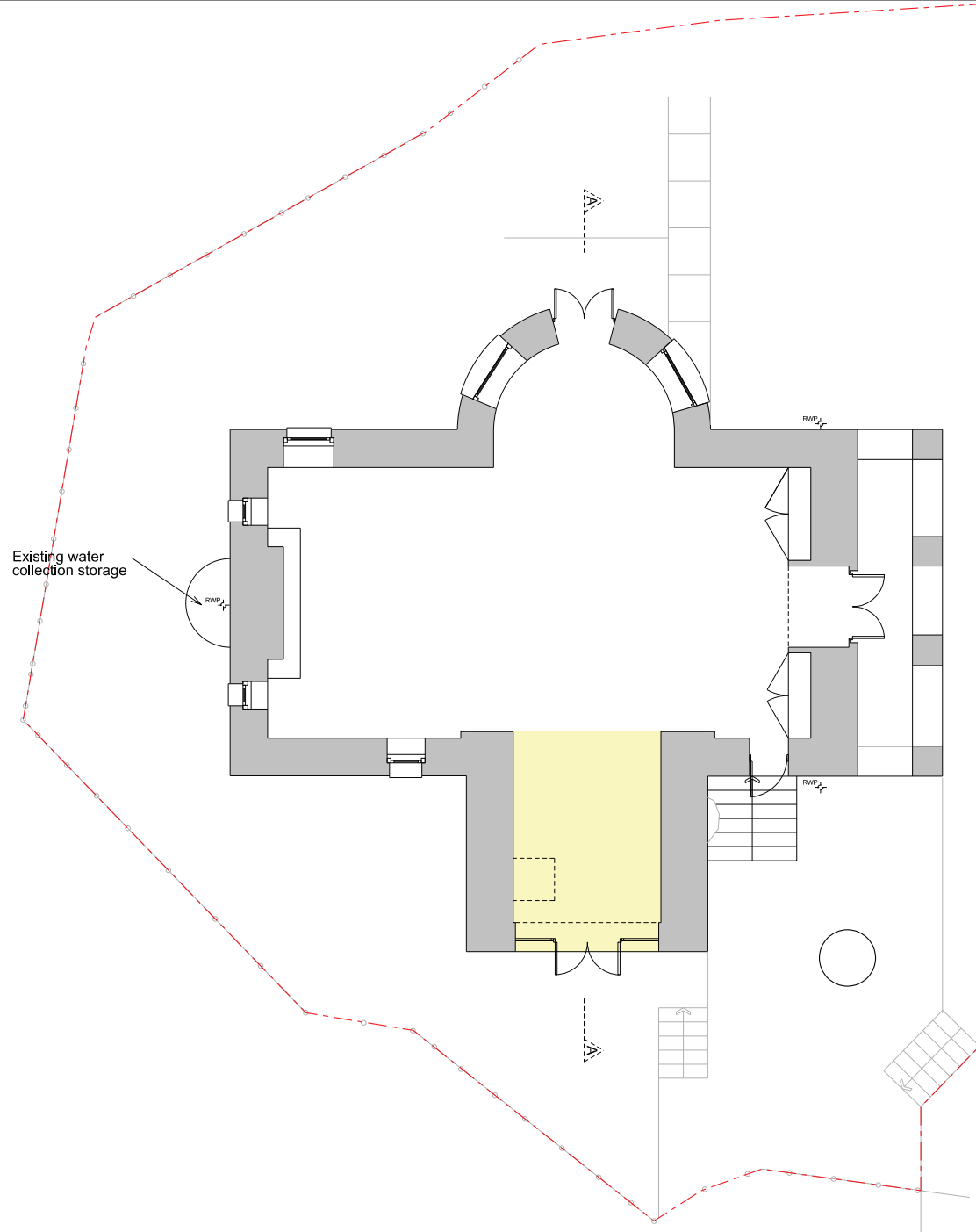
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email: post@smithbrooke.co.uk

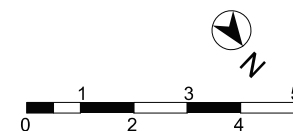
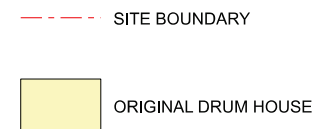
DRUM HOUSE  
LL48 6SP



BASEMENT



GROUND FLOOR



- Notes.
1. No dimensions are to be scaled from this drawing.
  2. All dimensions are to be checked on site prior to fabrication.
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  4. For steelwork, foundations, structural details refer to S.E. drawings

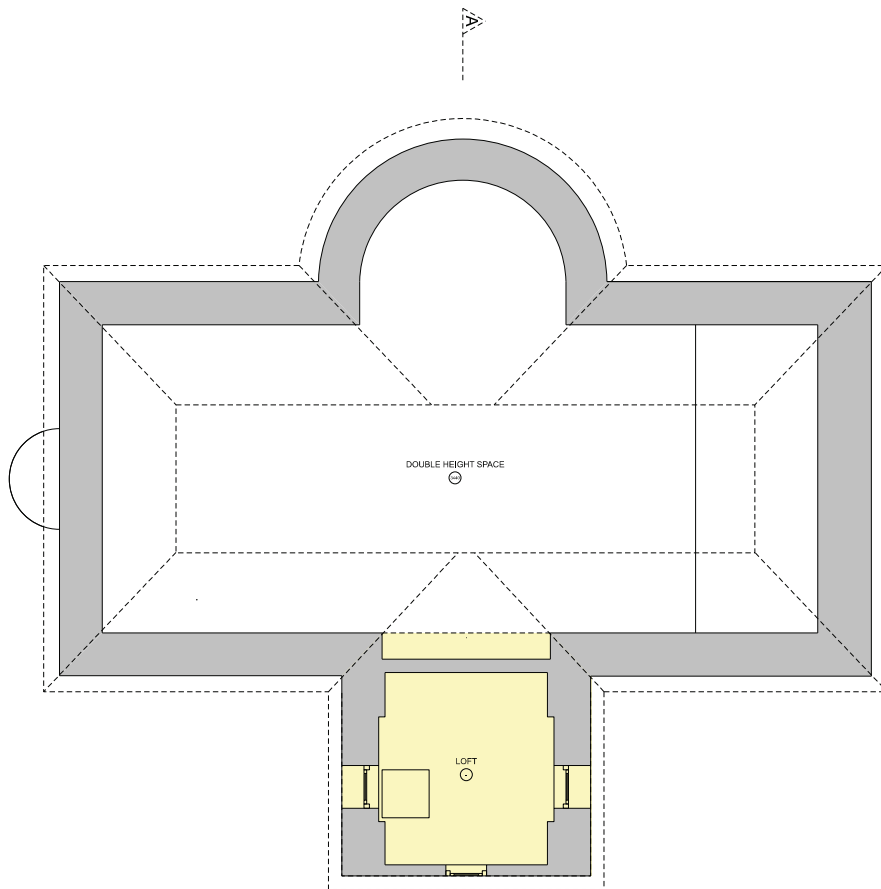
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| P03   | 13.12.2024 | Issue for client   |
| P04   | 03.07.2025 | Issue to planner   |
| P05   | 28.10.2025 | Issue to planner   |
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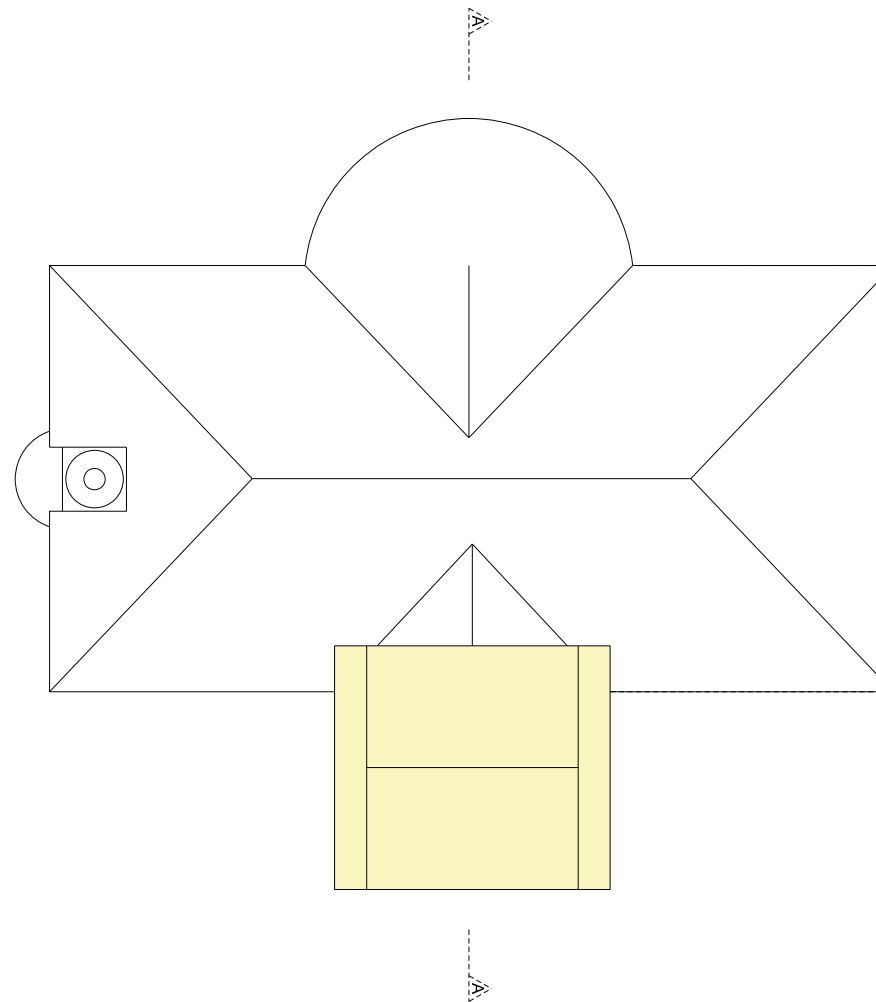
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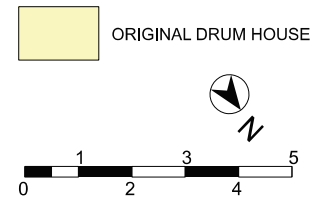
DRUM HOUSE



FIRST FLOOR



ROOF



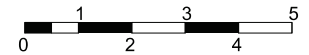
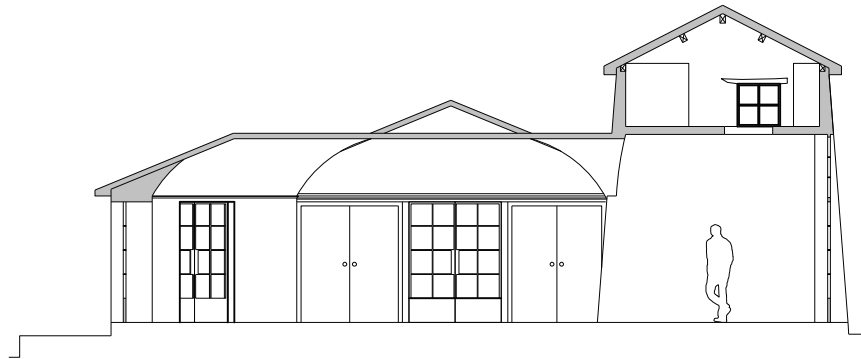
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| rev   | date       | reason             |
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| P03   | 03.07.2025 | Issue to planner   |
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| drg. no. | 2429-EX-102-FF&RF        |                                      |
| revision | P03                      |                                      |

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DRUM HOUSE



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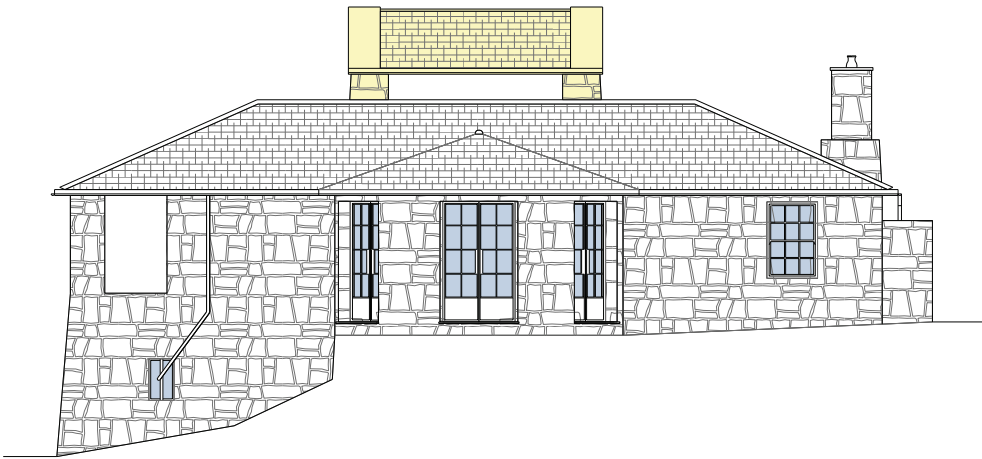
DRUM HOUSE

SECTION AA

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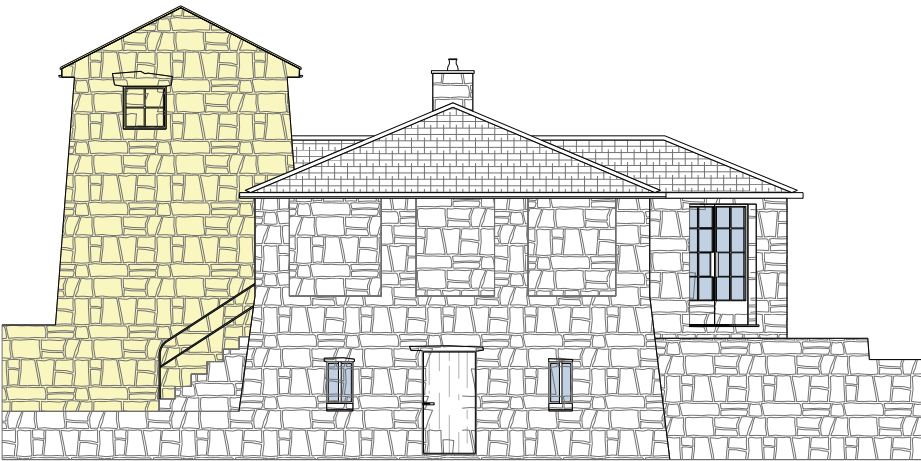
FRONT ELEVATION



REAR ELEVATION

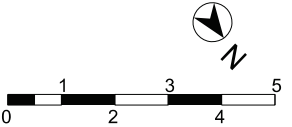


SIDE EAST ELEVATION



SIDE WEST ELEVATION

ORIGINAL DRUM HOUSE



- Notes.
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| notes |            |                    |
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| rev   | date       | reason             |
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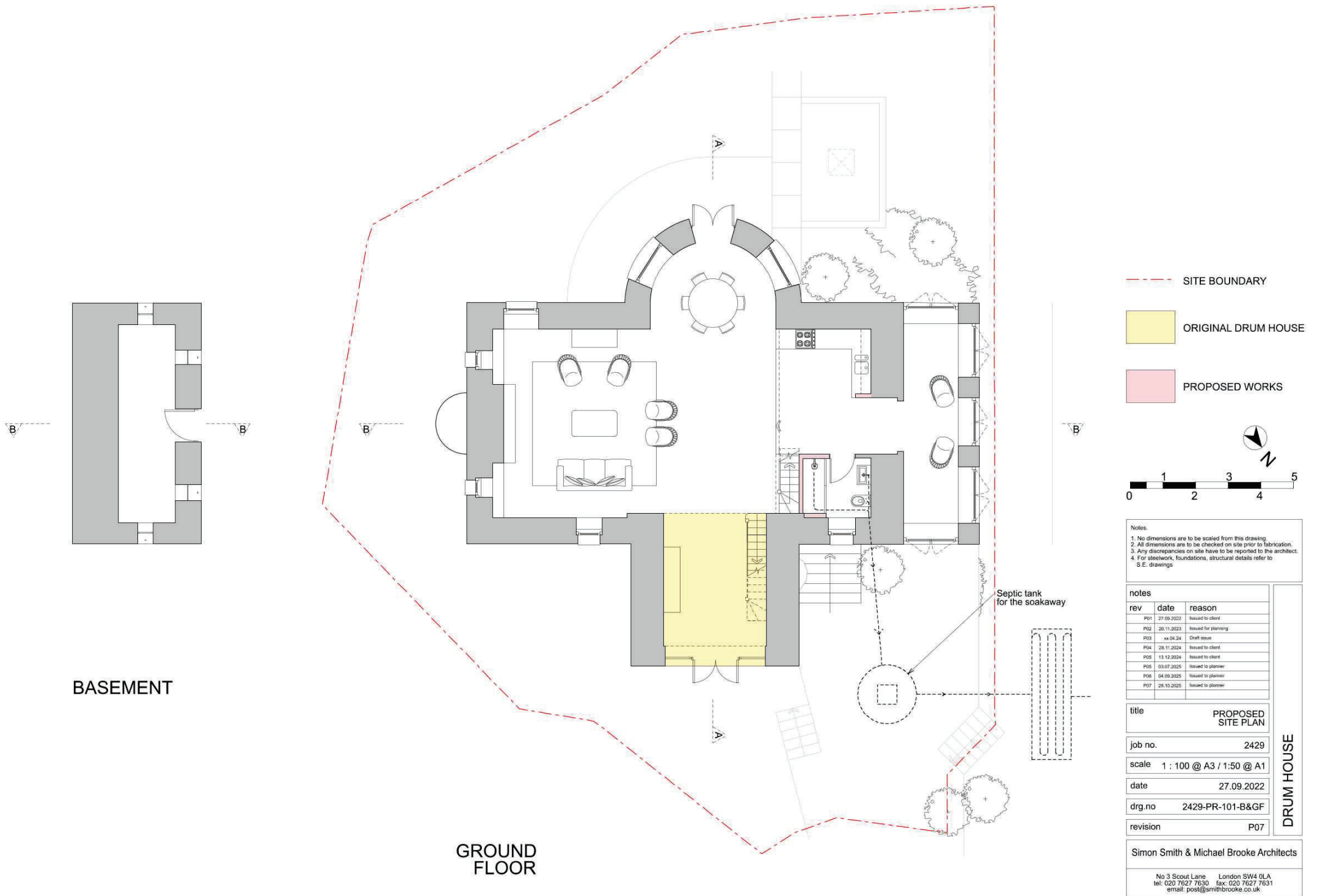
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| revision            | P02                      |

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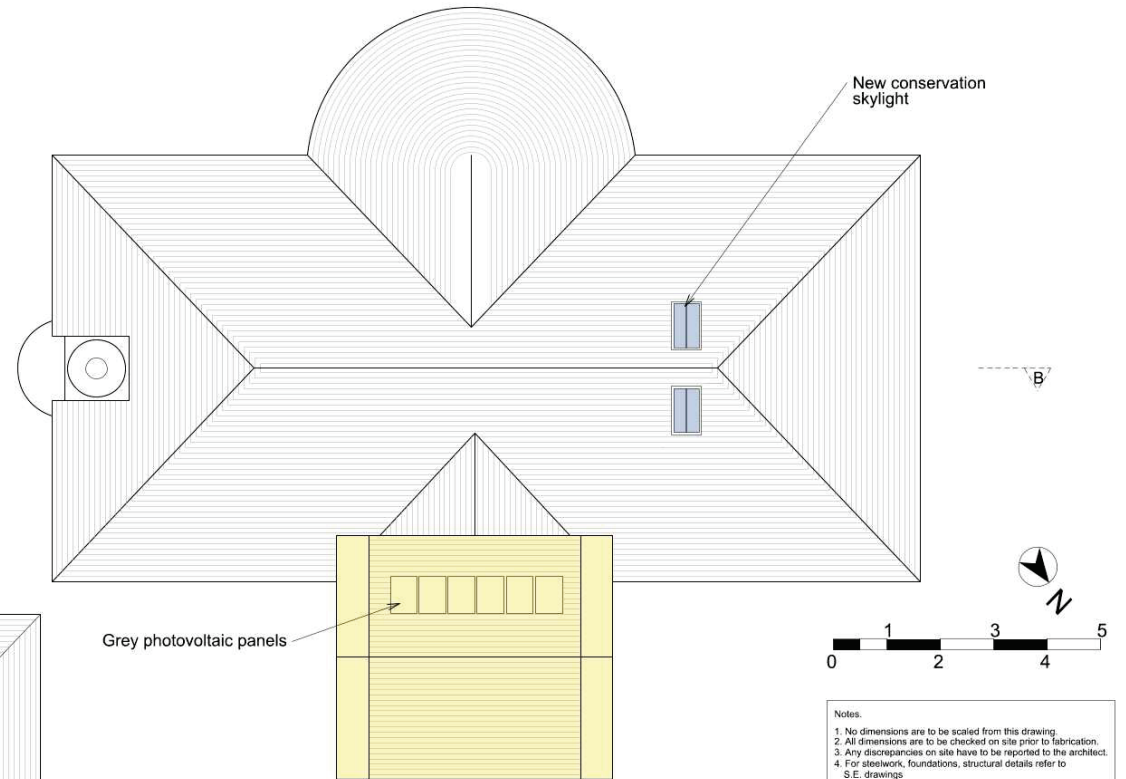
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email: post@smithbrooke.co.uk

DRUM HOUSE



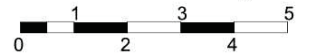


# ROOF



New conservation skylight

Grey photovoltaic panels



Notes:  
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| notes |            |                    |
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| rev   | date       | reason             |
| P01   | 27.09.2022 | Issue for client   |
| P02   | 20.11.2023 | Issue for planning |
| P03   | 28.11.2024 | Issue for client   |
| P04   | 03.07.2025 | Issue for client   |
| P05   | 03.09.2025 | Issue for client   |

title PROPOSED PLANS

job no. 2429

scale 1 : 100 @ A3 / 1:50 @ A1

date 20.11.2023

drg. no. 2429-PP-102

revision P05

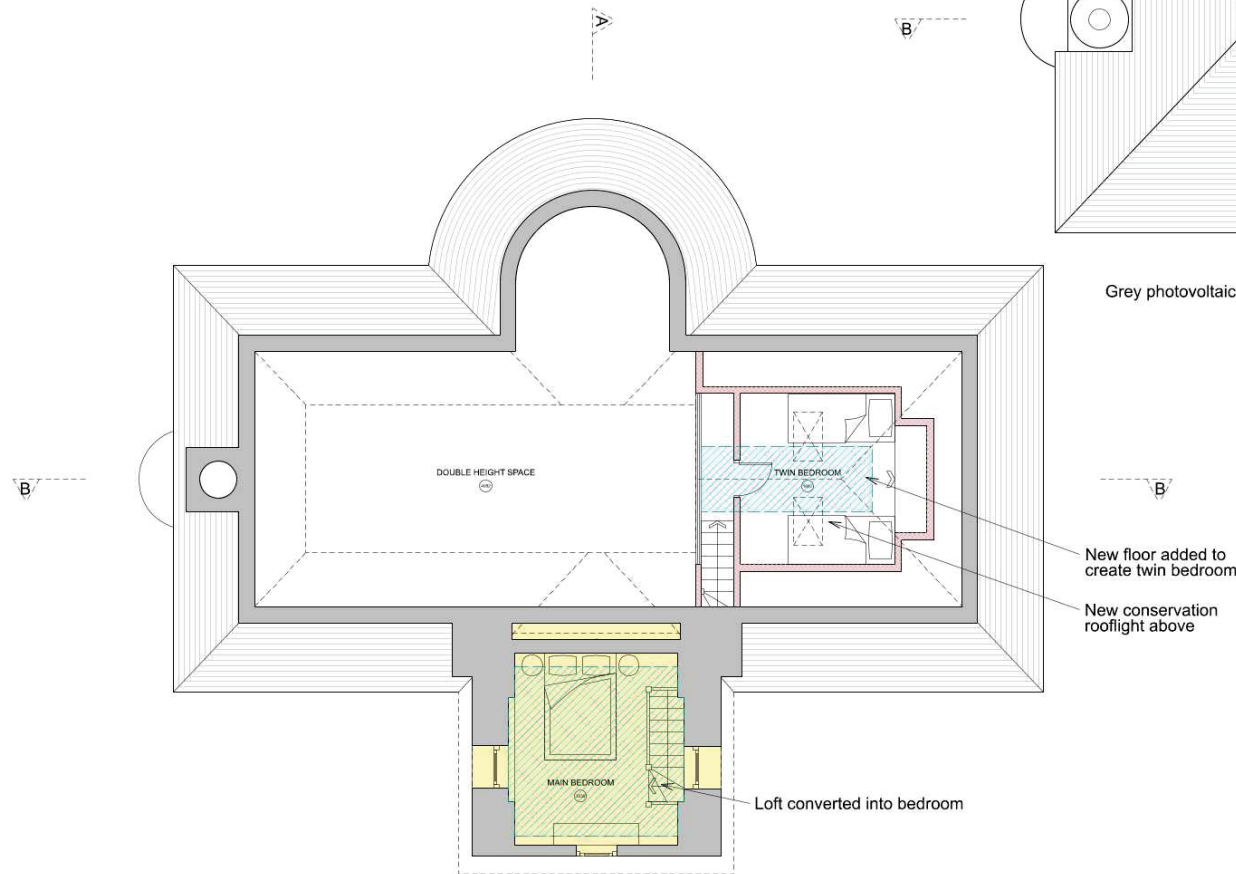
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LL48 6SP

DRUM HOUSE

# FIRST FLOOR



New floor added to create twin bedroom

New conservation rooflight above

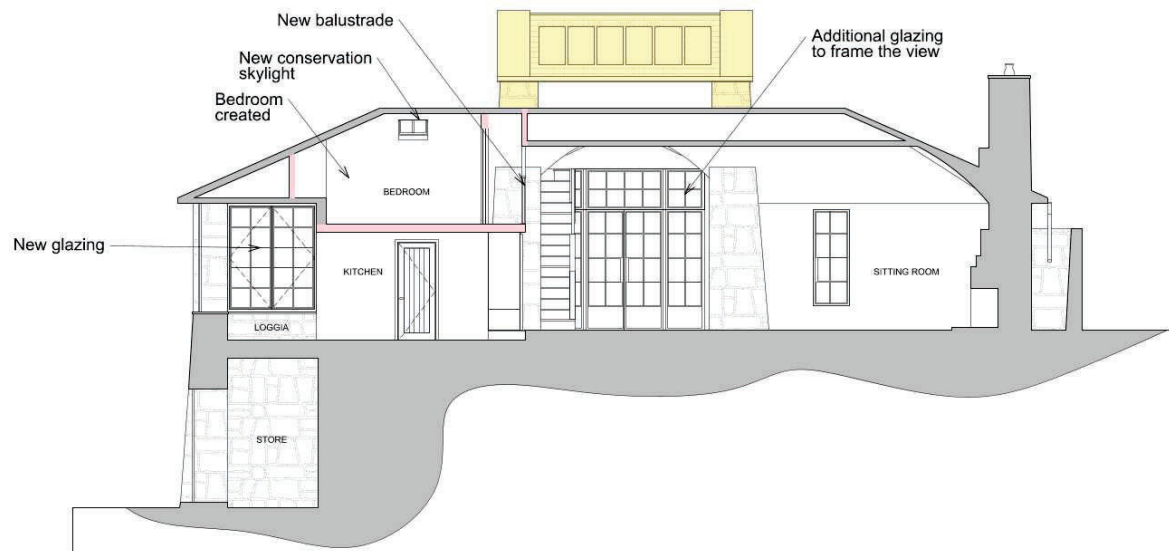
Loft converted into bedroom

PROPOSED WORKS

ORIGINAL DRUM HOUSE

Area with Hight greater then 1800mm





SECTION BB



Notes:  
 1. No dimensions are to be scaled from this drawing.  
 2. All dimensions are to be checked on site prior to fabrication.  
 3. Any discrepancies on site have to be reported to the architect.  
 4. For steelwork, foundations, structural details refer to S.E. drawings

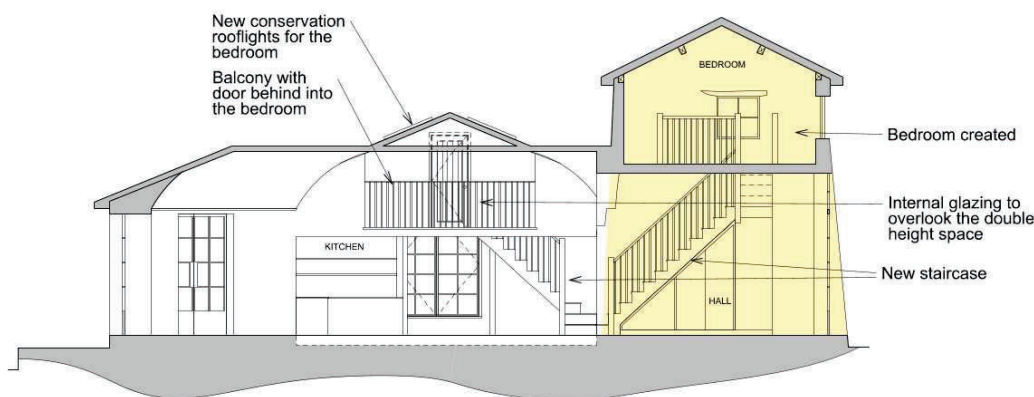
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| P04   | 03.07.2025 | Issue for client   |
| P05   | 03.09.2025 | Issue for client   |

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| revision | P05                      |

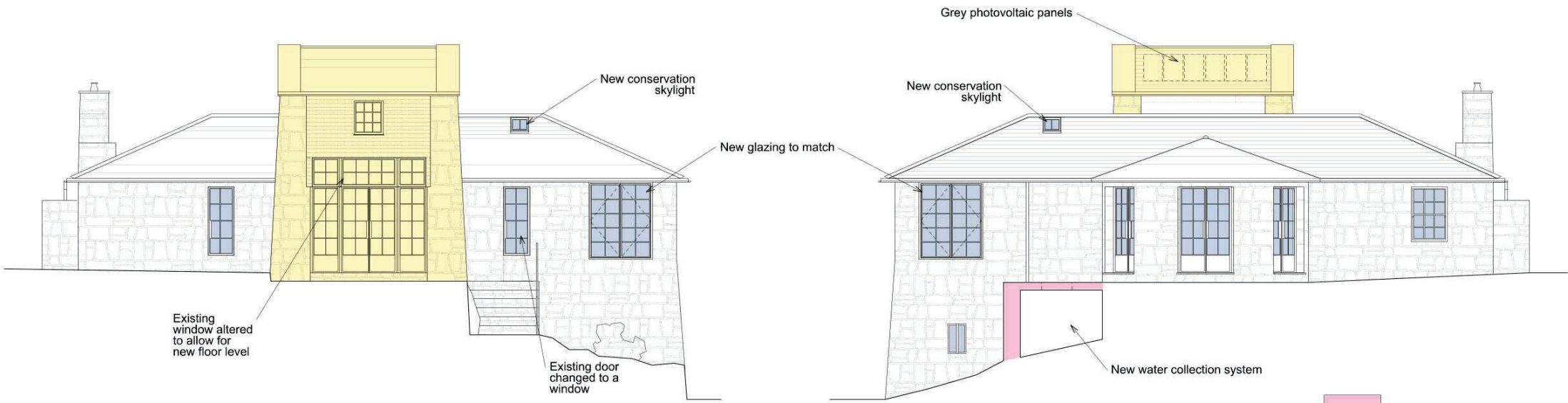
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LL48 6SP  
 DRUM HOUSE



SECTION AA



FRONT ELEVATION

REAR ELEVATION



SIDE EAST ELEVATION

SIDE WEST ELEVATION

Notes:

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| rev | date       | reason             |
|-----|------------|--------------------|
| P01 | 27.09.2022 | Issue for client   |
| P02 | 20.11.2023 | Issue for planning |
| P03 | 28.11.2024 | Issue to client    |
| P04 | 03.07.2025 | Issue to planners  |
| P05 | 26.08.2025 | Issue to planners  |

notes

title PROPOSED ELEVATIONS

job no. 2429

scale 1 : 100 @ A3 / 1:50 @ A1

date 20.11.2023

drg. no. 2429-PP-301-EL

revision P05

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DRUM HOUSE



|                |                                                                                                                                                                                                    |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>MEETING</b> | Planning and Access Committee                                                                                                                                                                      |
| <b>DATE</b>    | 14/10/2026                                                                                                                                                                                         |
| <b>TITLE</b>   | <b>PROPOSED CHARGING STRUCTURE FOR ASSESSING THE FINANCIAL VIABILITY OF PLANNING DEVELOPMENTS AND POTENTIAL SITES TO BE CONSIDERED AS PART OF THE ERYRI LOCAL DEVELOPMENT PLAN REVIEW PROCESS.</b> |
| <b>AUTHOR</b>  | Head of Development Management and Compliance & Planning Officer (Policy)                                                                                                                          |
| <b>PURPOSE</b> | To seek approval to adopt a charging structure for the use of the Development Viability Model (DVM), to assess the financial viability of development proposals and candidate sites.               |

## 1. BACKGROUND

- 1.1 Through the Association of Planning Officers Wales, local planning authorities across Wales have worked in partnership alongside Town Planning and Development consultants Burrows-Hutchinson Ltd, to produce and distribute to all authorities an all-Wales version of the Development Viability Model (DVM) assessment tool. The DVM has been created as a comprehensive, user-friendly model that can be used for the purpose of assessing the financial viability of a development proposal. This model is used to help make decisions on certain planning applications or site allocations in the Local Development Plan.
- 1.2 The main purpose of the financial viability appraisal (FVA) is to show whether a proposed development and/or proposed site for allocation is likely to be "viable", in terms of providing affordable housing, on site or off site (as a commuted sum). This is possible under our planning policies.
- 1.3 Development Policy 30 of the ELDP states - *"If it can clearly be demonstrated that the above indicative affordable housing targets cannot be met due to site viability, or could be exceeded in some cases, the Authority will negotiate an appropriate affordable housing contribution on individual sites, which could include an appropriate commuted payment."*
- 1.4 Further advice can be found in Supplementary Planning Guidance 4: Affordable Housing. Paragraph 9.28 in particular states – *"It is for the applicant to provide convincing evidence that demonstrates unviability when submitting an application. A financial viability appraisal will need to be provided by the Applicant to prove the case regarding the unviability of providing affordable housing. Any evidence would be considered on a site-by-site basis."*

## **2. PROPOSAL**

- 2.1 It is recommended that the Authority provide a copy of the Development Viability Model to developers, to site promoters, or to any other individual/organisation, for the purposes of carrying out a financial viability appraisal of a proposed development.
- 2.2 Reviewing financial viability assessments can be a complex and difficult process and takes a lot of resources, either in terms of officers' time or external consultants' fees.
- 2.3 The model will be released on a site specific basis (i.e. it is 'locked' for use on that specific site), provided we receive payment of a standard fee. This is now common practice among many local planning authorities across Wales.

### **Candidate sites of the Local Development Plan**

- 2.4 The 'Call for Possible Sites' stage is one where members of the public, community groups, land owners and developers were invited to submit sites to be considered for the new Local Development Plan. The call for sites took place between 17 February and 11 May 2026.
- 2.5 The Welsh Government's guide: Development Plans Handbook, emphasizes that it must be ensured that financial viability is assessed at the potential site stage. A viability assessment is a key part of the process. According to National Guidelines, including Planning Policy Wales, it is required that *"land owners/developers must carry out an initial site viability assessment and provide evidence to demonstrate the financial deliverability of their sites"* (PPW para. 4.2.20).
- 2.6 The Park's guidance document: Process and Methodology of Candidate Sites, states: *"The Authority intends for a viability model to be created and available to site promoters to assess the viability of Candidate Sites submitted in relation to housing. This model will require a thorough appraisal of a scheme's economics and will require co-operation and an open book approach between the applicant, developer or landowner, and the planning authority"*.

### **The viability of developments which are the subject of a planning application**

- 2.7 The Development Viability Model can also be used as a tool to demonstrate the financial viability of a development proposal during the planning application stage. Development plan policies set targets for affordable housing, and applications that comply with these are generally assumed to be viable. However, developers can challenge this assumption by submitting a site-specific viability assessment.
- 2.8 The high-level review that the LPA will undertake of a completed DVM submission will check the appropriateness of the information provided by the site promoter as part of the appraisal. This process will also ensure that the cells in the DVM's spreadsheets have been appropriately completed. The review will consider whether:
  - 1. evidence supplied to support costs and values used in the submitted FVA is sufficient and proportionate;
  - 2. the suggested timescale for the development are realistic; and

3. the FVA accords with policy requirements of the LPA and with other guidance and/or policy statements that are pertinent to the assessment of Viability in a Planning context.
- 2.9 Following completion of the high-level review, the LPA will issue a simple statement to the site promoter to indicate the extent to which it considers the submitted FVA meets the tests outlined above.
  - 2.10 The standard fees that will apply would cover the Authority's administrative time necessary to personalise and issue the model for the specific site, as well as officer time required to carry out a high-level review of the submitted FVA for a Candidate Site. The fees can also be used for advice from a Consultant/Expert. Additional fees may apply if more officers' time is required as a result of the site promoter carrying out further discussions with the Authority relating to the appraisal submitted, and/or if the supporting evidence submitted is insufficient.
  - 2.11 It is considered essential that we have this mechanism in place to enable a fair and consistent service from the Authority to developers for reviewing the viability of proposed developments. The issue of viability is becoming more and more common, particularly among the development of new dwellings and the conversion of existing buildings, and viability is essential to understanding the level of affordable housing and other contributions that are sustainable and achievable.
  - 2.12 Planning Policy Wales (Issue 12), paragraph 4.2.20 states -  
*"As part of demonstrating the deliverability of housing sites, financial viability must be assessed prior to their inclusion as allocations in a development plan. At the 'Candidate Site' stage of development plan preparation land owners/developers must carry out an initial site viability assessment and provide evidence to demonstrate the financial deliverability of their sites. At the 'Deposit' stage, there must be a high level plan-wide viability appraisal undertaken to give certainty that the development plan and its policies can be delivered in principle, taking into account affordable housing targets, infrastructure and other policy requirements. In addition, for sites which are key to the delivery of the plan's strategy a site specific viability appraisal must be undertaken through the consideration of more detailed costs, constraints and specific requirements".*
  - 2.13 If the Authority wants to ensure that it can continue to facilitate the provision of private and public housing to meet local need through the planning process and the adopted LDP policies, we must have a service in place that provides a constant and fair review of viability issues.

### **3. PROPOSED FEES – VIABILITY OF POSSIBLE LOCAL DEVELOPMENT PLAN SITES**

- 3.1 Below is a list of proposed standard fees which is offered in line with similar fees from other Authorities. These figures are based on a list of fees that has been offered by Burrows-Hutchinson Ltd to other authorities in order to distribute a copy of the Development Viability Model to applicants for potential positions. It is noted that the fees are lower than those for a planning application.

- **Sites with 1-9 units - £195**
- **Sites with 10-50 units - £345**

- **Sites with 51 - 100 units - £495 (unlikely to accept a site of this size within the Park)**

#### **4. PROPOSED FEES - DEVELOPMENT VIABILITY WHEN ASSESSING A PLANNING APPLICATION**

- 4.1 Below is a list of proposed standard fees that are being offered. These figures are based on a list of fees that has been offered by Burrows-Hutchinson Ltd to other authorities in order to distribute a copy of the Development Viability Model to applicants who challenge policy on the basis of viability. If/when we are in a position to raise these charges, the fee should more or less cover the cost of initial external support if required. The payments will be subject to VAT and we should consider raising fees each year with inflation.

##### **Viability Challenges (during the determination of a planning application)**

- **Sites with 1- 9 units: £850**
  - **Sites with 10-19 units: £1050**
  - **20+ Dwellings: By Agreement**
- 4.2 The tiered approach to fees recognises that the size and scope of the development proposal will determine the amount of officer time required to carry out a critical review of the completed Development Viability Model submitted.

#### **5. RECOMMENDATION:** To approve the adoption of the proposed charging structure.



## ITEM NO. 6

|                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>MEETING</b>   | Planning and Access Committee                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>DATE</b>      | 14 <sup>th</sup> October 2026                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>TITLE</b>     | <b>Conservation Areas fit for the Twenty-First Century Project: Conservation Area Appraisals and Management Plans</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>REPORT BY</b> | Elen Jones (Planning Policy Officer)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>PURPOSE</b>   | <p>To formally adopt the following documents as material planning considerations:</p> <ul style="list-style-type: none"><li>• Conservation Areas fit for the 21st Century: Introduction and Planning Policy Overview</li><li>• Individual Conservation Area Appraisals and Management Plans for<ol style="list-style-type: none"><li>1. Aberdyfi</li><li>2. Abergwyngregyn</li><li>3. Bala</li><li>4. Beddgelert</li><li>5. Betws Y Coed</li><li>6. Cymmer Abbey</li><li>7. Dolbenmaen</li><li>8. Dolgellau</li><li>9. Harlech</li><li>10. Llanllechid</li><li>11. Maentwrog</li><li>12. Nantmor</li><li>13. Nant Peris</li><li>14. Pandy'r Odyn</li></ol></li><li>• Advice on Energy Efficiency Measures in Conservation Areas – A Planning and Practical Guide</li></ul> |

### 1. BACKGROUND

The National Park purposes provide a clear statement of the statutory responsibilities and role of National Park Authorities. These are:

- To conserve and enhance the natural beauty, wildlife and cultural heritage of the area,
- To promote opportunities for the understanding and enjoyment of the 'Special Qualities'

of the area, by the public.

In addition to these purposes, the Authority has a duty in taking forward these purposes to:

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

As stated, conservation and enhancement of the cultural heritage is a factor of primary importance when considering development within or adjacent to these special areas. Established within the primary legislation the Planning (Listed Buildings and Conservation Areas) Act 1990, and as amended by the Historic Environment (Wales) Act 2016, the designation of a Conservation Area and the conservation and enhancement of the special architectural and/or historic interest is the responsibility of the Local Planning Authority.

Eryri has 14 Conservation Areas, designated for their special architectural or historic interest and home to a large proportion of the National Park's 1900 listed buildings.

| Conservation Areas             | Year of Designation |
|--------------------------------|---------------------|
| Aberdyfi                       | 1979                |
| Abergwyngregyn                 | 1978                |
| Bala                           | 1971                |
| Beddgelert                     | 1974                |
| Betws y Coed                   | 1974                |
| Cymmer Abbey (near Llanelltyd) | 1992                |
| Dolbenmaen                     | 1989                |
| Dolgellau                      | 1978                |
| Harlech                        | 1979                |
| Llanllechid                    | 1977                |
| Maentwrog                      | 1975                |
| Nantmor                        | 1974                |
| Nant Peris                     | 1974                |
| Pandy'r Odyn                   | 1974                |

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.

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. However, due to resourcing issues, appraisals and conservation management plans for these areas have not been produced since their designation.

Following funding by the Welsh Government's *Sustainable Landscapes, Sustainable Places fund*, the Conservation Areas Project, assisted by *Chambers Conservation*, will ensure that sustainable conservation can enhance Conservation Areas to the future.

## **2. PURPOSE**

To secure sustainability and decarbonisation for the future of Eryri National Park's Conservation Areas, the key output is the appraisal of the 14 Conservation Areas, and subsequently the creation of 14 Conservation Management Plans with recommendations for action in terms of maintenance, repair, and energy efficiency retrofitting.

## **3. CURRENT POSITION**

Workshops were held with the relevant Community Councils between 9<sup>th</sup> November 2021 and 3<sup>rd</sup> March 2022 to inform the draft documents.

Following discussion at the Members' Working Group in June 2022 regarding the initial draft documents, the draft documents were approved for public consultation by the Authority's Planning and Access Committee on 7<sup>th</sup> September 2022. The approved drafts were subject to a six-week public consultation between 30<sup>th</sup> September 2022 and 11<sup>th</sup> November 2022. Progress on this work has subsequently been delayed due to changes in staffing roles, service restructuring, increased workloads, and the need to prioritise other areas of work, including the Article 4 Direction and the Local Development Plan, alongside a period of maternity leave. Following discussion with the Authority's Member, further amendments have also been made to the Nantmor document for clarification purposes. These amendments are grammatical in nature and do not constitute substantive changes.

A Consultation Report, included at Appendix 1, sets out the details of the public consultation, summarises the comments received, provides the officer response, and identifies any proposed changes to the documents. Appendix 1(b) includes the Assessing the Impact on the Characteristics of Equality, the Welsh Language and Socio-Economic Disadvantage: Conservation Areas Project: Conservation Area Appraisals and Management Plans document.

See link below for the amended Conservation Area Appraisals and Management Plans following public consultation and necessary changes, available on the Authority's website for public viewing for the October Planning and Access Committee:

<https://planning.eryri.gov.wales/policy/conservation-areas/>

## **4. RECOMMENDATION**

For Members to;

1. Note the contents of the Consultation Report, and
2. To formally adopt the revised documents as material planning considerations.

# **ERYRI NATIONAL PARK AUTHORITY**



## **CONSULTATION REPORT: CONSERVATION AREAS FIT FOR THE 21<sup>ST</sup> CENTURY**

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Language and Socio-Economic Disadvantage: Conservation Areas Project:  
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# 1 BACKGROUND

## The Policy Context

1.1 The National Park purposes provide a clear statement of the statutory responsibilities and role of National Park Authorities. These are:

- To conserve and enhance the natural beauty, wildlife and cultural heritage of the area,
- To promote opportunities for the understanding and enjoyment of the 'Special Qualities' of the area, by the public.

In addition to these purposes, the Authority has a duty in taking forward these purposes to:

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

1.2 As stated, conservation and enhancement of the cultural heritage is a factor of primary importance when considering development within or adjacent to these special areas. Established within the primary legislation the Planning (Listed Buildings and Conservation Areas) Act 1990, and as amended by the Historic Environment (Wales) Act 2016, the designation of a Conservation Area and the conservation and enhancement of the special architectural and/or historic interest is the responsibility of the Local Planning Authority.

1.3 Eryri has 14 Conservation Areas, designated for their special architectural or historic interest and home to a large proportion of the National Park's 1900 listed buildings.

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| Llanllechid                    | 1977                |
| Maentwrog                      | 1975                |
| Nantmor                        | 1974                |
| Nant Peris                     | 1974                |
| Pandy'r Odyn                   | 1974                |

1.4 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.

1.5 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.

- 1.6 A conservation area appraisal is the foundation for positive management of these areas to ensure appropriate as well as sustainable development. However, due to resourcing issues, appraisals and conservation management plans for these areas have not been produced since their designation.

### **The need for the Conservation Area Appraisals and Management Plans**

- 1.7 In establishing an ambitious and long-term programme of sensitively enhancing the Conservation Areas by offering advice and grant funding with regard to actions that would contribute to the statutory function of both protecting and enhancing the Conservation Areas, but also with regards to making them more energy efficient, would require the appraisal of each of the Conservation Areas which would include (in addition to the general objective of preserving and enhancing) the objective of making specific recommendations on the potential for energy efficiency improvements. These Appraisals would lead to a Conservation Management Plan for each Conservation Area which would include specific recommendations, some of which would relate to energy efficiency.
- 1.8 To secure sustainability and decarbonisation for the future of Eryri National Park's Conservation Areas, the key output is the appraisal of the 14 Conservation Areas, and subsequently the creation of 14 Conservation Management Plans with recommendations for action in terms of maintenance, repair, and energy efficiency retrofitting.

### **Key Objectives and Structure of the Appraisals and Management Plans**

- 1.9 A multi-disciplinary appraisal of the Historic Character and Interest for each of the 14 Conservation Areas. These disciplines would include architecture, archaeology, history and local history studies, environmental features and may be best produced through a consortium. This assessment should follow Cadw's criteria of assessing significance in terms of Evidential Value, Aesthetic Value, Historic Value and Communal Value with a hierarchy of significance established for the different/comprising features.
- 1.10 Community Involvement: Public engagement with each of the Conservation Areas local communities to promote understanding the designation, to gain local knowledge, and secure local ownership of the Conservation Management Plans.
- 1.11 The objective of the Conservation Management Plans is to understand and articulate in a clear manner why the area is significant and what features within the area contribute to its significance, and which do not, conveyed succinctly and that is accessible to all users in both the Welsh and English language. Communities and developers should be alerted to the cumulative effects of minor change on an area's character and how they can contribute to maintaining and enhancing that character through development that is both appropriate and sustainable.



- 1.12 Provide detailed advice and guidance regarding the importance and methods of repair and maintenance of the traditional and listed buildings within the Conservation Areas, including information regarding energy efficiency retrofitting. This will highlight and inform the functional differences between modern, new buildings and traditional, historic buildings.
- 1.13 Develop a SWOT (Strengths, Weaknesses, Opportunities and Threats) analysis of each Conservation Area with recommendations informing an Action Plan to be included within the Management Plan for the second phase of the project.

## **2 PUBLIC CONSULTATION**

- 2.1 To ensure success for the project, input from local communities is key due to their local knowledge and understanding of the areas and their history. The aim of the community consultation programme was therefore be to:
  - Engage with the local community to understand and appreciate the historic significance of the built environment to these communities
  - Gain an understanding of what are the current local issues, particularly in relation to climate change
  - Discuss the development and impact of Conservation Management Plans
  - Develop an increased awareness of the importance and benefits of Conservation Area designation to local communities.
- 2.2 With the project starting in September 2021, on October 7th, 2021, correspondence was sent to all relevant Community Councils informing them of the project and asking to attend their Community Council Meetings to workshop and inform the Appraisals and Managements. As part of the Chambers Conservation Team, a Community Liaison Officer was appointed in facilitating these workshops, which took place between November 9th, 2021 and March 3rd, 2022. However not all relevant Community Councils responded, possibly due to the timetable of the project.
- 2.3 A draft version of the Appraisals and Management Plans was discussed with Member in Members Working Group on June 29th, 2022, with draft versions approved for public consultation by the Authority's Planning and Access Committee on September 7th, 2022. The draft documents were prepared by experts in the field of Sustainable Building Conservation who have a background in drafting Conservation Area Appraisals and Management Plans along in consultation with officers from the Authority, such as the Development Management Department and Conservation, Woodlands and Agriculture Department.
- 2.4 The approved draft documents were the subject of a 6 week public consultation between the September 30th 2022 and 11th November 2022.
- 2.5 Details of the public consultation were available on the Authority's website, and emails/letters were sent to all Councillors, Community Councils, and those on the Authority's Contact Database. Hard copies of the documents were also available to view at the National Park Office in Penrhyndeudraeth.
- 2.6 Interested parties were informed to respond to the consultation through submitting comments by emailing [CAfit4C21@Eryri.gov.wales](mailto:CAfit4C21@Eryri.gov.wales) or by post to the Authority's Office address in Penrhyndeudraeth.

- 2.7 A total of 72 comments were received.
- 2.8 Appendix 1(a) of this report, summarises the comments received, the Authority's response to the comments and, where appropriate, recommends any changes required to the relevant documents.
- 2.9 Appendix 1(b) of this report includes an Assessment of the Impact on the Characteristics of Equality, the Welsh Language and Socio-Economic Disadvantage.

**Appendix 1(a): Conservation Areas Project: Summary of Comments Received and Officer's Response and Changes**

| Resp ID | Rep ID | Organisation | Document | Page No. | Para No. | Officer Summary                                                           | Officer Response                                                                   | Changes Proposed                                                                                                                                                                                   |
|---------|--------|--------------|----------|----------|----------|---------------------------------------------------------------------------|------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 001     | 001    |              | Harlech  | 6        | 1.2.3    | Grammatical Error: slit and sandy beds (silt)                             | Noted and will be amended                                                          | '... <i>silt and sandy beds..</i> '                                                                                                                                                                |
| 001     | 002    |              | Harlech  | 7        |          | Grammatical Error: under photo Pentre'R Efail (Pentre'r Efail)            | Noted and will be amended                                                          | ' <i>Pentre'r Efail</i> '                                                                                                                                                                          |
| 001     | 003    |              | Harlech  | 7        | 1.2.4    | Grammatical Error: St David's Golf Course (Royal St David's Golf Course)  | Noted and will be amended                                                          | '... <i>Royal St David's Golf Course...</i> '                                                                                                                                                      |
| 001     | 004    |              | Harlech  | 11       | 3.1.4    | Grammatical Error: roman (Roman)                                          | Noted and will be amended                                                          | '... <i>Roman...</i> '                                                                                                                                                                             |
| 001     | 005    |              | Harlech  | 12       | 3.1.10   | Grammatical Error: The David's Golf Club (The Royal St David's Golf Club) | Noted and will be amended                                                          | '... <i>Royal St David's Golf Course...</i> '                                                                                                                                                      |
| 001     | 006    |              | Harlech  | 13       | 4.1.2    | Grammatical Error: Pentre'R Efail (Pentre'r Efail)                        | Noted and will be amended                                                          | ' <i>Pentre'r Efail</i> '                                                                                                                                                                          |
| 001     | 007    |              | Harlech  | 19       | 5.3.6    | Externally they are pebbledashed windows?                                 | Has been reviewed and will be amended                                              | ' <i>Externally, they are pebbledashed and windows have been replaced in UPVC.</i> '                                                                                                               |
| 001     | 008    |              | Harlech  | 19       | 5.3.6    | Grammatical Error: Ty Eiddew (Ty'r Eiddew)                                | Noted and will be amended                                                          | '... <i>Ty'r Eiddew...</i> '                                                                                                                                                                       |
| 001     | 009    |              | Harlech  | 22       | 5.3.24   | The stonework of the building is for articulated than the ?               | Grammatical error and will be amended to reflect the wording in the Welsh version. | ' <i>Its stonework features more joints than that of more traditional buildings, with regular coins to the corners, string courses and arched heads to the windows being prominent features.</i> ' |

| Resp ID | Rep ID | Organisation | Document | Page No. | Para No.        | Officer Summary                                                                                                                                                                                                                                                                                                  | Officer Response                                                                                        | Changes Proposed                                                                                                                                                |
|---------|--------|--------------|----------|----------|-----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 001     | 010    |              | Harlech  | 38       | 63              | Grammatical Error: Bronheudog (Bronheulog)                                                                                                                                                                                                                                                                       | Noted and will be amended                                                                               | '...Bronheulog...'                                                                                                                                              |
| 001     | 011    |              | Harlech  | 39       | 99,100, 101,103 | all say Pen y Graig. This is incorrect. These properties are on Ffordd Uchaf.                                                                                                                                                                                                                                    | Has been reviewed and will be amended                                                                   | '99 – Pen-y-Garth, Ffordd Uchaf*<br>100 – Terrace including Bronwylfa /& Hafod, Ffordd Uchaf<br>101 - Arfryn, Ffordd Uchaf *<br>103 – Pencerrig, Ffordd Uchaf * |
| 001     | 012    |              | Harlech  | 39       | 102             | is 1-5 Penygraig, Ffordd Uchaf                                                                                                                                                                                                                                                                                   | Has been reviewed and will be amended                                                                   | 102 – 1-5 Pen y Graig, Ffordd Uchaf *                                                                                                                           |
| 001     | 013    |              | Harlech  | 38       | 73-81           | Grammatical Error: Pentre'R Efail (Pentre'r Efail)                                                                                                                                                                                                                                                               | Noted and will be amended                                                                               | 'Pentre'r Efail'                                                                                                                                                |
| 001     | 014    |              | Harlech  | 39       | 98              | Grammatical Error: Pengraig (Pencraig)                                                                                                                                                                                                                                                                           | Noted and will be amended                                                                               | '98 – Pencraig, Ffordd Uchaf'                                                                                                                                   |
| 001     | 015    |              | Harlech  | 41       |                 | Grammatical Error: ty - eiddew (Ty'r Eiddew)                                                                                                                                                                                                                                                                     | Noted and will be amended                                                                               | '...Ty'r Eiddew...'                                                                                                                                             |
| 001     | 016    |              | Harlech  | 42       |                 | The photo is of Noddfa not Y Wern                                                                                                                                                                                                                                                                                | Has been reviewed and will be amended                                                                   | '60 Noddfa'                                                                                                                                                     |
| 001     | 017    |              | Harlech  | 48       |                 | Photo captioned Historic house on Pen y Graig. This historic house is on Ffordd Uchaf not Pen y Graig                                                                                                                                                                                                            | Has been reviewed and will be amended                                                                   | 67 Historic house on Ffordd Isaf.                                                                                                                               |
| 001     | 018    |              | Harlech  | 38       |                 | I was rather surprised that the Old Vicarage on Ffordd Isaf was not included in the Undesignated Assets of Special Local Interest section. It is a significant building and has many notable features as can be observed in its construction plans which are held in Dolgellau Archives. Bryn Teg which has been | It has been reviewed and will be included on the list of Undesignated Assets of Special Local Interest. | 95 – The Old Vicarage, Ffordd Isaf*                                                                                                                             |

| Resp ID | Rep ID | Organisation    | Document          | Page No. | Para No. | Officer Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Officer Response | Changes Proposed     |
|---------|--------|-----------------|-------------------|----------|----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|----------------------|
|         |        |                 |                   |          |          | recorded, however has been rebuilt fairly recently.                                                                                                                                                                                                                                                                                                                                                                                                                                   |                  |                      |
| 002     | 009    | Betsi Cadwaladr | Energy Efficiency |          | 1.3.2    | <p>Agree that all of the factors listed within this paragraph do have potentially harmful impacts on people's well-being in the context of the aforementioned Wider Determinants of Health. We understand that the Park Authority recognises this in their policies and is already working with relevant partners to address these issues.</p> <p>The overall contribution to mitigating the impacts on Climate Change is another element for consideration in this area of work.</p> | Noted.           | No changes proposed. |
| 002     | 010    | Betsi Cadwaladr | Energy Efficiency |          | 3.1.2    | Support. Educating proprietors and residents on factors that influence the use of energy in buildings is beneficial and we are aware that work is already underway as described in the Park's Five Year Strategy – Cynllun Eryri and includes the work done by the Dark Skies project officer with the agricultural community as an example upon which further work can build.                                                                                                        | Noted.           | No changes proposed. |
| 002     | 011    | Betsi Cadwaladr | Energy Efficiency |          | 3.1.4    | Support. Educating proprietors and residents on cost effective solutions would be beneficial and work may already be underway.                                                                                                                                                                                                                                                                                                                                                        | Noted.           | No changes proposed. |
| 002     | 012    | Betsi Cadwaladr | Energy Efficiency |          | 3.1.6    | Support. Educating proprietors on cost effective solutions is beneficial. We are aware that the Park Authority is drawing upon the knowledge and expertise available                                                                                                                                                                                                                                                                                                                  | Noted.           | No changes proposed. |

| Resp ID | Rep ID | Organisation    | Document          | Page No. | Para No. | Officer Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Officer Response                                                                                                                                                                                                                                                                                                                         | Changes Proposed     |
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|         |        |                 |                   |          |          | to them via Natural Resources Wales' Carbon Positive Project and others to shape the narrative around this area of work and continuing to do so will bring benefits over time.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                          |                      |
| 002     | 013    | Betsi Cadwaladr | Energy Efficiency |          | 7.2      | Support. These are useful sections as an individual's health is determined not only by their own behaviours, but also strongly impacted upon through the environment, buildings, street design, natural spaces and social networks, known as the wider determinants of health which are influenced by planning.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Noted.                                                                                                                                                                                                                                                                                                                                   | No changes proposed. |
| 002     | 001    | Betsi Cadwaladr | Introduction      |          | 1.2.1    | <p>Consider a separate section on the benefits of historic environments on the health and wellbeing of the population and inclusion of the narrative regarding the benefits of green and blue spaces to the physical and mental health and wellbeing of the population. Green and blue spaces benefit both the environment and human health. Protective landscapes are part of local identity and support a sense of belonging and resilience. Evidence demonstrates that improving the infrastructure around walking and cycling can lead to health gains including an increase in physical activity, improved mobility among children, adults and older adults, and improvements in weight status.</p> <p>The Active Travel (Wales) Act and the Placemaking Charter in Wales both strongly advocate and provide the evidence for and design</p> | The importance of these areas have been identified within each individual Appraisal and Management Plan. It is not considered necessary to elaborate on this within these documents further as it would be beyond the remit of the Plans, and are more appropriately subject to LDP assessment, being assessed against the LDP policies. | No changes proposed. |

| Resp ID | Rep ID | Organisation    | Document     | Page No. | Para No. | Officer Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Officer Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Changes Proposed                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
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|         |        |                 |              |          |          | guidance for good quality cycle and walking routes which are segregated from traffic, well lit and connect to existing routes and facilities.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 002     | 002    | Betsi Cadwaladr | Introduction |          | 1.2.3    | <p>Important to emphasise the value of the Welsh Language as part of Eryri's cultural heritage and history.</p> <p>The need to provide bilingual translations of communication material, signage etc. It is equally about taking every opportunity to actively promote the language, and that this is done in a way that both supports the use/visibility of the language, and benefits the businesses in terms of profile / image / marketability / sustainability. For example, this could include seeking innovative ways of engaging with and educating people of all ages (local and tourists) who do not speak Welsh about the language and Welsh culture, building relationships with local schools, colleges and community groups, utilising information technology in engaging ways etc. It</p> | <p>Agree. To emphasise the importance and value of the Welsh Language as part of Eryri's cultural heritage and Special, the following is proposed in para 1.2.3;</p> <p>'It is also recognised that, as well as being tangible sources of Snowdonia's cultural heritage and history, the historic assets are also a significant foundation for the prosperity of the economy, employment and tourism within Snowdonia National Park, especially as tourism is one of the main employers. The 'Special Qualities' of the Park are the main attraction, and it is vital to protect and ensure that the Snowdonia National Park Authority continues to consider these</p> | <p>Changes proposed to para 1.2.3 as follows;</p> <p>'It is also recognised that, as well as being tangible sources of Snowdonia's cultural heritage and history, the historic assets are also a significant foundation for the prosperity of the economy, employment and tourism within Snowdonia National Park, especially as tourism is one of the main employers. The 'Special Qualities' of the Park are the main attraction, and it is vital to protect and ensure that the Snowdonia National Park Authority continues to consider these Special Qualities as a priority. <b>Included in this are also the intangible features of significance, such as the Welsh Language. The Authority is committed to conserving and enhancing the Welsh Language and</b></p> |



| Resp ID | Rep ID | Organisation    | Document     | Page No. | Para No. | Officer Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Officer Response                                                                                                                                                                                                                                                                                                                         | Changes Proposed                                |
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|         |        |                 |              |          |          | also relates to positive policies about recruiting and retaining Welsh speaking staff.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Special Qualities as a priority. Included in this are also the intangible features of significance, such as the Welsh Language. The Authority is committed to conserving and enhancing the Welsh Language and the Social and Cultural fabric of communities.'                                                                            | the Social and Cultural fabric of communities.' |
| 002     | 003    | Betsi Cadwaladr | Introduction |          | 2.1.1    | <p>Suggest including something that promotes the opportunities for outdoor activities that are cost free and so important for public to access during the cost of living crisis and to support their physical and mental health &amp; wellbeing.</p> <p>All 14 communities that have been identified to be part of the Conservation Area plan should have access to green spaces and areas for recreation. Public Health recognises that poor quality environments with poorly maintained public spaces and lack of parks and green spaces can have a detrimental effect on the quality of life, and on individual's health and well-being.</p> | The importance of these areas have been identified within each individual Appraisal and Management Plan. It is not considered necessary to elaborate on this within these documents further as it would be beyond the remit of the Plans, and are more appropriately subject to LDP assessment, being assessed against the LDP policies. | No changes proposed.                            |

| Resp ID | Rep ID | Organisation    | Document     | Page No. | Para No. | Officer Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Officer Response                                                                                                                                                                                                                                                                                | Changes Proposed     |
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| 002     | 004    | Betsi Cadwaladr | Introduction |          | 2.1.2    | <p>Suggest a reference to the wider determinants of health:</p> <p>An individual's health is determined not only by their own behaviours, but also strongly impacted upon through the environment, buildings, street design, natural spaces and social networks. These are known as wider determinants of health, and are influenced by planning. All of the elements referred within wider determinants play a part in determining the health and well-being of the population and therefore are all important in creating healthy places. Substantial health inequalities exist within our communities, and planning and development plays a key role in addressing these inequalities. A development in an area where inequities exist can have a positive influence on addressing some of these, for example through providing new services or facilities, or access to green space or play areas.</p> | It is not considered necessary to elaborate on this within these documents further as it would be beyond the remit of the Plans, and are more appropriately subject to LDP assessment, being assessed against the LDP policies.                                                                 | No changes proposed. |
| 002     | 005    | Betsi Cadwaladr | Introduction |          | 3.2.4    | <p>The importance of outdoor facilities like playing fields, recreation grounds and woodland can provide significant health, and environmental benefits for the community.</p> <p>Suggest that if undertaking any developments within any of the 14 communities listed within the Conservation Area Appraisals and Management Plans that an Open</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | The importance of these areas have been identified within each individual Appraisal and Management Plan. It is not considered necessary to elaborate on this within these documents further as it would be beyond the remit of the Plans, and are more appropriately subject to LDP assessment, | No changes proposed. |

| Resp ID | Rep ID | Organisation    | Document     | Page No. | Para No. | Officer Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Officer Response                                                                                                                                                                                                                | Changes Proposed     |
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|         |        |                 |              |          |          | Space Assessment plan should be conducted, in order to identify areas of recreational and open space value that require protection.                                                                                                                                                                                                                                                                                                                                                                                              | being assessed against the LDP policies.                                                                                                                                                                                        |                      |
| 002     | 006    | Betsi Cadwaladr | Introduction |          |          | It is important to ensure that planning applications and subsequent advertisements do not contravene Public Health messages to support healthy lifestyles, e.g access to fast food outlets. Increased access to healthier food retail outlets is associated with increased weight status and unhealthy eating behaviours among children in low income areas.                                                                                                                                                                     | It is not considered necessary to elaborate on this within these documents further as it would be beyond the remit of the Plans, and are more appropriately subject to LDP assessment, being assessed against the LDP policies. | No changes proposed. |
| 002     | 007    | Betsi Cadwaladr | Introduction |          | 3.2.12   | <p>Welcome the reference on the left to protect trees and woodlands. As a means of responding to climate change, trees can help maintain reasonable local temperatures, improve local air quality in urban areas, and may be useful in reducing surface water runoff.</p> <p>Tree planting can offer shade and can contribute to biodiversity. In addition to their environmental role they can also offer health and well-being benefits, and opportunities for community engagement.</p> <p>Trees may also contribute to a</p> | Noted.                                                                                                                                                                                                                          | No changes proposed. |

| Resp ID | Rep ID | Organisation | Document | Page No. | Para No. | Officer Summary                                                                                                                                                                                                  | Officer Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Changes Proposed    |
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|         |        |              |          |          |          | sense of identity linking people to their local landscape and history supporting wellbeing and resilience.                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                     |
| 003     | 010    | Adra         | Bala     |          |          | Support. Would also welcome expanding the Conservation Area designation to include buildings such as Coleg Y Bala, Ysgol Beuno Sant and other notable buildings, in consultation with building owners of course. | The request to extend the Conservation Area boundary to include Coleg Y Bala and Ysgol Beuno Sant has been considered. Coleg Y Bala and its curtilage already benefit from statutory protection through the building's listed status and are relatively separate from the existing Conservation Area. Ysgol Beuno Sant is a good example of a National School dating from 1873; however, it is physically and visually detached from the Conservation Area and its immediate setting. Extending the Conservation Area boundary to include either property is therefore not considered appropriate. Other notable buildings within the Conservation Area boundary has already been included in section 6.2 Undesignated Historic | No changes proposed |

| Resp ID | Rep ID | Organisation | Document                                                           | Page No. | Para No. | Officer Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Officer Response                                                                                                                                                                                                                                                                                                                                                                                                                                | Changes Proposed                                                                                                                                                                                |
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|         |        |              |                                                                    |          |          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Assets of Special Local Interest. No change to the proposed boundary or further changes is recommended.                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                 |
| 003     | 007    | Adra         | Conservation Management Appraisals and Management Plans in general |          |          | Support. Provides a good understanding of the local area and will be useful to review prior to undertaking any development and retrofitting work on properties within the conservation areas noted.                                                                                                                                                                                                                                                                             | Noted.                                                                                                                                                                                                                                                                                                                                                                                                                                          | No changes proposed.                                                                                                                                                                            |
| 003     | 006    | Adra         | Energy Efficiency                                                  |          |          | <p>Support. Advice on Energy Efficiency Measures in Conservation Areas, a Planning &amp; Practical Guide provides practical advice on how to improve energy performance of traditional and locally significant buildings without harming their special character or technical performance.</p> <p>It concentrates on the fabric of the building and provides key considerations for each element i.e. roofing, walls, windows and doors etc.</p> <p>The document also notes</p> | <p>The comments are noted and the support for the guidance is welcomed.</p> <p>The Authority recognises the increasing importance of renewable energy technologies and emerging energy efficiency measures. However, the guidance intentionally uses terms such as "<i>likely</i>" and "<i>unlikely</i>" when referring to the need for planning permission, as each proposal must be assessed on its individual merits. Consideration will</p> | No change proposed. The current guidance provides an appropriate level of flexibility to reflect the case-by-case assessment required for renewable energy proposals within Conservation Areas. |

| Resp ID | Rep ID | Organisation | Document | Page No. | Para No. | Officer Summary                                                                                                                                                                                                                           | Officer Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Changes Proposed |
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|         |        |              |          |          |          | <p>renewables, it would be good if there was more guidance around renewables and new emerging technologies in regard to permitted developments. The current document uses words such as 'likely and unlikely' to require permissions.</p> | <p>depend on a range of factors, including the location of the development, the presence of other designations in addition to Conservation Area status, the scale and nature of the proposal, and the potential impact on heritage significance.</p> <p>Given the wide range of possible technologies and circumstances, together with ongoing changes to national legislation, permitted development rights and planning guidance, it would be neither practical nor appropriate for the document to prescribe every potential scenario. Detailed advice on specific proposals can be obtained from the Authority through the pre-application process.</p> |                  |

| Resp ID | Rep ID | Organisation | Document          | Page No. | Para No. | Officer Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Officer Response | Changes Proposed     |
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| 003     | 001    | Adra         | Energy Efficiency |          |          | Support. Overall, the document provides 'food for thought' and things to consider whilst retrofitting. Combining this document with area-based appraisal and management plan will help Adra when planning our decarbonisation strategy on homes within the SNPA / conservation areas.                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Noted.           | No changes proposed. |
| 003     | 002    | Adra         | Energy Efficiency |          |          | <p>Support. Adra believe that these documents highlight the challenge that we are facing as a housing sector when it comes to decarbonise our housing stock. There is a clear skills gap and supply chain issue within Gwynedd specifically around retrofitting traditional / historic buildings.</p> <p>Adra and other key partners are in the process of developing a decarbonisation hub in Penygroes. Our vision is that this hub is utilised to train local contractors, surveyors, installers in the correct retrofitting techniques that are specific for the building.</p> <p>Adra would be more than happy to work with the SNPA on identifying the skills gaps whilst utilising these documents to help source grant funding to support local</p> | Noted.           | No changes proposed. |

| Resp ID | Rep ID | Organisation | Document          | Page No. | Para No. | Officer Summary                                                                                                                                                                                                                                                                                        | Officer Response | Changes Proposed     |
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|         |        |              |                   |          |          | communities whilst ensuring a strong foundation economy.                                                                                                                                                                                                                                               |                  |                      |
| 003     | 003    | Adra         | Energy Efficiency |          |          | <p>Support. The document provides a good understanding of how traditional building work and the importance of maintenance and undertaking retrofitting measures in the correct way.</p> <p>It also provides further links to other organisations that can help when planning / designing retrofit.</p> | Noted.           | No changes proposed. |
| 003     | 004    | Adra         | Energy Efficiency |          |          | Support. The documents do provide awareness of enhancing energy performance of traditional and historic buildings.                                                                                                                                                                                     | Noted.           | No changes proposed. |
| 003     | 005    | Adra         | Introduction      |          |          | <p>Support. The document introduces planning policy and links to various other planning related forums.</p> <p>Adra would welcome the opportunity to be part of any future consultation in relation to the LDP and associated documents.</p>                                                           | Noted.           | No changes proposed. |



| Resp ID | Rep ID | Organisation | Document | Page No. | Para No. | Officer Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Officer Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Changes Proposed                                                                          |
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| 003     | 008    | Adra         |          |          |          | <p>Adra would note that the Welsh and English versions should be published at the same time, and the English version should include reference that a Welsh version is available.</p> <p>Any guidance that will be published with the standards should also be available in both Welsh and English at the same time, with all English versions including a statement that they are also available in Welsh.</p> <p>Welsh-speaking communities should be able to receive any retrofit installation information / engagement on decarbonisation in Welsh</p>                                                              | All Plans and / or publications will be published in both the Welsh and English languages by the SNPA, in accordance with the Authority's language policy.                                                                                                                                                                                                                                                                                                                                                                                                            | No changes proposed.                                                                      |
| 003     | 009    | Adra         |          |          |          | <p>To achieve positive effects on the Welsh language be increased, or negative effects be mitigated?</p> <p>Opportunity to develop Welsh speaking surveyors and contractors given adequate time.</p> <p>Unless the upskilling of the local workforce is done in a timely manner it may lead to an in-direct negative effect on the Welsh language being spoken during our business and liaison with communities as there will be a requirement to bring in labour from further afield i.e. Without the sufficient skills in Wales to decarbonise, it may be that contractors outside the SNPA area fill the space.</p> | A Welsh Language Impact Assessment has been prepared as part of the Conservation Areas Project and is included in Appendix 1(b) of the Consultation Report. Within the remit of Planning Policy and the Local Development Plan, the Authority promotes and encourages the use of the Welsh Language, as well as assessing the impact on the Welsh Language. However, the aim of this project and the production and adoption of these documents is to assist in the upskilling of local people, as well as professionals, including the Authorities' Officers, and as | No changes proposed but will continue to be a priority for the project and the Authority. |

| Resp ID | Rep ID | Organisation | Document     | Page No. | Para No. | Officer Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Officer Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Changes Proposed     |
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|         |        |              |              |          |          | We must upskill local people and provide traditional buildings retrofitting training in Wales, through the medium of Welsh as well as English.                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | part of the project has provided traditional buildings retrofitting training in Wales, through the medium of Welsh as well as English.                                                                                                                                                                                                                                                                                                                                                                                 |                      |
| 004     | 001    |              | Betws Y Coed |          |          | Support. The consultation has been well written and reflects the historic built environment and bio diversity and strengths and weaknesses of the village of Betws Y Coed.                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Noted.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | No changes proposed. |
| 004     | 002    |              | Betws Y Coed |          |          | <p>Extend the conservation area (area 2) Mill Street approximately 1000meters North in the direction of Gwydr Castle Llanrwst (B5106) to include the Agricultural land and Ancient woodland , protected individual trees and groups of trees adjacent to the Afon Llugwy . (Noted in your report : page 35 map 45) : (Highlighted yellow screenshot map attached)</p> <p>Report (4.3.1) The green space within the conservation area varies from the early setting of St. Michael's church, to more formal landscaped areas of the 19th century and the remaining agricultural areas alongside the Afon Llugwy and Afon</p> | <p>This would represent a substantial extension to the conservation area. The current boundary is quite strict to the settlement boundary on Pentre Felin, which makes sense - to include this area would suggest including other areas to boundaries, especially those above the A5 which have a more direct impact on the character of the conservation area. Whilst we can see some justification, there are areas of similar quality adjoining other boundaries which could (therefore) also be considered and</p> | No changes proposed. |

| Resp ID | Rep ID | Organisation | Document     | Page No. | Para No. | Officer Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Officer Response                                                                                                                                                                                                                                                                                           | Changes Proposed     |
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|         |        |              |              |          |          | Conwy Report : (4.3.4) Alongside the Afon Llugwy, part of the southern bank is within the conservation area, which retains an agricultural character, with a dry stone wall lining the road)                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Conservation Areas are usually (if not always) based around defined or settlement boundaries. There is protection conferred by the tree protection orders in place (combination of individual, wood and group designations).                                                                               |                      |
| 004     | 003    |              | Betws Y Coed |          |          | Extend the conservation area (area 2 ) west approx. 1000 meters to include the groups of protected trees and individual trees adjacent to the Afon Llugwy towards the Golf course. (Highlighted yellow screenshot map attached)<br>Noted :Report Page 38 (map 46)<br>(As noted in your report (4.3.4) (4.3.7)<br>4.3.7 There are a significant number of trees protected by tree preservation orders within the Conservation Area. These are identified on Fig 46 and in section 8.<br>4.3.8 Other distinctive groups of trees are also shown on plan at Fig 46, these include:<br>• Large trees surrounding the Village Green, including beech and oak. | As per the Officer response to 004/002 this would also represent a substantial extension to the conservation area and the proposed extension includes areas around the water treatment works which is to the (visual) detriment of this area. The trees have protection through group and individual TPOs. | No changes proposed. |

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|         |        |              |          |          |          | <ul style="list-style-type: none"> <li>•Wooded banks on both sides of the Afon Llugwy.</li> </ul>                                                                                                                                                                                                                        |                                                                                                                                                                                |                      |
| 005     | 001    |              | Nantmor  |          |          | There is an intention to remove the rendering that covers the front of the house (residential, private), and also remove the uPVC windows and replace them with wooden ones to match the original form. So I want to ask if there is any money available to help me, maybe from the Park or from any other organisation. | There is currently no funding available for private buildings / properties under the Conservation Areas Project, however, this may be subject to change but is not guaranteed. | No changes proposed. |

| Resp ID | Rep ID | Organisation | Document       | Page No. | Para No. | Officer Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Officer Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Changes Proposed    |
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| 006     | 001    |              | Abergwyngregyn |          |          | <p>Would like more emphasis on (1) landscape setting analysis and also (2) to provide an urban designer's type of analysis, to better set out people's experience of the place as they move through it. Reasons are following:</p> <p>a. This is important because it would provide more of a steer to guide future change, as opposed to simply protecting individual buildings per se.</p> <p>b. An understanding of the character of surrounding geology, habitats and landscape qualities, and associated natural processes, and why the valley up river is such a visitor honeypot, would help understand why visitors come to Abergwyngregyn today. Indeed the natural resources are probably more of a draw than the village itself.</p> <p>c. As the planning efforts are rightly to encourage people to park before rather than after the village, it means walkers will walk the length of the village. And an urban designer's type of analysis would consider this experience, considering approaches or gateways, the different character and sense of place in different parts of the village and its legibility, such as what defines the centre of the village, and so on.</p> <p>d. Future developments or public</p> | <p>The comments seeking a more detailed assessment of the landscape setting and a stronger place-based or urban design analysis are noted. Such work may provide a useful framework for guiding future change, reinforcing local character, and informing public realm improvements and development proposals. However, it is not necessary for the purposes of this Conservation Area Appraisal and Management Plan, and would be more appropriately addressed through supplementary design guidance or future place-making initiatives</p> <p>The Conservation Area Appraisal has been prepared in accordance with the methodology and format advocated by Cadw. It is not intended to provide a comprehensive landscape character assessment or detailed urban design study. Matters including geology, habitats, natural processes, visitor patterns, movement through the village, and the evolution of place character are therefore beyond its intended scope and are</p> | No changes proposed |

| Resp ID | Rep ID | Organisation | Document | Page No. | Para No. | Officer Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Officer Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Changes Proposed |
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|         |        |              |          |          |          | <p>works should reinforce the particular valued character in particular parts of the village and accompanying place-based design guidance should inform how the character should evolve and improve over time.</p> <p>e. As an important example, I would have liked to see the approach to the village highlighted, which is really poor at present, and doesn't even have a key view identified (until you get into the enclosed conservation area). First impressions are important but presently the first building as you see immediately before entering the conservation area, is very shoddy and rundown small workshop. This situation has continued for many years, and by the look of the conservation area appraisal, has not really been highlighted as a priority to do anything about. A large bus turning circle also dominates the area immediately before the conservation area starts and there is very little recognition in the approach to highway design for this is a rural village of high amenity and historic value, despite its being the setting or gateway to the village.</p> | <p>addressed only at an appropriate strategic level.</p> <p>The observations concerning movement through the village, including gateways, arrival points, differing character areas, and legibility, are also noted. These considerations again extend beyond the purpose and level of detail of the Appraisal and would be more appropriately explored through separate place-making or design-led initiatives.</p> <p>The influence of the A55 and the surrounding highway environment on the approach to the village is acknowledged. However, this area lies outside the Conservation Area, and its inclusion within the designated boundary would not be justified. The existing Appraisal and Management Plan provide an appropriate basis for considering the setting of the village and opportunities for enhancement.</p> <p>The identification of a specific key view at this location is not considered</p> |                  |

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|         |        |              |          |          |          |                 | appropriate or necessary as the matters raised relate to the wider setting of the village and the general quality of the approach rather than to a single defined view. Accordingly, no changes to the Conservation Area Appraisal or Management Plan are proposed in response to this comment. |                  |

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| 007     | 001    |              | Dolgellau |          |          | Disappointed that no previous notification nor engagement with the local community has taken place prior to this consultation. This was a major error of judgement given the range and depth of local knowledge and interest in conserving the heritage of Dolgellau amongst its residents. | There was an informal consultation prior to the public consultation in which the Authority asked to be invited to the respective Town and Community Council meetings to discuss the project, content, and any issues and opportunities during the winter 2021. Following the expert analysis, the draft plans subject to this formal public consultation providing the opportunity to further engage with and receive input from the local communities and those of whom the Conservation Area Appraisals and Management Plans would affect, and / or those interested in the Conservation Areas Project. The intention of the project is to form a sound and appropriate appraisals and management plans that would conserve and enhance the conservation areas in a sustainable manner for the future. The input of the communities, residents and local businesses is crucial in order to achieve this. | No changes proposed. |



| Resp ID | Rep ID | Organisation | Document  | Page No. | Para No. | Officer Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Officer Response                                                                                                                                                                             | Changes Proposed                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
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| 007     | 002    |              | Dolgellau |          |          | In principle the draft Management Plan's aims, format and detailed considerations and challenges the document highlights are welcomed and supported. Whilst agreeing the individual qualities Dolgellau's built heritage are important, of greater significance are their cumulative value. Of all the town's in the National Park, Dolgellau has greater built heritage qualities and values, than any other of the Park's settlement. The Plan should therefore recognise Dolgellau as the principal settlement where the stated Special Qualities of the Park's built and cultural heritage are most evident                                                                                                                                                   | Noted, however this is not a matter for the Conservation Areas Project but for the Eryri Management Plan in relation to the Special Qualities of the National Park.                          | No changes proposed.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 007     | 003    |              | Dolgellau |          |          | In addition whilst the draft Plan properly and carefully describes the characteristics of the Conservation Area's features and assets, if its conclusions and recommendations are to safeguard the integrity and authenticity of those aspects the town's heritage which make it so important, the range of the Plan's eventual proposals must be wider ranging, all-inclusive and more ambitious. In particular greater consideration should be given to reinstating and repurposing the range of the town's important squares as unspoilt and welcoming open spaces and meeting places. In many cases their identity has been compromised by inappropriate uses and insensitive treatment. The Plan should include more specific recommendations to recover and | Noted and upon review, it is agreed to include supplementary text regarding the use and management of the town squares under section 4.3.2 of Dolgellau's Conservation Area Management Plan. | To include under 4.3.2 of the Management Plan:<br><br><i>'Enhance the role of Dolgellau's historic and significant town squares as welcoming, accessible and people-focused open spaces which support community life, appreciation of the historic environment and the vitality of the town centre. Encourage appropriate uses and sensitive public realm improvements, including the rationalisation of vehicle parking where this would better safeguard the character and appearance of the conservation area, improve pedestrian safety and accessibility, and support wider decarbonisation objectives.'</i> |

| Resp ID | Rep ID | Organisation | Document  | Page No. | Para No. | Officer Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Officer Response                                                                                                                                                                                                                                                                              | Changes Proposed                                                                                                                                                                                                                                                                                                                                                                                   |
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|         |        |              |           |          |          | reinvigorate the individuality of these spaces within the town's repurposed streetscapes.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                    |
| 007     | 004    |              | Dolgellau |          |          | Similarly a strategic, comprehensive and more radical approach to declutter the town of traffic and introduce a more pedestrian friendly ambience in large gathering spaces little used streets, and narrow thoroughfares is needed. This should be complemented by proposals to reinstate traditional pavement surfacing and street furniture. Such schemes would not only complement the excellent restoration work undertaken through the Townscape Heritage scheme, but unify and reinforce the distinctive heritage identity of the town and increase the public's awareness of Dolgellau's unique sense of place | Noted, however this beyond the scope of the Conservation Areas Project, and is a matter for the Eryri Management Plan in relation to the Special Qualities of the National Park. It is therefore not considered appropriate to elaborate further.                                             | No changes proposed.                                                                                                                                                                                                                                                                                                                                                                               |
| 007     | 005    |              | Dolgellau |          |          | The Plan identifies "Undesignated Assets of Special Local interest" but it is not clear how these relates to the buildings included on the Authority's "Register of Traditional Buildings" and hence their relevance in the context of the management of the Conservation area and its wider setting. It is important the Plan clarifies this relationship.                                                                                                                                                                                                                                                            | The Local Register is currently being revised and the 'Undesignated Assets of Special Local Interest' identified will be considered as part of this review. However, for clarification purposes, it may be proposed to include information regarding the 'Register of Traditional Buildings'. | Within every individual Conservation Area Appraisal and Management Plan, under section '6.0 Historic Assets', proposed as following: <i>'6.3 Consideration should also be given to the Authority's 'Register of Traditional Buildings'. As this list is always under review, it would not be practical to include within this Conservation Area Appraisal. Please contact the Authority should</i> |

| Resp ID | Rep ID | Organisation | Document  | Page No. | Para No. | Officer Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Officer Response                                                                                                                                                                                                                                                                                                                                                                                                                                       | Changes Proposed                                   |
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|         |        |              |           |          |          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <i>you have enquiries regarding the register.'</i> |
| 007     | 006    |              | Dolgellau |          |          | Equally it would be helpful if the Plan defined "the setting" of the Dolgellau Conservation Area i.e. an effective Buffer Zone and suggested the policy approaches and measures which will operate within this area. Associated with this is the issue of key viewpoints. It would seem sensible to extend this principle to areas outside the Conservation area, as these are often the places where change within the Conservation Area are often visible and obvious.                                                                                                               | Key views have been identified within the Appraisal and Management Plan for each Conservation Area and will therefore be considered when assessing each individual development proposal within the planning process where appropriate. A buffer zone is therefore not considered appropriate or necessary in ensuring the conservation and enhancement of the Conservation Areas.                                                                      | No changes proposed.                               |
| 007     | 007    |              | Dolgellau |          |          | Although a suggested small area extension to the existing Conservation Area boundary is suggested, it is disappointing a broader review of the boundary has not been undertaken. Significant large green river side open spaces including the Marian Mawr Village Green and the current "Parc" Green and playground areas are important historical assets and provide a unique setting to the built environment and character of the town. Further consideration should be given to including them within the Conservation Area boundary. This is fully justified in its own right and | A broader view has been undertaken as part of the appraisal process and has resulted in the findings of the currently proposed extension. The green open spaces are awarded protection under the designation and to include as part of the Conservation Area designation would be considered onerous and unnecessary. In addition, it would not be appropriate to include these sites under the criteria for the designation of a conservation area of | No changes proposed.                               |

| Resp ID | Rep ID | Organisation | Document  | Page No. | Para No. | Officer Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Officer Response                                                                                                                                                                                                                                                                                                                                                                                                                                | Changes Proposed    |
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|         |        |              |           |          |          | also as a means of logically establishing a "green infrastructure link" between the Dolgellau town Conservation Area and its small satellite at Pandy'r Odyn.                                                                                                                                                                                                                                                                                                                                          | historic and heritage protection.                                                                                                                                                                                                                                                                                                                                                                                                               |                     |
| 007     | 008    |              | Dolgellau |          |          | Given the close proximity of other areas of nature conservation importance adjacent to the existing Conservation Area boundary, this principle should be extended to consider how other areas and natural assets of value could be included within the boundary. If the Final plan is to reflect sustainable and wellbeing principles, it must be inclusive of and seek to conserve all the town's assets of heritage value be they built, cultural and natural, or likewise tangible and associative. | A broader view has been undertaken as part of the appraisal process and has resulted in the findings of the currently proposed boundary, appraisal and management plan. However, further information and justification may be submitted to Authority to support this representation.                                                                                                                                                            | No changes proposed |
| 007     | 009    |              | Dolgellau |          |          | A reassessment of the existing boundary should therefore be undertaken to confirm whether the current boundary realistically reflects the true extent of all those areas of heritage relevance and significance.                                                                                                                                                                                                                                                                                       | A full review has taken place resulting in the proposed extension to the existing Conservation Area Boundary, in referring to para 1.2.1 of the Dolgellau Conservation Area Appraisal and Management Plan, <i>'The extent of the study area is part defined by the Conservation Area boundary (see Fig 02), however the immediate surroundings (including the adjacent landscape areas) were included in order to both understand the wider</i> | No changes proposed |

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|         |        |                       |                          |          |          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <p><i>context and determine whether any amendments to the boundary would be appropriate.'</i></p> <p>No change is therefore proposed as a result of this representation.</p>                                                                                                                                                                                                                                                                                                                                                                                                        |                      |
| 008     | 001    | Treftadaeth Dolgellau | Dolgellau & Pandy'r Odyn |          |          | Support                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Noted.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | No changes proposed. |
| 008     | 002    | Treftadaeth Dolgellau | Dolgellau & Pandy'r Odyn |          |          | <p>Disappointed that, given the role and investment of time and effort on the part of Treftadaeth Dolgellau Heritage over many years in safeguarding and championing the heritage of the town, no contact was made with us, or indeed with the community as a whole. Considerable emphasis is placed throughout these documents on the importance of engaging communities yet the only consultation that took place during the preparation of the reports was limited solely to the Authority's own Townscape Heritage Officer – a key player, but not the only one. The decision not openly to invite local people and organisations to discuss and participate in the preparation of this statement was an unfortunate omission given the depth of</p> | <p>There was an informal consultation prior to the public consultation in which the Authority asked to be invited to the respective Town and Community Council meetings to discuss the project, content, and any issues and opportunities during the winter 2021. Following the expert analysis, the draft plans subject to this formal public consultation provided the opportunity to further engage with and receive input from the local communities and those of whom the Conservation Area Appraisals and Management Plans would affect, and / or those interested in the</p> | No changes proposed. |

| Resp ID | Rep ID | Organisation          | Document                 | Page No. | Para No. | Officer Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Officer Response                                                                                                                                                                                                                                                                                                                                                | Changes Proposed     |
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|         |        |                       |                          |          |          | architectural and heritage knowledge within our Society as well as in the community as a whole. It is difficult to understand how 'communal value' (one of Cadw's four key heritage values) can be assessed without consulting the local community in a meaningful way. It is to be hoped that when the Authority has produced a draft SPG on the historic environment, we will be consulted in good time. We offer the following comments in the hope they add further value to the document and we will be able actively to participate in its further refinement and implementation.                                                                                                                                                                                    | Conservation Areas Project. The intention of the project is to form a sound and appropriate appraisals and management plans that would conserve and enhance the conservation areas in a sustainable manner for the future. The input of the communities, residents and local businesses is crucial in order to achieve this.                                    |                      |
| 008     | 003    | Treftadaeth Dolgellau | Dolgellau & Pandy'r Odyn |          |          | It would be helpful if a statement was included in this document and the 12 others, explaining the specific status of the eventual Management Plan and its recommendations. For instance, does each of the Conservation Area Plans have a status in its own right or will they form Supplementary Planning Guidance to the current Eryri Local Development Plan and its associated Development Management processes, or as an adjunct to the existing Park Management Plan? If this exercise forms part of a more comprehensive master plan for the totality of the historic town in its wider setting, then this should be made clear. Clarity on this matter would be helpful. We would welcome an ambitious plan that takes a holistic approach to the town's historic, | The designation of a Conservation Area has the status of 'material planning consideration' within the planning process. Once these Plans have been adopted by the Authority, these Plans will also receive 'material planning consideration' status which is similar to a supplementary planning guide. This will be made clear when the documents are adopted. | No changes proposed. |

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|         |        |              |          |          |          | <p>cultural and natural values and balances these with the community's present-day needs, through consultation, cooperation and co-management with the various stakeholders. Dolgellau needs a heritage champion.</p> <p>The SWOT analysis and recommendations flowing from this seem to us to be sound and consistent with current good practice and conservation principles (Section 3). We broadly endorse them all.</p> <p>The following paragraphs indicate where we feel further consideration and refinement are desirable.</p> |                  |                  |

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| 008     | 004    | Treftadaeth Dolgellau | Dolgellau & Pandy'r Odyn |          |          | <p>In overall terms, Treftadaeth Dolgellau Heritage supports the aims of the draft Appraisal and Management Plan. The document builds on Cadw's excellent Dolgellau: Understanding Urban Character (2009) and gives due weight to the specific qualities of the town's built heritage not only in respect of the architectural significance of individual buildings, but more importantly, to their intrinsic collective value. Since the cumulative value of the town's form, buildings, general character and setting are in many ways greater than that of each of its individual parts, we feel that the focus of the plans on the conservation areas is too limiting. This is recognised implicitly and explicitly at various points in the Dolgellau plan, for instance at p. 20 where the character areas extend beyond the existing conservation area boundary. The map (p. 19) showing key views, while valuable in itself, is overly restrictive given the importance of the setting of the town as a whole nestling below the mountains – a scene that has transported visitors and residents since the late eighteenth century. While we are not proposing that the conservation areas be extended to take in the entire urban area and its hinterland – which is after all entirely within a National Park – we do feel that special attention is called for in the sensitive planning of new</p> | <p>The policies regarding strategy and specific developments are set out in the Local Development Plan and relevant Supplementary Planning Guidance. It would not be appropriate to go into such detail within the Appraisal and Management Plan of the Conservation Areas. An explanation of the purpose and methodology of this Appraisal, together with a general introduction to the history, landscape, buildings and settlement forms and the planning and legislative context, including guidance on what development is controlled and where permission is required included in the document 'Introduction to Conservation Areas for the 21st Century' as stated in paragraph 1.1.1 of the Appraisal and Management Plan document. A consistent approach was adopted with each individual Conservation Area Appraisal and Management Plan. If it has been considered that buildings or specific elements of historical value that are not currently included within the document should be included, then this information and justification should be offered to the</p> | No changes proposed. |



| Resp ID | Rep ID | Organisation          | Document                 | Page No. | Para No. | Officer Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Officer Response                                                                                                                                                                                                                       | Changes Proposed     |
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|         |        |                       |                          |          |          | housing (for instance around Wenallt and Pen-y-Cefn) and the protection of trees and woodland at the town's periphery, which make such a major contribution to Dolgellau's character. Finally, views and significant undesignated historic assets of special interest exist throughout the town, not just within the conservation areas, and the protection and enhancement of these need to be addressed as part of this appraisal and management plan. In short, we feel that, if the plan's conclusions and subsequent recommendations are to genuinely reinforce and enhance the integrity and authenticity of the town's heritage, whilst at the same time promote their sustainable use, the range of its proposals must be more wide ranging, all-inclusive and ambitious. | Authority for inclusion within the document                                                                                                                                                                                            |                      |
| 008     | 005    | Treftadaeth Dolgellau | Dolgellau & Pandy'r Odyn |          |          | In short, while the Appraisal and Management Plans identify the two types of key viewpoints and receptors within the Conservation Areas, we suggest this principle should be extended to identify locations and viewpoints well beyond the Conservation Area boundaries, as these are often the places where changes to the form and character of buildings at the heart of the town are frequently visible and obvious and potentially deleterious. Similarly, changes to the wider environs of the town (outside the conservation areas)                                                                                                                                                                                                                                        | Key views have been identified within the Appraisal and Management Plan for each Conservation Area and will therefore be considered when assessing each individual development proposal within the planning process where appropriate. | No changes proposed. |

| Resp ID | Rep ID | Organisation          | Document                 | Page No. | Para No. | Officer Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Officer Response                                                                                                                                                                                                                                                                                                                                                                  | Changes Proposed     |
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|         |        |                       |                          |          |          | can impact on the character of the town centre itself and of views from outside (such as from Marian Mawr and Bala Road).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                   |                      |
| 008     | 006    | Trefladaeth Dolgellau | Dolgellau & Pandy'r Odyn |          |          | Following on from the above, it would be helpful if the Appraisal and Conservation Plan defined "the setting" of the Dolgellau Conservation Area i.e., the definition of an effective Buffer Zone together with suggestions as to the set of policy approaches and measures which should relate to and operate within this wider area. Although a small areal extension to the south of the existing Dolgellau Conservation Area boundary is suggested, little consideration has been given to the actual legitimacy of the existing boundary given that it was designated nearly 50 years ago. We recommend that a review of the conservation area boundary is carried out to confirm whether it still realistically reflects current criteria. With this mind we also suggest the Plan might consider if a more sensible associative link or corridor between the two Conservation areas could be established. (There is potential to establish a pedestrian green corridor between the two.) | Key views have been identified within the Appraisal and Management Plan for each Conservation Area and will therefore be considered when assessing each individual development proposal within the planning process where appropriate. A buffer zone is therefore not considered appropriate or necessary in ensuring the conservation and enhancement of the Conservation Areas. | No changes proposed. |

| Resp ID | Rep ID | Organisation          | Document                 | Page No. | Para No. | Officer Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Officer Response                                                                                                                                                                                    | Changes Proposed                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
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| 008     | 007    | Treftadaeth Dolgellau | Dolgellau & Pandy'r Odyn |          |          | <p>The value of Dolgellau's squares</p> <p>One key objective should be to re-establish the functionality of the town's important squares as unspoilt and welcoming open spaces and meeting places. These are critical to the configuration for the town but we feel their identity in many cases has been sadly compromised by inappropriate uses and insensitive treatment. We therefore believe the Plan should include more specific recommendations to recover and reinvigorate the individuality of these spaces within the town's streetscapes.</p> | <p>Noted and upon review, it is agreed to include supplementary text regarding the use and management of the town squares under section 4.3.2 of Dolgellau's Conservation Area Management Plan.</p> | <p>To include under 4.3.2 of the Management Plan:</p> <p><i>'Enhance the role of Dolgellau's historic and significant town squares as welcoming, accessible and people-focused open spaces which support community life, appreciation of the historic environment and the vitality of the town centre. Encourage appropriate uses and sensitive public realm improvements, including the rationalisation of vehicle parking where this would better safeguard the character and appearance of the conservation area, improve pedestrian safety and accessibility, and support wider decarbonisation objectives.'</i></p> |

| Resp ID | Rep ID | Organisation          | Document                | Page No. | Para No. | Officer Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Officer Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Changes Proposed    |
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| 008     | 008    | Treftadaeth Dolgellau | Dolgellau & Pandyr Odyn |          |          | <p>Traffic in the town</p> <p>We understand the importance of balancing the protection and enhancement of the historic environment with maintaining and improving the town's economic life and viability. Traffic and public transport cannot be entirely excluded from the town, but it must be managed, an issue that has been tackled on several occasions but never resolved. The Appraisal and Management Plans note parking as a particular bugbear and it needs to be approached comprehensively – and in close consultation with residents and the owners of businesses. A radical approach is needed to free the town of traffic (or reduce it) and introduce the partial pedestrianisation of a number of large focal spaces as well the narrow streets, passage and alleyways that are not essential to traffic flow. Some of the welcome expedients introduced during the period of Covid, such as street closures and the reduction of parking spaces, should be re-assessed. In both instances (traffic management and pedestrianisation) proposals for design briefs should be included in the Plan.</p> <p>A specific scheme to create a car free ambience (or at least one to reduce vehicular access), in particular in Eldon Square, should be investigated. Designed</p> | <p>A full review has taken place resulting in the proposed extension to the existing Conservation Area Boundary, in referring to para 1.2.1 of the Dolgellau Conservation Area Appraisal and Management Plan, <i>'The extent of the study area is part defined by the Conservation Area boundary (see Fig 02), however the immediate surroundings (including the adjacent landscape areas) were included in order to both understand the wider context and determine whether any amendments to the boundary would be appropriate.'</i> No change is therefore proposed as a result of this representation.</p> | No changes proposed |

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|         |        |                       |                          |          |          | imaginatively, this could enhance the area's appeal as a social gathering place and reinvigorate the economic status of the buildings and their shop fronts. It seems to us that only through taking a fresh approach to traffic flow and parking will the achievements of the Townscape Heritage Initiative be fully realised. Without it, the excellent reinstatement work that has taken place will gradually be eroded and the full economic value of Townscape funding will not be realised.                          |                                                                                                                                                                                                                                                                                                                                                                                                         |                      |
| 008     | 009    | Treftadaeth Dolgellau | Dolgellau & Pandy'r Odyn |          |          | Both plans (Dolgellau and Pandy'r Odyn) mention the importance of trees, spinneys and green spaces (4.3, 8.3 and 9.1) and this is welcomed. But, as elsewhere, limiting coverage to the conservation areas reduces the impact of the positive recommendations that are made. A much more holistic approach to the management (in partnership with owners) of trees and green spaces over a much wider area is essential if the global character of the town and its setting is to be maintained and enhanced. Pandy'r Odyn | The comments are noted. The Authority recognises the important contribution that trees, woodlands, green spaces and the wider landscape setting make to the character and significance of Dolgellau and Pandy'r Odyn. The appraisal process considered the wider setting of the Conservation Areas in order to understand their context and significance. However, the purpose of the Conservation Area | No changes proposed. |

| Resp ID | Rep ID | Organisation | Document | Page No. | Para No. | Officer Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Officer Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Changes Proposed |
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|         |        |              |          |          |          | <p>occupies a pivotal position between the ancient woodlands to west and south and the Site of Special Scientific Interest that extends along the south bank of Afon Wnion, on the one hand, and Marion Mawr to the east – the largest green area in town (but none of it within the conservation area) on the other. The woodland to the north (including Wenallt and Coed Pen-y-cefn and the degraded but important grounds around Llwyn) as well as that around Fron-goch (which the document does mention) should form part of any conservation plan for the town. So, too, should the many gardens and open grazing areas within the southern part of the town conservation area along with the leafy settings of the many nineteenth-century detached villas both within and outside the conservation areas. We felt that the logic of the Appraisal and Management Plan was moving in this direction but was stifled by an overly-restrictive brief.</p> | <p>Appraisals and Management Plans is to assess and manage the special architectural and historic interest of the designated Conservation Areas. The wider landscapes, woodlands and open spaces referred to are already afforded protection through existing planning policies and environmental designations, including Open Space designations, Tree Preservation Orders, Sites of Special Scientific Interest and other natural and historic environment protections.</p> <p>The Authority therefore considers that the Appraisals and Management Plans provide an appropriate framework for conserving and enhancing the character of the Conservation Areas, while wider landscape management is more appropriately addressed through other planning and environmental policy mechanisms.</p> |                  |

| Resp ID | Rep ID | Organisation          | Document                 | Page No. | Para No. | Officer Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Officer Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Changes Proposed                                                                                                              |
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| 008     | 010    | Treftadaeth Dolgellau | Dolgellau & Pandy'r Odyn |          |          | <p>The plan of the town, or rather its informal development from the late Middle Ages on, conditioned by the shape of former fields and property boundaries, quite unlike the formal planning of towns like Bala and Harlech, is a unique legacy and has survived well. Equally important, however, are the details that, taken together, help create Dolgellau's special character. The conservation appraisal helpfully identifies these. That Dolgellau is a striking 'stone town' is well appreciated and, mercifully, modern render over stone wall surfaces is relatively uncommon. More vulnerable are fenestration (especially early sashes and nineteenth-century bay windows), early shop frontages, doorway surrounds, rainwater goods, chimney stacks and pots and slate roofs along with historic surface treatments such as cobbles and boundary walls. The rate of attrition of these features since publication of Dolgellau: Understanding Urban Character has been considerable but there is a lot left and we warmly support the recommendation to improve protection through the implementation of an Article 4 Direction. At present such historic details on un-listed domestic buildings are effectively unprotected.</p> | <p>The comments are noted and welcomed. The Appraisal recognises the importance of Dolgellau's historic townscape, including its traditional building materials, architectural details and historic surface treatments, which collectively contribute to the area's special character and significance. The Authority agrees that many of these features are vulnerable to incremental change and considers that the proposed Article 4 Direction would provide an important additional mechanism to help safeguard them. The Appraisal and Management Plan seek to identify and raise awareness of these features, thereby supporting their conservation and enhancement through future management and planning decisions within the Conservation Area.</p> | <p>No change proposed. The representation supports the findings and recommendations of the Appraisal and Management Plan.</p> |

| Resp ID | Rep ID | Organisation          | Document                | Page No. | Para No. | Officer Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Officer Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Changes Proposed                                                                                                 |
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| 008     | 011    | Treftadaeth Dolgellau | Dolgellau & Pandyr Odyn |          |          | <p>Listed buildings. Dolgellau is often quoted as being one of the most densely listed towns in Wales – if so, it is justified and we support the proposals (6.1.2 (Dolgellau) and 6.1.3 (Pandyr Odyn)) to submit eight candidates for listing to Cadw. The list as it stands, though pretty comprehensive is rather short on internal descriptions: in several cases features of interest (e.g., eighteenth-century stairs or early inglenook fireplaces) go un-noticed or are recorded as being present from hearsay. Over time more features will be revealed: we do not recommend seeking a comprehensive listing resurvey of the town but feel it is important to raise public awareness that listing constraints cover the interior as well as the exterior of listed buildings.</p> | <p>The comments are noted and the support for the proposed additions to the list of buildings recommended for statutory listing is welcomed.</p> <p>The designation of listed buildings is a matter for Cadw, acting on behalf of the Welsh Ministers, and therefore follows the statutory processes and assessment criteria established by the National Historic Environment Service. The Authority will forward any relevant information identified through the Conservation Area Appraisal process for Cadw's consideration where appropriate.</p> <p>The Authority acknowledges the observation that important internal historic features may not always be fully reflected within statutory list descriptions. However, the extent of protection afforded to a listed building is not limited to the features specifically described in the list entry and can include both the interior and exterior of the building, together with any protected curtilage structures.</p> | No change proposed. The matters raised relate principally to the statutory listing process administered by Cadw. |



| Resp ID | Rep ID | Organisation          | Document                | Page No. | Para No. | Officer Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Officer Response                                                                                                                                                                                                                                                                                     | Changes Proposed                                                                                                                                                                                                                                                                                                                                                                                                                                           |
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| 008     | 012    | Treftadaeth Dolgellau | Dolgellau & Pandyr Odyn |          |          | <p>Undesignated heritage assets. We are puzzled and concerned that while reference is made to the Authority's current 'Register of Traditional Buildings' nothing further is said about its importance in the context of the management both of the Conservation area and historically significant assets outside of the conservation area boundary. The list of undesignated assets and accompanying map are restricted to the conservation areas (Dolgellau 6.2 and map on p. 42; Pandyr Odyn 6.2 and map on p. 26). It is not clear how the 'Undesignated Assets of Special Local Interest' identified in the Plan relate to the buildings included on the Authority's 'Traditional Buildings Register'. There seem to be various versions and clarification of this relationship is crucial.</p> <p>We also need clarification of the status of the list of undesignated assets. Planning authorities are encouraged to compile and maintain such lists but we have learnt the hard way that a list without a building's inclusion being justified carries very little weight. Recent statements in a Planning Inspector's appeal report relating to the demolition of Ysgol y Babandod on Arran Road noted that this failure to justify entries on the Authority's local list made it impossible for him to take the school's inclusion on that list fully into account. This led to the</p> | <p>The Local Register is currently being revised and the 'Undesignated Assets of Special Local Interest' identified will be considered as part of this review. However, for clarification purposes, it may be proposed to include information regarding the 'Register of Traditional Buildings'.</p> | <p>Within every individual Conservation Area Appraisal and Management Plan, under section '6.0 Historic Assets', proposed as following:<br/> <i>'6.3 Consideration should also be given to the Authority's 'Register of Traditional Buildings'. As this list is always under review, it would not be practical to include within this Conservation Area Appraisal. Please contact the Authority should you have enquiries regarding the register.'</i></p> |

| Resp ID | Rep ID | Organisation         | Document                 | Page No. | Para No. | Officer Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Officer Response                                                                                                                                                                                                                                                                                     | Changes Proposed                                                                                                                                                                                                                                                                                                                                                                                                                                      |
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|         |        |                      |                          |          |          | Authority's decision being overturned.                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 008     | 012    | Treftdaeth Dolgellau | Dolgellau & Pandy'r Odyn |          |          | <p>With this in mind we feel strongly that the draft Appraisal and Management Plan should be revised to include a recommendation:</p> <p>(a) to clarify the role and status of this Register of undesignated assets in the context of the Authority's responsibilities for managing change and the determination of Planning applications, given the policies associated with Traditional buildings which exist in the current version of the Eryri LDP and:</p> | <p>The Local Register is currently being revised and the 'Undesignated Assets of Special Local Interest' identified will be considered as part of this review. However, for clarification purposes, it may be proposed to include information regarding the 'Register of Traditional Buildings'.</p> | <p>Within every individual Conservation Area Appraisal and Management Plan, under section '6.0 Historic Assets', proposed as following: <i>'6.3 Consideration should also be given to the Authority's 'Register of Traditional Buildings'. As this list is always under review, it would not be practical to include within this Conservation Area Appraisal. Please contact the Authority should you have enquiries regarding the register.'</i></p> |
| 008     | 012    | Treftdaeth Dolgellau | Dolgellau & Pandy'r Odyn |          |          | <p>(b) to review and update the list of undesignated assets. Such a revision would need to describe the asset and explain the criteria for inclusion on the list. Treftdaeth Dolgellau Heritage would be happy to assist in this exercise since we</p>                                                                                                                                                                                                           | <p>The Local Register is currently being revised and the 'Undesignated Assets of Special Local Interest' identified will be considered as part of this review. However, for clarification</p>                                                                                                        | <p>Within every individual Conservation Area Appraisal and Management Plan, under section '6.0 Historic Assets', proposed as following: <i>'6.3 Consideration should also be given to the Authority's 'Register of Traditional Buildings'. As this list is</i></p>                                                                                                                                                                                    |

| Resp ID | Rep ID | Organisation | Document | Page No. | Para No. | Officer Summary                                                                                                    | Officer Response                                                                                       | Changes Proposed                                                                                                                                                                          |
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|         |        |              |          |          |          | have the requisite expertise and local knowledge. This would take away some of the pressure on the planning staff. | purposes, it may be proposed to include information regarding the 'Register of Traditional Buildings'. | <i>always under review, it would not be practical to include within this Conservation Area Appraisal. Please contact the Authority should you have enquiries regarding the register.'</i> |

| Resp ID | Rep ID | Organisation          | Document                | Page No. | Para No. | Officer Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Officer Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Changes Proposed                                                                                                                              |
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| 008     | 012    | Treftadaeth Dolgellau | Dolgellau & Pandyr Odyn |          |          | <ul style="list-style-type: none"> <li>• Treftadaeth Dolgellau Heritage supports the aims of the draft Appraisal and Management Plan</li> <li>• We regret the failure to consult with Treftadaeth Dolgellau Heritage and the wider community in any meaningful way</li> <li>• We would welcome a master plan that takes a holistic approach to the town's historic, cultural and natural values and balances these with the community's present-day needs</li> <li>• We welcome the SWOT analysis and recommendations flowing from this as being sound and consistent with current good practice and conservation principles</li> <li>• We welcome the proposal to put in place Article 4 Directions to safeguard traditional features and materials within the two conservation areas</li> <li>• We urge the Authority to clarify the status of the list of undesignated historic assets (also known as the Register of Traditional Buildings). This list needs to be reviewed and justifications provided for the inclusion of buildings so that it is fit for purpose as a tool for conservation management</li> <li>• We would welcome a more thorough appraisal of the present boundaries of the conservation areas</li> <li>• There is an urgent need for an integrated plan for traffic and public transport management and the provision of safer pedestrian areas</li> </ul> | <p>The Authority welcomes the support for the overall aims of the Appraisal and Management Plan. The Local Register is currently under review, and identified Undesignated Assets of Special Local Interest will be considered as part of this process. Additional clarification regarding the Register of Traditional Buildings may be included in the final documents.</p> <p>A full review of the Conservation Area boundary has been undertaken, including consideration of the wider setting and adjacent landscape, resulting in the proposed boundary extension. Therefore, no further changes are proposed in response to this representation.</p> <p>The Authority considers that views, green spaces and historic assets beyond the Conservation Area are already protected through existing planning designations and policies. Key views have been identified within the Appraisal and Management Plan and will be considered, where relevant, in the determination</p> | No change proposed, although additional clarification regarding the Register of Traditional Buildings will be included in the final document. |

| Resp ID | Rep ID | Organisation | Document | Page No. | Para No. | Officer Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Officer Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Changes Proposed |
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|         |        |              |          |          |          | <ul style="list-style-type: none"> <li>• More attention should be paid to reclaiming the public sphere, especially the distinctive informal squares in the town</li> <li>• To ensure the sustainable and sensitive management of the historic and natural heritage of Dolgellau the scope of the conservation plan should be extended beyond the confines of the two conservation areas especially with regard to views, green spaces and undesignated assets</li> <li>• We urge the Authority to prepare guidance notes on day-to-day good-practice maintenance and repair</li> <li>• We also urge the Authority to raise public awareness that listed building controls extend to the interior as well as the exterior of listed buildings.</li> </ul> | <p>of planning applications. Broader matters relating to transport, public realm and development strategy are addressed through the Local Development Plan and Supplementary Planning Guidance rather than the Conservation Area Appraisal and Management Plan.</p> <p>Information on Conservation Area controls, listed building legislation and development management is provided through the overarching guidance document <i>Introduction to Conservation Areas for the 21st Century</i>, ensuring a consistent approach across all Appraisals and Management Plans.</p> <p>The Authority notes the concerns regarding consultation. Prior to formal consultation, engagement was undertaken with Town and Community Councils during winter 2021. The subsequent public consultation provided a further opportunity for residents, businesses and interested parties to comment on the draft documents. Community input remains an important part of the process.</p> |                  |

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|         |        |              |          |          |          |                 | <p>Following adoption, the Appraisal and Management Plan will become a material planning consideration in the determination of planning applications.</p> |                  |

| Resp ID | Rep ID | Organisation          | Document                 | Page No. | Para No. | Officer Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Officer Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Changes Proposed                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
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| 008     | 013    | Treftadaeth Dolgellau | Dolgellau & Pandy'r Odyn |          |          | In conclusion, given Treftadaeth Dolgellau Heritage's collective knowledge of the town's architectural and cultural importance, we trust the merits of these observations and suggestions will be considered with a view to improving the final version of the plan. Equally the Society remains willing to discuss mutually relevant issues which further refine its contents, to help ensure that it is effective in tackling the challenges facing the conservation and stewardship of Dolgellau's amazing, much understated and sadly often undervalued heritage.                                                                                                                                                                                        | Noted. The Authority would welcome the submission of specific information and evidence regarding any additional buildings, structures or historic features considered worthy of inclusion within the Appraisal documents or Local Register, together with supporting justification, so that these can be considered as part of future reviews.                                                                                                                                                                                                                           | No changes proposed.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 009     | 001    | Coedwigoedd Celtaidd  |                          |          |          | <p>Of the 14 locations listed in the consultation, seven fall within the focus area of the Celtic Rainforests Wales Project - these are Beddgelert, Abaty Cymmer, Dolgellau, Harlech, Maentwrog, Nantmor, a Pandy'r Odyn. The project believes that any plans or initiatives which operate in these areas should encompass actions relating to the first objective of our project in respect of managing <i>Rhododendron ponticum</i> (Rp) and other Invasive Alien Species (IAS). Unfortunately, we note that no mention of IAS within the main consultation document, nor the individual Conservation Area Appraisals and Management Plans.</p> <p>In addition to the environmental threat posed by IAS, the need to manage them creates opportunities</p> | <p>The comments are noted. To raise awareness of this important environmental designation, it is proposed that the relevant Conservation Area Appraisal and Management Plan be amended to include reference to the Celtic Rainforests Wales Project.</p> <p>The wider comments relating to invasive species management, planting requirements, contractor training opportunities and habitat management are noted. However, these matters fall outside the scope and purpose of the Conservation Area Appraisal and Management Plans, which are intended to identify</p> | <p>Amend the relevant documents to include reference to the Celtic Rainforests Wales Project as outlined below:</p> <p><i>The Celtic Rainforests Wales Project is active within several Conservation Area locations, including areas associated with Special Areas of Conservation, and seeks to protect and restore rare Atlantic woodland habitats by managing <i>Rhododendron ponticum</i> and other invasive alien species. When works, planting schemes, landscaping, maintenance or development are proposed within these Conservation Areas, consideration should be given to biosecurity, the prevention of new invasive species introductions, and the potential impact on nearby Celtic rainforest habitats. Early</i></p> |

| Resp ID | Rep ID | Organisation | Document     | Page No. | Para No. | Officer Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Officer Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Changes Proposed                                                                                                                                                                                                                                |
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|         |        |              |              |          |          | <p>to up-skill local contractors in relevant areas of work. Not only would these skills be applicable to the management of IAS within the proposed conservation areas, but also to other land management works in the wider area.</p> <p>We welcome proposals within the respective plans in relation to protecting existing habitats of high value to nature, including veteran trees. Where new planting schemes are undertaken, naïve species which are in-keeping with, and which complement surrounding native woodlands should be used. This includes hedgerow schemes.</p>                    | <p>and assess the special architectural and historic interest of Conservation Areas and provide a framework for their conservation and enhancement. Such matters are more appropriately addressed through environmental management programmes, biodiversity initiatives and other planning policy mechanisms.</p>                                                                                                                                                                                   | <p><i>advice should be sought from Eryri National Park Authority where proposals may affect areas linked to the project or involve species replacement, vegetation clearance or habitat management.</i></p> <p>No further changes proposed.</p> |
| 010     | 001    | Seven        | Betws Y Coed |          |          | <p>Would like to set out a strategy for conserving and enhancing the Royal Oak, along with curtilage buildings such as the Stables. This approach would include:</p> <p>Undertake historical archival research to understand the historical development of the site and the surrounding areas</p> <p>Undertake a detailed analysis of the current setting of the building including an assessment of key views, establishing opportunities for future changes to enhance the setting of the Royal Oak Hotel and the Grade II* Listed St Michael's Church.</p> <p>Prepare a Heritage Statement in</p> | <p>The comments are noted and support a heritage-led approach to the future conservation and enhancement of the Royal Oak Hotel and its wider setting. However, the preparation of detailed heritage assessments, masterplans, site-specific studies and development proposals falls outside the scope and purpose of the Conservation Area Appraisal and Management Plan.</p> <p>The Appraisal and Management Plan provides an assessment of the character, appearance and significance of the</p> | <p>No change proposed. The matters raised are more appropriately addressed through any future site-specific proposals and associated heritage assessments.</p>                                                                                  |



| Resp ID | Rep ID | Organisation | Document | Page No. | Para No. | Officer Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Officer Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Changes Proposed |
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|         |        |              |          |          |          | <p>accordance with CADW Guidance that sets out the Understanding of the Heritage Asset for the Royal Oak Hotel, the Stables, the adjacent Grade II* Listed Church and the wider Conservation Area.</p> <p>Establish the value of the heritage asset in terms of evidential, historical, aesthetic and communal value to understand its significance.</p> <p>Establish a heritage-led masterplan for the site based on the historical research and analysis that sets out where future change can be accommodated within the site that enhances the setting of the heritage assets.</p> <p>Establish the areas where improvements can be made outside the boundary of the site to improve the setting of the heritage assets.</p> <p>In collaboration with Snowdonia National Park, we would like to explore these restrictions in more detail.</p> | <p>Conservation Area, including important buildings, spaces and views, and establishes a framework for its conservation and enhancement. Any future proposals for the Royal Oak Hotel site would be considered through the appropriate planning and listed building consent processes and would be expected to be supported by proportionate heritage assessments in accordance with national policy and guidance where required.</p> <p>The Authority would welcome ongoing engagement with the landowners and other stakeholders regarding the future conservation and enhancement of these important heritage assets.</p> |                  |

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**APPENDIX 1 (b) Assessing the Impact on the Characteristics of Equality, the Welsh Language and Socio-Economic Disadvantage: Conservation Areas Project: Conservation Area Appraisals and Management Plans**

|                                                                                   |                                                                                                                                                                                                                              |
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|  | <p><b>Assessing the Impact on the Characteristics of Equality, the Welsh Language and Socio-Economic Disadvantage</b></p> <p><b><u>Conservation Areas Project: Conservation Area Appraisals and Management Plans</u></b></p> |
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The Authority is required (under the Equality Act 2010) to consider the effect any change in policy or procedure (or the creation of a new policy or procedure), has on people with protected equality characteristics. The Authority also has a general duty to ensure fairness and foster good relations. A timely Equality Impact Assessment must be undertaken before making any decision on any relevant change (i.e. which has an effect on people with protected characteristics).

The Authority is also required, under the requirements of the Welsh Language Standards (Section 44 of the Welsh Language (Wales) Measure 2011) to consider the effect of a change in any policy or procedure (or the creation of a new policy or procedure), in its opportunities for people to use Welsh and to ensure that Welsh is not treated less favourably than English. This document therefore ensures that these decisions protect and promote the use of the Welsh language.

From the 1<sup>st</sup> of April 2021, the Authority has a duty to have due regard to tackling socio-economic disadvantage in strategic decisions.

## **1) Details**

### **1.1. What is the name of the policy / service in question?**

The appraisal of the 14 Conservation Areas, and the 14 Conservation Management Plans with recommendations for action in terms of maintenance, repair, and energy efficiency retrofitting.

### **1.2 What is the purpose of the policy / service that is being created or amended? What changes are being considered?**

The Appraisals will 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 will 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.

The intention of this project is to provide the local communities as well as the Authority with the necessary tools to sustainably conserve and develop the designated Conservation Areas. It should:

- Enable more appropriate and energy efficient development;
- Provide a foundation for future grant and training schemes which could involve providing grant funding support for local communities to make improvements to their communities;
- Raise awareness of traditional building techniques and materials to assist with appropriate repair and building maintenance; and
- To raise awareness of appropriate methods of enhancing the energy performance of traditional and historic buildings.



### 1.3 Who is responsible for this assessment?

Planning Policy Officer

### 1.4 When did you commence the assessment? Which version is this?

Version 2.

This assessment was prepared as part of the evidence base and justification associated with the proposal, which commenced in September 2021. The final assessment will be part of a package of information that will be submitted to Eryri NPA Planning Committee to assist their decision to approve the adoption of the Conservation Area Appraisals and Management Plans.

## 2) Action

### 2.1 Who are the stakeholders or partners you need to work with to undertake this assessment?

The proposal could have a direct impact on every residential and business property/individual who is looking to live, work and visit the Conservation Areas within the Eryri Local Planning Authority area, as it provides guidance and support on how to conserve and enhance the special qualities identified within the designated Conservation Areas. There is no intention of restriction via this project, rather the intention is to provide support and guidance on how to appropriately make changes and promote the Conservation Areas.

The following methods have been used to advertise and raise awareness:-

- A dedicated webpage on the Authority's website  
[Conservation Areas Project - Planning and Development \(gov.wales\)](https://gov.wales/conservation-areas-project-planning-and-development)
- Social Media (Facebook)
- Corresponding with those on the Planning Policy Contacts Database
- Conduct awareness raising sessions and workshops with the Local Communities via meetings with the relevant Community Councils
- Notification of the nearby Local Planning Authorities

By undertaking this engagement process that goes beyond the legislative requirement, it is hoped that this will ensure that all relevant stakeholders and interested parties are aware of the intention and their opportunity to voice their opinion through the appropriate methods.

## **2.2 What measures have you taken to engage with people with equality characteristics, regarding the Welsh language or with communities (either of place or of need) that live with socio-economic disadvantage?**

The engagement steps undertaken were open (public engagement process) for all individuals to respond to it. The process of raising awareness referred to above (response to question 2.1) was used along with a method for submitting representations as follows:-

- A tailored questionnaire using suitable on-line software (Microsoft Forms)
- Paper questionnaire (on request)
- Opportunity to respond by letter
- Opportunity to respond via e-mail
- Opportunity to discuss the proposal with relevant officers

To facilitate the process of submitting representations on the proposal it was possible (upon request) to receive a copy of the background documents in various languages and formats. This provided people with the flexibility and every opportunity, especially those with protected characteristics to engage with and have an input in the process.

On the 7<sup>th</sup> of October 2021, correspondence was sent to all relevant Community Councils informing them of the project and requesting to attend a Council meeting to fully inform them of the proposals and to conduct a workshop. The workshops were held between the 9<sup>th</sup> of November 2021 and the 3<sup>rd</sup> of March 2022 with all the Community Councils which responded to the correspondence.

A draft version of the Appraisals and Management Plans underwent member discussion on the 29<sup>th</sup> of June 2022, before being approved for public consultation by the Planning and Access Committee on the 7<sup>th</sup> of September 2022.

The relevant legislation notes the need to hold an engagement period of at least 21 days. To maximise the opportunities that were available for people to voice their opinion, a 6 week consultation period ran from the 30<sup>th</sup> of September to the 11<sup>th</sup> of November 2022.

In accordance with the requirements of the Welsh Language Standards, Section 44 Welsh Language Measure (Wales) 2011 specific questions were asked as part of the process to further enable measuring and assessing the impact of the decision on the Welsh language. Further, in accordance with good practice a series of equality questions were asked to evaluate whether a good cross-section of people responded.

## **2.3 What was the result of the engagement?**

A total of 72 individual responses were received, which have been set out in a Consultation Report. Officer responses, and if applicable any changes proposed to any of the Appraisals and Management Plans following receipt of the responses have been set out in the Report. For proposals or suggestions for changes or additional information which have not be implemented – the Officer response includes a reason or reasons.

## 2.4 On the basis of what other evidence are you operating?

Conservation Area Appraisals are the foundation for the positive management of these areas to ensure appropriate as well as sustainable development. Due to resourcing issues, appraisals and area plans have not been produced for the 14 Conservation Areas since their designation, which ranges from 1971 to 1979.

In addition, the Climate Change agenda is now a significant additional consideration to be incorporated into these management plans. This is because the majority of stock in these areas are traditional buildings which have been identified as not very energy efficient. This can be compounded due to the additional planning constraints on such things as solar panels, double glazing etc., placed on Conservation Areas.

The Key Objectives and the Structure of the Appraisals and Management Plans are set out in the Consultation Report.

## 2.5 Are there any gaps in the evidence that needs to be collected?

We consider that the evidence that has been gathered is robust and fit for purpose. As far as possible community involvement has been integrated into every part of the process, to promote understanding of the designation, to gain local knowledge and input and to ensure community ownership.

## 3) Identifying the Impact

### 3.1 The Authority must give due regard to the effect any changes will have on people with the equality characteristics noted below. What impact will the new policy/service or the proposed changes in the policy or service have on people with these characteristics?

| Characteristics                     | What type of impact? * | In what way? What is the evidence?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
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| <b>Race (including nationality)</b> | <b>Neutral</b>         | <p>No direct or indirect effects which would disproportionately impact individuals or groups based on race has been identified during this assessment.</p> <p>Data is not available on specific individual owners or occupiers of homes and properties within the Conservation Areas broken down by racial groups. However, overall data for each of the communities does not show a larger than average population of BAME populations.</p> <p>As the Management Plans directly refer to the buildings and properties over the longer term, owners and occupiers will inevitably change over this period. Whilst each of the Conservation Areas has its own challenges and opportunities (as detailed in the SWOT analysis), there is no evidence to suggest that one particular racial group will</p> |

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|                   |                 | be disproportionately affected over another, when compared to the general population.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Disability</b> | <b>Positive</b> | <p>There is a potential for positive benefits for some disabled people through the implementation of the Management Plans. For certain conditions, data shows that some disabled people have higher heating bills due to increased temperatures required over colder months of the year. Conservation Area houses are generally not very energy efficient, and therefore heating these houses and maintaining a constant temperature can cost significantly more in comparison to a more energy efficient new build.</p> <p>Some of the retrofit solutions in the Management Plans will increase energy efficiency in some Conservation Area homes and bring down heating bills, which will be of particular benefit to the disabled people this will affect.</p> <p>Although the costs of such improvements may be prohibitive for some, there are several general grant schemes available. There is also the intention that this work will provide the foundation for future grant schemes through Eryri NPA and other partners which could involve providing grant funding support for local communities to make improvements.</p>                                                                                                                                                           |
| <b>Sex</b>        | <b>Neutral</b>  | No direct or indirect effects which would disproportionately impact individuals or groups based on their sex has been identified during this assessment.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Age</b>        | <b>Positive</b> | <p>As an indirect effect, there may be positive benefits for younger and working aged people through the enhanced specific training of tradespeople locally and the upskilling of current tradespeople that this proposal will lead to.</p> <p>Decarbonising homes will require new and additional skills for building contractors, surveyors and installers as modern building techniques are often not appropriate for traditional and historic buildings. This will become an important and growing industry in the near future. Traditional houses and listed buildings will require additional and different considerations, which will include the training that comes with it.</p> <p>Adra Cyf have indicated in their consultation response that they would be happy to look at working in partnership with the authority to identify skills gaps and utilising the Appraisals and Management Plans to source grant funding to support local communities. Adra and other key partners have already developed a decarbonisation hub in Penygroes to train local people in the skills required. This will provide well paid skilled careers for young people and also develop the skills of current working aged people in this field. In turn this will provide a boost to the local</p> |

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|                                           |                 | economy and will help people stay in their communities by securing well paid employment.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Sexual orientation</b>                 | <b>Neutral</b>  | No direct or indirect effects which would disproportionately impact individuals or groups based on their sexual orientation has been identified during this assessment.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Religion or belief (or non-belief)</b> | <b>Neutral</b>  | No direct or indirect effects which would disproportionately impact individuals or groups based on their religion or beliefs has been identified during this assessment.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Gender reassignment</b>                | <b>Neutral</b>  | No direct or indirect effects which would disproportionately impact individuals or groups based on gender reassignment has been identified during this assessment.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Pregnancy and maternity</b>            | <b>Neutral</b>  | No direct or indirect effects which would disproportionately impact individuals or groups based on pregnancy or maternity has been identified during this assessment.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Marriage and civil partnership</b>     | <b>Neutral</b>  | No direct or indirect effects which would disproportionately impact individuals or groups based on their marriage or civil partnership status has been identified during this assessment.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>The Welsh language</b>                 | <b>Positive</b> | <p><u>Direct Effects:</u><br/> The development of the Appraisals and Management Plans has followed the same long-established process already in place within the Authority, which includes a full public consultation and scrutiny by Authority Members. This is a fully bilingual process, with all correspondence and documents available in Welsh and English, set out in identical size and layout which does not favour or make more prominent either language over another. This ensures that the process is fully compliant with the Authority's Welsh Language Policy and reflects the overall ethos of the Authority.</p> <p>No direct impact has therefore been identified on the opportunities for people to use the Welsh language when considering and responding to the consultation.</p> <p>Once implemented, the process for submitting a planning application or listed building consent will follow the long-established current application process within the Authority. This already ensures that all application forms and guidance notes (paper and electronic) are available in both Welsh and English, with both languages being used identically i.e. using the same font, size and layout.</p> <p>The whole planning application process in terms of written documentation can be submitted entirely through the Welsh language. This includes written or electronic correspondence with the Planning Officer, Planning</p> |

|  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
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|  |  | <p>Technicians and other planning service staff, without any additional delay in response.</p> <p>Due to the current number of fluent Welsh speakers in the Authority's planning service, it will always be possible to have a verbal discussion regarding a planning application through the medium of Welsh.</p> <p>Therefore, due to the above reasons, no new or additional direct impacts have been identified on the ability of people to use the Welsh language or on treating the Welsh language no less favourably than the English language, other than the current positive action in place by the Authority which is in-built within the planning process.</p> <p><u>Indirect Effects:</u></p> <p>The training and upskilling of local tradespeople for this work as outlined under the 'Age' heading above will indirectly benefit the Welsh language. This is due to local Welsh speaking people being able to secure good skilled employment locally which will assist them in staying in their communities. This will have a positive effect on the local economy which will in turn indirectly affect the Welsh language positively.</p> <p>These indirect positive effects will be dependent on working in partnership with other key bodies and stakeholders locally so as to ensure that training and upskilling opportunities can be delivered and in a timely manner. This is an opportunity to make a positive difference which should be developed. Not doing so would mean having to bring contractors from outside the area.</p> <p>In addition, with any future grant schemes that may be developed for the communities to improve their Conservation Areas, specific conditions will be placed as part of the grant acceptance relating to the Welsh language. For example, any public community work will need to be bilingual and every opportunity will need to be taken to promote the Welsh language through bilingual signage, promotion and events.</p> |
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| <p><b>Socio-Economic Disadvantage</b></p> | <p><b>Direct:<br/>Neutral</b></p> <p><b>Indirect:<br/>Positive</b></p> | <p><u>Direct Effects:</u><br/>Due to their special features and picturesque traditional buildings, the Conservation Areas do attract more second home owners, holiday lets and people moving into the area to retire.</p> <p>One result of this is the increased house prices in Conservation Areas and affordability issues for first time buyers. For example, affordability ratios for Y Bala is 8.4:1, Aberdyfi is 8.3:1, Harlech is 9.2:1, Dolgellau 9.8:1 and Dolbenmaen is 10.5:1.</p> <p>For the purpose of this assessment, as a general principle it can be concluded that home owners in Conservation Areas are not from lower income families who would struggle with the additional maintenance and retro fit costs for future proofing their homes against climate change. That is not to say that there are no individuals and families who are from lower income groups that these management Plans would have an effect on; but in general it can be concluded that such measures would not have a disproportionate impact on socio-economically deprived families.</p> <p>As these proposals do not restrict development in Conservation Areas or place new and additional requirements on households, there is no direct impact that has been identified. The primary purpose of this work is to assist and provide guidance, and so it is generally to be welcomed by householders.</p> <p><u>Indirect Effects:</u><br/>See detailed information under the 'Age' and 'Welsh Language' headings above which outlines the economic advantages for both individuals through well paid skilled local jobs and the associated local economic benefits for the communities of Eryri.</p> |
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| <b>Human Rights</b> | <b>Neutral</b> | <p>After considering all 14 Articles in the Human Rights Act 1998, which set out the fundamental rights and freedoms that everyone in the UK is entitled to; no direct or indirect infringements were identified by the introduction of the Management Plans for each of the Conservation Areas.</p> <p>It is important to note that <b>Article 8</b> does not apply, as Article 8 is primarily a right to enjoy your current home in peace, which this proposal does not effect. This means that public authorities should not prevent you from entering or living in your home without a very good reason, and they should not enter without your permission. This applies whether you own your home or not.</p> <p><b>Article 14</b> requires that all rights and freedoms set out in the Human Rights Act must be protected and applied without discrimination; and is therefore not relevant in this case, as the introduction of the Management Plans for each of the Conservation Areas will not infringe on any of the human rights set out in the Act.</p> |
|---------------------|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

**3.2 The Authority has a duty under the 2010 Equality Act to contribute positively to a fairer society by promoting equality and good relations in its activities regarding the following characteristics – age, gender, sexual orientation, religion, race, gender reassignment, disability and pregnancy and maternity. The Authority must give due attention to the way any change affects these duties.**

| <b>General Duties of the Equality Act</b>                              | <b>Does it have an impact?*</b> | <b>In what way? What is the evidence?</b>                                                                                                                                                                                                                                                                                                                                                             |
|------------------------------------------------------------------------|---------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Abolishing illegal discrimination, harassment and victimisation</b> | No                              | The main aim of the Appraisals and Management Plans is to look after the long term future of the Conservation Areas and to future proof them from the effects of Climate Change. This will in turn positively benefit the householders and tenants of the properties within Conservation Areas. There will be no effect on, or be the cause of any illegal discrimination, harassment or persecution. |
| <b>Promoting equal opportunities</b>                                   | Yes                             | Through upskilling and training local people to be highly qualified contractors to undertake the retrofit works on traditional and listed building, it will indirectly promote equal opportunities in the local community.                                                                                                                                                                            |
| <b>Encouraging good relationships</b>                                  | No                              | There is limited scope in promoting and encouraging good relationships directly through using these Appraisals and associated Management Plans.                                                                                                                                                                                                                                                       |



**3.3 How does your proposal ensure that you work in accordance with the requirements of the Welsh Language Standards (Welsh Language (Wales) Measure 2011), to ensure that the Welsh language is not treated less favourably than English and that you seize every opportunity to promote the Welsh language (beyond providing services bilingually) and increase opportunities to use and learn the language in the community?**

The process of preparing and approving the Appraisals and Management Plans was made in accordance with the requirements of the Welsh Language Standards (Welsh Language Measure (Wales) 2011).

Please refer to the 'Welsh Language' heading under 3.1 above for full details.

**3.4 What other measures or changes could you include to strengthen or change the policy / practice in order to have a positive impact on people's opportunities to use the Welsh language, and to reduce or prevent any adverse effects that the policy / practice may have on the Welsh language?**

Following the engagement process, some slight amendments and changes will be made to ensure that every opportunity is taken to promote the Welsh language, make it visible and to emphasise it as an important part of the cultural heritage of the Conservation Areas. These are detailed in full in the Consultation Report.

**3.5 How does the proposal show that you have had due regard to the need to address inequality caused by socio-economic disadvantage? (Note that this is about closing inequality gaps rather than just improving outcomes for everyone)?**

As noted in under 3.2 above, there is a possibility of addressing some socio-economic disadvantage indirectly through enhanced and improved employment opportunities. However, these proposals are limited in their ability to address directly the inequalities that arise through socio-economic disadvantage, as they are not strategic proposals.

**3.6 What other measures or changes might you include to strengthen or change the policy / practice to show that you have had due regard to the need to reduce disproportionate outcomes as a result of socio-economic disadvantage, in accordance with the Socio-Economic Act?**

Not applicable as it is not a strategic issue.

**4) Analysing the Results**

**4.1 Is the policy therefore likely to have a significant, positive impact on any of the above and what is the reason for this?**

Although some positive impacts have been identified above, overall there is no significant direct impacts from adopting these Appraisals and implementing the associated Management Plans.

**4.2 Is the policy therefore likely to have a significant negative impact on any of the above and what is the reason for this?**

The Assessment (see part 3 above) has not identified any potential negative impacts that could derive from adopting these Appraisals and implementing the associated Management Plans.

**4.3 What should be done?**

Choose one of the following:

|                                                                                                    |                          |
|----------------------------------------------------------------------------------------------------|--------------------------|
| Continue with the policy / service as it is robust                                                 | <b>X</b>                 |
| Adapt the policy to delete any barriers                                                            |                          |
| Suspend and delete the policy as the detrimental impacts are too big                               |                          |
| Continue with the policy as any detrimental impact can be justified                                | <input type="checkbox"/> |
| No further action at this time because it is too soon to decide, or there is insufficient evidence |                          |

**4.4 If continuing with the project, what steps will you take to reduce or mitigate any negative impacts?**

Not applicable, as no negative impacts have been identified.

**4.5 If you are not taking any further action to delete or reduce the negative impacts, explain why here.**

See response to 4.4 above.

**5) Monitoring**

**5.1 What steps will you take to monitor the impact and effectiveness of the policy or service (action plan)?**

The impact and effectiveness of the Conservation Area Appraisals, Management Plans and related documents will be monitored through:

- the Annual Monitoring Report; and
- ongoing consideration of relevant planning applications as they are assessed.

## ITEM NO.7.0

|                  |                                                                                |
|------------------|--------------------------------------------------------------------------------|
| <b>MEETING</b>   | Planning and Access Committee                                                  |
| <b>DATE</b>      | October 14th 2026                                                              |
| <b>TITLE</b>     | <b>Eryri Local Development Plan – Annual Monitoring Report for 2025-2026</b>   |
| <b>REPORT BY</b> | Head of Planning Policy                                                        |
| <b>PURPOSE</b>   | To discuss and approve the content of the Annual Monitoring Report for 2025-26 |

## 1 BACKGROUND

- 1.1. The revised Eryri Local Development Plan 2016-2031 (LDP) was adopted on the 6<sup>th</sup> 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 and informed by stakeholder engagement between 7<sup>th</sup> April 2023 and May 12<sup>th</sup> 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. This is the seventh Annual Monitoring Report (AMR), since the adoption of the Eryri LDP and it covers the period April 2025 to the end of March 2026. The AMR is to be submitted to the Welsh Government by 31<sup>st</sup> 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 continues to be 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 Local Planning Authority 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".

## **MAIN FINDINGS OF THE AMR (2025-2026)**

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 for several years in a row. Although an increase was seen in the number receiving planning permission (45 units) during the 5th monitoring year, there was a decrease to 17 units during 2024/25. The number of completions increased in 2025/26 (45 units). There may be several local and wider national reasons for the low numbers in recent years. 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 high inflation and the recent increase in building costs, a difficult borrowing environment for developers, small builders, and self-build projects.
- The Housing Trajectory shows an annual shortfall against the Annual Anticipated Housing Requirement (AAR) during 2025/26 with this years' completions 45 units below what was anticipated (51 AAR vs 45 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 -55% for cumulative required build rate from the start of the plan period, 2016/17, up to 31st March 2026. The plan is falling significantly short of what is intended.

- Of the 25 new residential properties that were granted planning permission between April 2025 and March 2026, 4 of these were affordable housing units. The number during 2024/25 was higher than the numbers in previous years, and it is higher than the trigger point of 21 units for the first time in the 6 years of monitoring. Despite this, a policy review is required as affordable housing has not been delivered over the period of the plan. 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 7 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. Not many private allocations are coming forward for development, and therefore do not provide a contribution of affordable housing.
- 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 the laying of new underground cables, and cable sealing heads, as part of the Pentir Reinforcement Project in the Trawsfynydd Enterprise Zone.
- Permission was granted for two Hydro schemes in the previous year of monitoring, compared with 35 applications received between 2018/2019. It is assumed that this is due to the changes in Tariff payments.
- 5,965 m<sup>2</sup> new employment floor space (including adaptations/conversions) has been permitted during 2025/2026 within the National Park.
- Permission was given to 11 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.
  - Erection of shelter for visitors in Llanfair Slate Caves
  - Improvements to the existing Mountain Bike Course.
- 
- Between 2025 and 2026, 2 applications were approved to improve community facilities, namely planning permission to install two public toilet facilities in the National Park Authority car park, Llyn Cwellyn, and planning permission to demolish an existing band room and build a new single storey band room in Abergynolwyn.
- 
- There has been no or little development of significance to impact on other policies in the Plan.

## **PROGRESS IN THE PROCESS OF REVISING ERYRI LDP**

- 1.7 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. Members considered and agreed on a draft Delivery Agreement for consultation on 9 April 2025. The Authority consulted on the draft Delivery Agreement which includes a timetable of key steps to take in preparing the Eryri Local Development Plan 3 along with the Community Involvement Scheme outlining how and when the community will be able to participate in the process of preparing the Plan between 16 May 2025 and 27 June 2025. The comments received were considered and the revised Delivery Agreement received the Authority's approval on 10th September 2025 to be submitted to the Welsh Government.
- 1.8 Since the Delivery Agreement was agreed, the team have started on the work of updating the evidence base. As you are aware, Cynllun Eryri the Authority's Partnership Plan is being revised in parallel with the Eryri LDP to ensure coherence between the Authority's two strategic documents. Cynllun Eryri is informed by the State of the Park Report, which brings together data on key trends and future challenges, such as nature, climate, energy, population, visitor management, communities, and culture. The State of the Park Report has identified the following five main priorities:
- Increase biodiversity and ecological resilience.
  - Protect and promote the Welsh language, culture, and heritage.
  - Support resilient and thriving communities.
  - Respond ambitiously to the climate emergency.
  - Encourage safe, responsible access to nature and wellbeing.
- 1.9 Since mid 2025, a series of symposium events has explored these five key priorities, including work on developing a Nature Recovery Action Plan, Gŵyl Fach Eryri community events in Dolgellau and Betws y Coed, a Climate Change Risk Assessment workshop, and a Belonging, Access and Inclusion Symposium. The State of the Park Report and the series of symposium events have informed the evidence base and helped identify the main themes and the key issues that both Cynllun Eryri and Eryri LDP should seek to address.



- 1.10 As part of collating place-based evidence a local residents survey was posted online and on the Authority's social media to collect information about settlements across Eryri and to hear local residents' perspectives on their communities and the issues they are facing. The information gathered will help make informed decisions and ensure that the new Local Development Plan reflects the needs and aspirations of the people who live and work here. The findings will also feed into the Settlement Profiles. The Settlement Profiles will provide an early evidence base to inform the settlement assessments and help shape the spatial strategy for the Local Development Plan. Settlement Profiles are being prepared with input from local residents and Community Councils and supports the placemaking approach by providing a locally informed understanding of each settlement's role, function, character, assets, constraints and opportunities. This evidence helps ensure that the spatial strategy and settlement assessments are grounded in local context, respond to community needs, and promote sustainable, distinctive and resilient places within the National Park.
- 1.11 In addition, a placemaking workshop was held with the Design Commission for Wales to support local planning authorities in enabling high-quality housing and mixed-use development within existing settlements. The workshop focused on two key settlements, Dolgellau and Harlech, with the aim of identifying opportunities to support affordable housing delivery and town centre regeneration through the use of vacant, underused or derelict land. The session brought together officers from Eryri National Park Authority and, Gwynedd Council with expertise in planning, estates, housing, regeneration, transport, conservation, historic environment, ecology and community engagement. It provided a valuable opportunity to share knowledge across departments and authorities, draw on local understanding of community groups and stakeholders, and identify key issues that the Eryri Local Development Plan should seek to address.
- 1.12 In partnership with the Public Mapping Platform, Eryri National Park Authority's Planning Policy Team and Partnerships Team worked with Year 8 students in local schools, beginning in Tywyn, Harlech, Bala and Dyffryn Ogwen, to support early engagement on the preparation of the new Cynllun Eryri and the Eryri Local Development Plan. The work aimed to help young people understand the planning process, identify what matters most to them in their local areas, and provide a meaningful opportunity for their voices to inform future policy and partnership priorities.
- 1.13 In addition, the Integrated SA / SEA Scoping Report has been prepared and consulted upon which provides an important part of the evidence base for the preparation of Eryri Local Development Plan 3. It identifies the sustainability, environmental, social, cultural and economic issues that may influence the Plan, and establishes the framework against which emerging options, policies and proposals will be assessed.

## NEXT STEPS

- 1.14 The team is now in the process of drafting a paper outlining the key issues, draft vision and objectives and discuss strategic options for Eryri Local Development Plan 3. The paper represents an important early step in preparing the LDP and provides a basis for discussion with communities, stakeholders, members, and delivery partners. We'll be sharing parts of the draft paper with members over the coming months to get their input on priorities and direction for LDP3 before wider consultation.

## **2 RESOURCE IMPLICATIONS**

There are no resource implications.

## **3 RECOMMENDATION**

To discuss and approve the content of the Annual Monitoring Report 2025-26, with any additional changes put forward and agreed by the members.

## **4 BACKGROUND PAPERS**

As per the report.





# ERYRI NATIONAL PARK AUTHORITY

## Eryri Local Development Plan **Annual Monitoring Report**

October 2026



# **SNOWDONIA NATIONAL PARK AUTHORITY**



## **ERYRI LOCAL DEVELOPMENT PLAN**

### **ANNUAL MONITORING REPORT**

for the period 1<sup>st</sup> April 2025 to 31<sup>st</sup> of March 2026

**October 2026**

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# 1 INTRODUCTION

- 1.1 The revised Eryri Local Development Plan 2016-2031 (LDP) was adopted on the 6<sup>th</sup> 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 seventh Annual Monitoring Report (AMR), since the adoption of the revised Eryri LDP and it covers the period April 2025 to the end of March 2026. The AMR is submitted to the Welsh Government by the 31<sup>st</sup> 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.

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

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 for several years in a row. Although an increase was seen in the number receiving planning permission (45 units) during the 5th monitoring year, there was a decrease to 17 units during 2024/25. The number of completions increased in 2025/26 (45 units). There may be several local and wider national reasons for the low numbers in recent years. 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 high inflation and the recent increase in building costs, a difficult borrowing environment for developers, small builders, and self-build projects.
- The Housing Trajectory shows an annual shortfall against the Annual Anticipated Housing Requirement (AAR) during 2025/26 with this year's completions 45 units below what was anticipated (51 AAR vs 45 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 -55% for cumulative required build rate from the start of the plan period, 2016/17, up to 31st March 2026. The plan is falling significantly short of what is intended.

- Of the 25 new residential properties that were granted planning permission between April 2025 and March 2026, 4 of these were affordable housing units. The number during 2024/25 was higher than the numbers in previous years, and is higher than the trigger point of 21 units for the first time in the 6 years of monitoring. Despite this, a policy review is required as affordable housing has not been delivered over the period of the plan. 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 7 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. Not many private allocations are coming forward for development, and therefore do not provide a contribution of affordable housing.
- 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 the laying of new underground cables, and cable sealing heads, as part of the Pentir Reinforcement Project in the Trawsfynydd Enterprise Zone.

- Permission was granted for twoHydro schemes in the previous year of monitoring, compared with 35 applications received between 2018/2019. It is assumed that this is due to the changes in Tariff payments.
- 5,965 m<sup>2</sup> new employment floor space (including adaptations/conversions) has been permitted during 2025/2026 within the National Park.
- Permission was given to 11 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.
  - Erection of shelter for visitors in Llanfair Slate Caves
  - Improvements to the existing Mountain Bike Course.
- Between 2025 and 2026, 2 applications were approved to improve community facilities, namely planning permission to install two public toilet facilities in the Snowdonia National Park Authority car park, Llyn Cwellyn, ; and planning permission to demolish an existing band room and build a new single storey band room in Abergynolwyn.
- There has been no or little development of significance to impact on other policies in the Plan.



## GENERAL CONTEXT

### Planning applications 2025-2026

- 1.10 Snowdonia National Park Authority determined 410 planning applications during 2025-26, including Discharge of Condition applications, non-material amendments, and Listed Building Consents. The number of planning applications received has been higher than the past two years. In line with previous years, approvals have continued to be relatively high at 80.3%.
- 1.11 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 2025-26, (excluding Requests to Relax Conditions, Non-material amendments, and Listed Building Consent) and shows a similar pattern to that of previous years, although note that there is a lower percentage for householder developments this year and a higher percentage of applications for housing and utilities/ infrastructure.

| Type of Development                 | Number | Percentage |
|-------------------------------------|--------|------------|
| Advertisements and Signs            | 7      | 2.8%       |
| Agriculture and Fisheries           | 11     | 4.4%       |
| Parking Areas                       | 5      | 2.0%       |
| Chalets                             | 0      | 0.0%       |
| Community Services                  | 2      | 0.8%       |
| Education                           | 1      | 0.4%       |
| Forestry                            | 2      | 0.8%       |
| Holiday Accommodation - Conversion  | 7      | 2.8%       |
| Holiday Parks                       | 2      | 0.8%       |
| Food to go                          | 0      | 0.0%       |
| Development for Householders        | 106    | 42.1%      |
| Industry and Business               | 1      | 0.4%       |
| Minor Development - Other Buildings | 19     | 7.5%       |
| Pubs and Bars                       | 0      | 0.0%       |
| Entertainment and Leisure           | 13     | 5.2%       |
| Renewable - Hydro                   | 2      | 0.8%       |
| Renewable - Other                   | 17     | 6.7%       |
| Renewable - Solar                   | 20     | 7.9%       |
| Housing                             | 25     | 9.9%       |
| Restaurants and Cafe                | 5      | 2.0%       |
| Retail                              | 1      | 0.4%       |
| Static Caravans                     | 0      | 0.0%       |
| Touring and Camping Caravans        | 0      | 0.0%       |
| Transport                           | 1      | 0.4%       |
| Utilities and Infrastructure        | 5      | 2.0%       |

## **Use of Eryri Local Development Plan Policies**

1.12 There are 46 policies within the adopted LDP 2016-2031. 40 policies have been taken into consideration in determining planning applications during 2025-26. The following policies were not used within the monitoring period;

- Strategic Policy E (2): Large Scale Minerals Development
- Strategic Policy E (3): Removal of Slate Waste and Building Stone Quarries
- Development Policy 12: Residential Care Homes and Extra Care Housing
- Development Policy 13: Gypsy and Traveller Sites
- Development Policy 17: Withdrawal of Agricultural Tenure and Holiday Accommodation Condition
- Development Policy 27: Snowdonia Enterprise Zone

## **Appeals**

1.13 There were eight appeals during the 2025-26 monitoring period. Four of these appeals were dismissed.

## **Decisions in accordance with Eryri LDP policies**

1.14 Between 2025 and 2026, no planning decisions (% of all applications) were permitted contrary to an officer's recommendation of refusal.

## **Annual meeting with agents and planners**

No meetings were held with agents and planners during 2025-26.

## 2 THE DEVELOPMENT STRATEGY

### Aim of Strategy:

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

### Context

#### National Park purposes and duty

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

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

In addition, the National Park has a duty to:

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

2.3 The National Park purposes and socio-economic duty, supported by the Sandford principle<sup>1</sup> and the Silkin test<sup>2</sup> set a clear statutory framework for development planning within the National Park. These purposes and duty provide an important strategic focus for the Plan and help to define the scope of future development in the area.

#### Sustainable Development

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

#### Scale of Development

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

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<sup>1</sup>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.

<sup>2</sup>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?'

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. Planning Policy Wales was updated in February 2024. There have been no further amendments since 2024.

## **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

- 2.12 Cynllun Eryri will be reviewed in parallel with the Eryri LDP to ensure co-ordination between the Authority's two strategic documents.

**Exit from the European Union**

- 2.13 Although the true impact of Britain's exit from the European Union in the long term is still unclear, Brexit could have an 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.
- 2.14 In the short term, the exit from the European Union 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**

- 2.15 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 and this remains the case to this day.
- 2.16 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)**

- 2.17 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.
- 2.18 The pandemic crisis 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

## **North Wales Strategic Development Plan**

- 2.19 The Strategic Development Plan for North Wales is currently being prepared. It will aim to foster sustainable economic growth, enhance infrastructure, and improve the overall quality of life for residents. It adopts a midpoint between the National Plan and Local Development Plans (LDPs) and will provide a strategic context for the preparation of subsequent LDPs. The Delivery Agreement was submitted to Welsh Government on 11<sup>th</sup> February 2026 and Welsh Government agreed to the Delivery Agreement and its timetable in a letter dated 24<sup>th</sup> February 2026. The SDP plan-making process has now moved to stage 2 of the timetable - Development of the Evidence Base.

## **Conclusion**

- 2.20 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.



- 2.21 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.
- 2.22 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.
- 2.23 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 Awyr Dywyll/Dark Sky (formerly the International Dark Sky Association) 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 streetlights 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 National Landscapes 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 'ProsiectNôs' 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 'ProsiectNôs', 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 National Landscapes by Light 4 Cundall, supported by a working group of officers from the National Landscapes and the Nocturnal Project of 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. During February 2025, the Welsh Government published a guide called 'Planning for the Conservation and Improvement of Dark Sky in Wales'. This guide exists to help everyone involved in planning for dark skies. Welsh Ministers, Planning Decisions

and Environment Wales (PEDW) and Local Authorities can use these guidelines in their respective roles when reviewing, guiding and deciding on planning applications. Developers can use the good practice guidelines early in the planning process to identify and appropriately address potential problems and design plans appropriately.

- 3.9 The Authority has been part of a joint project with the eight National Landscapes of Wales, for retrofitting light provision work within those areas, and within Eryri. As regards Eryri, officers have continued to retrofit using funding from various funds including the SLSP and Natur Eryri. Some of the main projects include Glan Llyn, the Llyn Tegid Hotel and the MOD site at Capel Curig.
- 3.10 Park officials are about to start a new two-year project which has been funded by the Welsh Government and distributed by the Heritage Lottery Fund. The name of the project is the Nocturnal Networks Project. The work will finish in March 2029 and will identify and develop monitoring methods for dark ecological networks to ensure that darkness is protected for our wildlife. The Clwydian Hills and Dee Valley National Landscape will take the lead on the project as part of the Nocturnal Project partnership.

## **Climate Change**

- 3.11 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.
- 3.12 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.
- 3.13 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).

- 3.14 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 CO<sub>2</sub> and to what degree
  - Actively reduce carbon and to what degree
  - Contribute to the absorption of carbon and to what degree
- 3.15 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. It is 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 (ktCO<sub>2</sub>) for the period of 2020 to 2100. At 2017 CO<sub>2</sub> emissions levels, this budget would be spent within 6 years from 2020
  - Initiate an immediate programme of CO<sub>2</sub> 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.
- 3.16 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.
- 3.17 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

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

### **Eryri's Low Carbon Strategy 2024 - 2029**

- 3.19 The officers of the Authority and the Carbon Scrutiny Group have been working on drawing up a draft of a Low Carbon Strategy for the Authority and this is timely and significant work as the Eryri Plan and the Local Development Plan are being reviewed within the year. In addition to the Welsh Government's 2050 target, the Public Sector has a target of achieving net zero carbon by 2030. This 'combined 2030 ambition' will focus on the footprint of the public sector itself, although recognizing that there is a wider influence and an important leadership role. The organizations' own action plans are likely to include other priority areas but the Welsh Government's four priority areas are considered to be the key to achieving the joint net zero carbon ambition - and they are as follows; Buildings; Mobility and transport; Procurement; and Land use.
- 3.20 So far, the NPA has commissioned 3 reports to inform the evidence base and formulate policies in the National Park. All 3 reports contribute significantly to the evidence base, but they also have their limitations. They will be useful for guiding and feeding information rather than setting arrangements for policy making.
- 3.21 The three reports in question are "The Tyndall Centre: Setting Carbon Budgets for Eryri"; Work by 'Small World Consulting'; and the work of Aquaterra (how the Park organization itself can contribute to decarbonisation). These reports all contained a large number of recommendations and targets for the Authority itself, and the Park area, to ensure progress towards the 2030 target.
- 3.22 During 2025, officials from the National Park submitted a Climate Change Risk Assessment for the Authority. The document states that Eryri is already experiencing the effects of a changing climate, with rising temperatures, more frequent extreme weather, and rising sea levels changing landscapes, ecosystems and communities. This initial Climate Change Risk Assessment provides an evidence base to understand these challenges, structured around the nine Special Attributes that form the basis of the National Park designation. It is intended to inform the next Management Plan for the Authority, the Eryri Plan (2026–2031), and the Local Development Plan (2026–2041), ensuring that climate resilience is embedded in future policy and decision making.

### **Green Infrastructure**

- 3.23 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.
- 3.24 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

- 3.25 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.
- 3.26 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.
- 3.27 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 biodiversity 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.
- 3.28 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.
- 3.29 There have been discussions between the three Welsh National Parks in order to see the best way forward with the Green Infrastructure Assessment work, possibly sharing some elements of the work and sharing ideas about the best methods of setting out the work and collecting data. This work will continue from the end of 2025 onwards.

## Phosphates

- 3.30 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.
- 3.31 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.
- 3.32 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, and now Gwyrfai SAC, are failing to reach these new standards.

- 3.33 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. There were discussions between National Park officials and officers from Wrexham, Flintshire and Denbighshire County Councils, as well as Welsh Water and Natural Resources Wales, in the early months of 2025 in order to gain a better understanding of the issues relating to phosphates and try to understand the implications for the National Park as a result. Welsh Water and Natural Resources Wales officers want to hold further discussions to try to understand the best way forward. It is hoped that Park officers will have further discussions following this in order to understand the implications on areas within the Dee and Gwyrfai catchment areas, and specifically the town of Bala and the surrounding villages going forward with the process of reviewing the Local Development Plan.
- 3.34 The implications for Snowdonia National Park, and the review process are discussed further at the end of the chapter.

### **Strategic Flood Consequences Assessment (SCFA)**

- 3.35 The revised TAN 15 was published in March 2025. The revised TAN contains stricter guidance for development, which includes brownfield land only development in areas of risk and higher thresholds for flood defences
- 3.36 The publication of this revised document was delayed (it was originally due to be published in 2022), and the main reason for this was to enable the Local Planning Authorities (LPAs) to adequately plan for the new flood risk areas, especially when forming Local Development Plans or undergoing review processes.
- 3.37 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.
- 3.38 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**

- 3.39 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.
- 3.40 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'.
- 3.41 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**

- 3.42 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.
- 3.43 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**

- 3.44 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.
- 3.45 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).
- 3.46 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.
- 3.47A 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.

### **Local Flood Risk Management Strategy (Gwynedd Council)**

- 3.48 Gwynedd Council officers have produced a draft document 'Local Flood Risk Management Strategy'. The Flood and Water Management Act, 2010 requires the 22 Lead Local Flood Authorities (LLFA) in Wales to draw up Local Flood Risk Management Strategies (Local Strategy). The Welsh Government's National Strategy for Flood and Coastal Erosion Risk Management (RPLEA) in Wales (National Strategy) states that over 245,000 properties across Wales are at risk of flooding from rivers, the sea and surface water, with nearly 400 properties also at risk of coastal erosion. The National Strategy explains that as the climate changes, we can expect that risk to increase, with more frequent and more serious floods, sea levels rising and the coast eroding at a faster rate. The National Strategy sets out the legal context for RPLEA activities in Wales. Local Authorities are also required in certain circumstances to draw up Flood Risk Management Plans under the Flood Risk Regulations 20093 (now repealed under the EU Retained Law Act).
- 3.49 Different Risk Management Authorities (RMAs) in Wales are responsible for different sources of flood risk. The LLFA in Wales are responsible for 'local flood risk' which is defined as flood risk from; Runoff surface water; Ground Water; and Normal watercourses (generally smaller watercourses). This Strategy focuses on these local sources of flood risk but recognizes and considers other sources of flood risk (including from the sea, larger watercourses and sewers) and associated RMA.
- 3.50 The first Local Strategy was published in 2014, which set out the general approach to local flood risk management. Alongside the Local Strategy, the Flood Risk Management Plans (FRMP) were published. The FRMPs developed the high level objectives and actions outlined in the Local Strategy in a more detailed plan to control flooding in the communities. This document is the second Local Strategy. Although the Council published the Local Strategy and the FRMP separately, this new Local Strategy combines the two documents into one. This reduces any complexity and enables more effective communication and management of local flood risk. In this document, they identify the current and future risks associated with flooding and coastal erosion. The aim is to ensure that the reader is aware of all the sources of flooding in the community, rather than focusing only on the sources for which Gwynedd Council acts as an RMA.

### **TAN 15: Development, Flooding and Coastal Erosion**

- 3.51 An update to the previous TAN15 was published on 31 March 2025. Some of the changes/additions include; increasing emphasis on Local Development Plans when assessing risk and identifying flood mitigation measures; differentiating between green sites and brownfield sites with more flexibility for regeneration in different Zones where that supports the LDP strategy or regeneration plans; more flexibility for Local Planning Authorities to make informed decisions taking into account local evidence and engaging with key stakeholders; and new notification guidance to allow Welsh Ministers to look at very vulnerable new development proposals in flood zone 3 (River and Sea) that Local Planning Authorities intend to approve. The new TAN15 also

incorporates TAN14 and therefore includes assessments relating to the risk of flooding and coastal erosion.

3.52 The flood zone categories have also been modified since the previous TAN (2004). This includes a change from zones A,B and C (with C being split into C1 and C2) to zones 1, 2 and 3. There is also a specific separate category of Protected Zones for areas that are protected by high quality risk management defences that have been legally maintained. The TAN uses a Flood Map for Planning system which is maintained by Natural Resources Wales. This method integrates climate change forecasts/projections (such as sea level rise and rainfall intensity increase). The previous approach was more static and dependent on current risks and historical flood zones. The previous TAN also focused mainly on flooding from rivers or the sea, while the update also includes the risk of surface water flooding.

## **Nature Recovery**

3.53 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.

3.54 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

3.55 Officers within the National Park's agricultural department have been working on creating an 'Eryri Nature Restoration Action Plan 2025-2030' (CGAN). This is a strategic plan for trying to restore the natural environment, and is a plan for anyone who is interested in protecting and improving the world of nature around us. This can include individuals, community groups, schools, landowners, land managers, local and national authorities, businesses and not-for-profit organisations. The Eryri CGAN is a document aimed at promoting biodiversity and ecosystems within the National Park through collaboration with local communities. It replaces the previous Biodiversity Action Plan and aligns with international calls for the restoration of the natural world, as well as the Welsh Government's global legislation, policies and targets. It also coincides with the Climate Emergency and Nature Emergency statements issued in 2019 and 2021 respectively. This CGAN covers the area within the Eryri National Park, which is shared between Gwynedd

and Conwy County Councils. The plan outlines six main objectives, for reaching the goal of putting an end to the decline of biodiversity;

- Engage in and support participation and understanding to embed biodiversity into decisions at all levels
- Protect species and habitats of great importance and improve their management
- Increase the resilience of our natural environment by restoring degraded habitats and creating habitats
- Address key pressures on species and habitats
- Improve our evidence, understanding and monitoring of ecological resilience
- Put a framework of governments and support in place for delivery.

### **Woodlands Strategy**

3.56 Officers within the National Park, and external partners, have come together to produce a 'Trees and Woodlands Strategy 2025-2125' for the Authority. This follows a recent study carried out to assess the carbon footprint of all UK National Parks has highlighted the need for a local carbon reduction and capture and storage plan. As part of the response to this report which is to be published soon, the Park Authority wanted to produce a Tree and Woodland Strategy. As interest increases in acquiring land for tree planting, carbon sequestration, and carbon trading, there is increasing awareness among communities and the Authority of the potential changes ahead. It is essential for the Authority to be prepared to face these challenges and provide guidance on the appropriate actions, locations and density of tree planting initiatives. The Trees and Woodlands Strategy is a document that gives advice and guidance to planners, landowners, land managers, stakeholders and local people in order to manage forests and trees in the landscape, and also to establish new trees and woodlands. Some of the targets of the strategy by 2125 include;

- Restore up to 80% of ancient forest, ensure that they are protected and in good condition
- That 100% of identified ancient trees are under positive control
- An increase in tree cover in the Park by 30% (which is approximately 21,576 ha)

3.57 The Park Authority understands the need to balance the aims of carbon reduction and environmental conservation with the unique characteristics and needs of the local communities. By being proactive and united with the communities, the Authority aims to ensure that any future developments are in line with the general vision for Eryri, taking into account the ecological, social and cultural aspects of the region. It is likely that the release of the carbon footprint study will lead to more attention and discussions regarding carbon capture and storage and trading in Eryri. As custodian of the National Park, the Authority is committed to providing valuable advice and guidance to local communities and stakeholders. This will enable informed decisions to be made regarding the type and scale of tree planting initiatives, ensuring that they contribute positively to the climate goals and the unique character and well-being of Eryri and its inhabitants.

## Environment (Wales) Act 2016

- 3.58 This legislation introduced by the Welsh Government establishes the legislation needed to plan and manage Wales' natural resources in a more proactive, sustainable and co-ordinated 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 effects of climate change.
- 3.59 Policies in the Local Development Plan (2016-2031) work towards the aims of this act and specific policies are included in it with the aim of protecting biodiversity and the environment.

## Future Wales 2040

- 3.60 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;
- 3.61 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"*.
- 3.62 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.
- 3.63 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**

|                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                    |                |                                           |                                                                               |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|----------------|-------------------------------------------|-------------------------------------------------------------------------------|
| <b>Objective</b>                                                                                                                                                                                                                                                                                                                                                                                           | Protecting, Enhancing and Managing the Natural Environment.                                                        |                |                                           |                                                                               |
| <b>Key Policies</b><br>Development Policy 2: Development and the Landscape (2)                                                                                                                                                                                                                                                                                                                             | <b>Related Policies</b><br>Strategic Policy D: Natural Environment (D)<br>Strategic Policy Dd: Climate Change (Dd) |                |                                           |                                                                               |
| <b>Indicator</b>                                                                                                                                                                                                                                                                                                                                                                                           | <b>Target</b>                                                                                                      | <b>Outcome</b> |                                           | <b>Trigger Point</b>                                                          |
| Area of undeveloped coast 3,499 ha.                                                                                                                                                                                                                                                                                                                                                                        | No significant loss of undeveloped coast                                                                           | AMR 1: No      | No significant loss of undeveloped coast. | 1 or more developments resulting in significant loss for 3 consecutive years. |
|                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                    | AMR 2: No      | No significant loss of undeveloped coast. |                                                                               |
|                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                    | AMR 3: No      | No significant loss of undeveloped coast. |                                                                               |
|                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                    | AMR 4: No      | No significant loss of undeveloped coast. |                                                                               |
|                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                    | AMB 5: No      | No significant loss of undeveloped coast  |                                                                               |
|                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                    | AMB 6: No      | No significant loss of undeveloped coast  |                                                                               |
|                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                    | AMB 7: No      | No significant loss of undeveloped coast  |                                                                               |
| <b>Analysis</b>                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                    |                |                                           |                                                                               |
| <p>Permission was given to one application in this period, which was in or partially within an area of undeveloped coast. The application was to;</p> <p>Replace the existing shelter with an 'eco' toilet on the 10th tee at the Royal St David's Golf Club site, Harlech.</p> <p>It is not considered that there has been a significant loss of undeveloped coastline during this monitoring period.</p> |                                                                                                                    |                |                                           |                                                                               |
| <b>Action</b>                                                                                                                                                                                                                                                                                                                                                                                              | Development plan policies are being implemented effectively.                                                       |                |                                           |                                                                               |

## MF02

| Objective                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Protecting, Enhancing and Managing the Natural Environment. |           |                                                                                         |  |               |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------|-----------|-----------------------------------------------------------------------------------------|--|---------------|
| Key Policies                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Policy 2: Development and the Landscape (2)                 |           | Related Policies                                                                        |  |               |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                             |           | Strategic Policy D: Natural Environment (D)<br>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 1: No | No areas of SPA, SAC, SSSI and RAMSAR are negatively affected.                          |  | No loss       |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                             | AMR 2: No | No areas of SPA, SAC, SSSI and RAMSAR are negatively affected.                          |  |               |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                             | AMR 3: No | No areas of SPA, SAC, SSSI and RAMSAR are negatively affected.                          |  |               |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                             | AMR 4: No | No areas of SPA, SAC, SSSI and RAMSAR are negatively affected.                          |  |               |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                             | AMR 5: No | No areas of SPA, SAC, SSSI and RAMSAR are negatively affected.                          |  |               |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                             | AMR 6: No | No areas of SPA, SAC, SSSI and RAMSAR are negatively affected.                          |  |               |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                             | AMR 7: No | No areas of SPA, SAC, SSSI and RAMSAR are negatively affected.                          |  |               |
| Analysis                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                             |           |                                                                                         |  |               |
| <b>SPA</b> – Permission was not given for any development within the SCR area within this monitoring period.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                             |           |                                                                                         |  |               |
| <b>SAC</b> – Twelve applications which intersected a SAC were given permission during this monitoring period and an additional seven for relaxation of conditions and one certificate was granted.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                             |           |                                                                                         |  |               |
| The planning applications that were granted included;                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                             |           |                                                                                         |  |               |
| <ul style="list-style-type: none"><li>• Replace the existing shelter with an 'eco' toilet on the 10th tee, St David's Golf Club, Harlech</li><li>• Advertisement Permission for the installation of one A2 information board, near Llyn Tegid, Bala</li><li>• Insulation and installation of cladding and solar panels on the Warden Centre, installation of ANPR and CCTV cameras, and installation of an entrance gate, Llyn Tegid, Bala</li><li>• Variation of Condition 2 (approved plans) attached to Planning Permission NP5/72/250B dated 24/03/2023 to change the buried device of the bagwork exposed to water function to a concrete culvert, Frongoch</li><li>• Amend Condition No. 6 (external light) attached to Planning Permission NP3/15/202C dated 03/05/2023 to add an external light near Nant Peris</li><li>• Listed Building Consent for changes and change of use of the bunkhouse and outbuilding to a dwelling (Use Class C3) near Dolgellau</li><li>• Retrospective application to retain an external building within the curtilage of an existing house in Harlech</li><li>• Erection of a single storey glass roof extension to the rear in Harlech</li><li>• Retrospective application to build a log store and bicycle store, a shed and a carport in Harlech</li></ul> |                                                             |           |                                                                                         |  |               |



- Demolish existing concrete fuel shed, erect garage, erect glass railing, extend balcony, and change window to patio doors, Maentwrog
- Refurbishment and installation of a new siphon system, Llyn Mair, Maentwrog
- Modifications and change of use of the bunkhouse, outbuilding, and its curtilage in dwelling house (Use Class C3), Dolgellau

**SSSI** –16 applications were permitted either within the SSSI area or intersecting them. The 16 applications are noted below.

- Listed Building Consent for alterations and change of use of the bunkhouse and outbuilding to a dwelling house (Use Class C3) near Dolgellau
- Advertisement Permission for the installation of one A2 information board, near Llyn Tegid, Bala
- Amend Condition No. 6 (external light) attached to Planning Permission NP3/15/202C dated 03/05/2023 to add an external light near Nant Peris
- Construction of a guided extension to an existing energy shed and retrospective consent for a previously built wood chip store, near Nant Gwynant.
- Insulation and installation of cladding and solar panels on the Warden Centre, installation of ANPR and CCTV cameras, and installation of an entrance gate, Llyn Tegid, Bala
- Retrospective application to keep an external building within the curtilage of an existing house, in Harlech
- Erection of a single storey glass roof extension to the rear, Harlech
- Retrospective application to erect a log store and bicycle store, shed and carport, Harlech
- Converting an attached garage into living space adding a pitched roof and demolishing the existing shed and building a new garden/storage shed, Garndolbenmaen
- Variation of Condition 2 (approved plans) attached to Planning Permission NP5/72/250B dated 24/03/2023 to change the buried device of the bagwork exposed to water function to a concrete culvert, Frongoch
- Demolish existing concrete fuel shed, erect garage, erect glass railing, extend balcony, and change window to patio doors, Maentwrog
- Installation of two leak free public toilet facilities, one timber clad, one steel clad and external waterless urinals, Rhyd Ddu
- Renewal and installation of a new siphon system, Maentwrog
- Replace the existing shelter with an 'eco' toilet on the 10th tee, St David's Golf Club, Harlech
- Modifications and change of use of the bunkhouse, outbuilding, and its curtilage in a dwelling house (Use Class C3), Dolgellau
- Re-align 50m of the access path to the campsites, build an extension to "Y Cegin", and build a building that houses a waste treatment machine, Nant Gwynant.

There were 7 applications for relaxation of conditions and one certificate was granted.

**RAMSAR** – Permission was given to two applications that were within or partially within the RAMSAR area during this period.

- Advertisement Permission for placing one A2 information board near Llyn Tegid, Bala
- Insulation and installation of cladding and solar panels on the Warden Centre, installation of ANPR and CCTV cameras, and installation of an entrance gate near Llyn Tegid, Bala.

It is considered that no areas of SPA, SAC, SSSI and RAMSAR are negatively affected due to

|                                                                                                                |                                                              |
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| the permitted developments, and that there is no new development of a nature that can affect the designations. |                                                              |
| <b>Action</b>                                                                                                  | Development plan policies are being implemented effectively. |

## MF02a

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |               |                                                             |                                                                       |                      |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|-------------------------------------------------------------|-----------------------------------------------------------------------|----------------------|
| <b>Objective</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |               | Protecting, Enhancing and Managing the Natural Environment. |                                                                       |                      |
| <b>Key Policies</b><br>Development Policy 2: Development and the Landscape (2)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |               | <b>Related Policies</b>                                     |                                                                       |                      |
| <b>Indicator</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <b>Target</b> | <b>Outcome</b>                                              |                                                                       | <b>Trigger Point</b> |
| 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:                                                   | It is not considered that Dark Sky core areas are negatively affected |                      |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |               | AMR No 5:                                                   | It is not considered that Dark Sky core areas are negatively affected |                      |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |               | AMR No 6:                                                   | It is not considered that Dark Sky core areas are negatively affected |                      |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |               | AMR No 7:                                                   | It is not considered that Dark Sky core areas are negatively affected |                      |
| <b>Analysis</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |               |                                                             |                                                                       |                      |
| 12 applications were permitted within (or were intersecting) Dark Sky core areas during this monitoring period. These developments included;                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |               |                                                             |                                                                       |                      |
| <ul style="list-style-type: none"><li>Amend Condition No. 6 (external light) attached to Planning Permission NP3/15/202C dated 03/05/2023 to add an external light, near Nant Peris. No effect on the designation of Dark Sky and there was no objection from Dark Sky officials</li><li>Construction of a guided extension to an existing energy shed and retrospective consent for a previously built wood chip store, in Nant Gwynant</li><li>Erection of a domestic wooden shed for storage purposes, near Beddgelert</li><li>Re-align 50m of the access path to the campsites, build an extension to "Y Gegin", and build a building that houses a waste treatment machine near Nant Gwynant</li><li>Extension to the front of the cabin, Trawsfynydd Holiday Village</li><li>Replace existing wooden and metal windows &amp; doors with UPVC windows and doors, Parc</li><li>Non-material Amendment to Planning Permission NP5/78/578 dated 28/02/2024 to relocate a tool cabin, near Trawsfynydd</li><li>Build decking in front and side of the cabin, Trawsfynydd Holiday Village</li><li>Extension to the existing veranda along the southern elevation, Trawsfynydd Holiday Village</li><li>Vehicle stopping system (Traffic barrier), near Frongoch</li></ul> |               |                                                             |                                                                       |                      |



- Retrospective application for the construction of two temporary access points off the B4407, a temporary access route and loading area and associated works for forestry purposes near Ysbyty Ifan
- Variation of Condition 2 (approved plans) attached to Planning Permission NP5/72/250B dated 24/03/2023 to change the buried device of the bagwork exposed to water function to a concrete culvert, near Frongoch.

In addition to this there were four applications relating to the relaxation of conditions, which were in or partially in a dark sky core area (not relevant to dark sky matters).

|               |                                                              |
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| <b>Action</b> | Development plan policies are being implemented effectively. |
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## MF02b

|                                                                                                                                                                                                                 |                                                             |                                                                 |                                                                            |               |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------|-----------------------------------------------------------------|----------------------------------------------------------------------------|---------------|
| Objective                                                                                                                                                                                                       | Protecting, Enhancing and Managing the Natural Environment. |                                                                 |                                                                            |               |
| Key Policies<br>Development Policy 2: Development and the Landscape (2)                                                                                                                                         |                                                             | Related Policies<br>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. |               |
|                                                                                                                                                                                                                 |                                                             | AMR No 5                                                        | It is not considered that the Dyfi Biosphere area was negatively affected. |               |
|                                                                                                                                                                                                                 |                                                             | AMR No 6                                                        | It is not considered that the Dyfi Biosphere area was negatively affected. |               |
|                                                                                                                                                                                                                 |                                                             | AMR No 7                                                        | It is not considered that the Dyfi Biosphere area was negatively affected. |               |
| Analysis                                                                                                                                                                                                        |                                                             |                                                                 |                                                                            |               |
| No application which intersected the Dyfi biosphere <i>core</i> area was granted during this monitoring period.In terms of the areas of the biosphere, which were not core areas (that is transition and buffer |                                                             |                                                                 |                                                                            |               |

areas), 18 planning applications were granted as well as 3 applications for the cancellation of condition/s and four certificates were approved.

The 18 applications within the buffer area included the following:

- Changes to the permitted Red Bull Hard Line (Mountain Bike) course to include additional sections of the track and the removal and restoration of an already approved section of track and jump, near Dinas Mawddwy
- Extensions and changes to properties in Aberdyfi
- Non-material amendment to change the design of the barriers on the balcony which were permitted under previous planning permission (partial revocation qualification for replacement and increase of existing cover area and erection of spiral access stairs), to a property in Aberdyfi
- Installing UPVC windows on a property in Aberdyfi
- Listed Building Consent for alterations to an existing rear flat roof extension, including damp proofing and replacement of a skylight on a property in Aberdyfi
- Installing skylights on an external building within a residential curtilage on a property in Pennal.
- Retrospective application to regulate work that is not in accordance with previous Planning Permission, including a single storey extension to the South elevation, changes to the North and East elevations, changes to the roof and external cladding, a new retaining wall and the addition of a Juliet balcony, in a property in Aberdyfi
- Construction of 1 separate shed to store equipment and machinery to maintain adjacent land (Re-submission), in a property in Aberdyfi
- Alterations, extensions and the creation of a parking and turning area, including an associated building, retention and landscaping activities in connection with a short-term installation (Class C6 Use) in Aberdyfi
- Forming a staff car park, minibus parking area, support structures, stairs, footpath, revising the geometry of the junction, regrading an access road, resurfacing an access road and car park, barriers, lighting, landscaping and related works, in Aberdyfi
- Engineering work including erecting retaining walls, a ramp and an extension that holds a lift, at a property in Aberdyfi
- Alterations and extensions, to property in Aberdyfi
- Build an extension to create a new entrance to Aberdyfi Hall
- Listed Building Consent for work to the roof, to include replacing roof timbers, repairing the ceiling, changes to the dome, and insulating the loft, in Pantperthog Village Hall
- Install an air source heat pump to the front of the property in Pantperthog
- Replacement of a conservatory on a property in Aberdyfi
- Engineering work including erecting retaining walls and building a garage on a property in Aberdyfi
- Install solar panels on the roof and an external battery unit on the northern elevation on a property in Aberdyfi.

|               |                                                                     |
|---------------|---------------------------------------------------------------------|
| <b>Action</b> | <b>Development plan policies are being implemented effectively.</b> |
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**MF02c**

|                                                                                    |                                                             |                |     |                      |
|------------------------------------------------------------------------------------|-------------------------------------------------------------|----------------|-----|----------------------|
| <b>Objective</b>                                                                   | Protecting, Enhancing and Managing the Natural Environment. |                |     |                      |
| <b>Key Policies</b><br>Strategic Policy D: Natural Environment (D)                 | <b>Related Policies</b>                                     |                |     |                      |
| <b>Indicator</b>                                                                   | <b>Target</b>                                               | <b>Outcome</b> |     | <b>Trigger Point</b> |
| 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 |                      |
|                                                                                    |                                                             | AMR No 5:      | N/a |                      |
|                                                                                    |                                                             | AMR No 6:      | N/a |                      |
|                                                                                    |                                                             | AMR No 7:      | 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                                                                                                                                                                                                                                                                      |                                                                                                           | Related Policies                                            |                                                                                                 |               |
| Strategic Policy A: National Park Purposes and Sustainable Development (A)                                                                                                                                                                                                        |                                                                                                           |                                                             |                                                                                                 |               |
| Strategic Policy D: Natural Environment (D)                                                                                                                                                                                                                                       |                                                                                                           |                                                             |                                                                                                 |               |
| Indicator                                                                                                                                                                                                                                                                         | Target                                                                                                    | Outcome                                                     |                                                                                                 | Trigger Point |
| <p>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.</p> <p>An update to NCT was published on March 31 2025, introducing new flood categories. These categories include Zone 1, Zone 2,</p> | 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 |               |
|                                                                                                                                                                                                                                                                                   |                                                                                                           | AMR No 5:                                                   | No applications were considered unacceptable in terms of the potential consequences of flooding |               |
|                                                                                                                                                                                                                                                                                   |                                                                                                           | AMR No 6:                                                   | No applications were considered unacceptable in terms of the potential consequences of flooding |               |

|                                                                                                                                        |  |           |  |  |
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| Zone 3 and Protected Zones. The monitoring work in this annual report reflects these new zones, and not Zones C1 and C2 as previously. |  | AMR No 7: |  |  |
|----------------------------------------------------------------------------------------------------------------------------------------|--|-----------|--|--|

## Analysis

- **Zone 1 (Very Low Risk – where developments are acceptable in principle)**– 20 developments were permitted, which were within or partly within a Zone 1 area during this monitoring period and five applications to remove conditions. The applications included the following;
- Install solar PV panels, air source heat pump, replace external windows and doors, renew roof, Beddgelert
- Retrospective application to erect a separate 1.5 storey curtilage building for occasional use including a home office, gym/yoga room and storage in Dolwyddelan
- Erection of a greenhouse connected to the residential property near Arthog
- Extend the front garden patio area and locate a shepherd's hut for occasional use with the residential property, Arthog
- Insulation and installation of cladding and solar panels on the Warden Centre, installation of ANPR and CCTV cameras, and installation of an entrance gate, Llyn Tegid
- Renovation of the existing building to include a new roof, PV panels on the roof, new fascias and rainwater products, new windows and doors, external wall insulation, and chimney renewal with new beaded post and ventilation caps in Bala
- Advertisement Permission for placing one A2 information board near Llyn Tegid
- Permission to Display an Advertisement for a digital display screen, Bala.
- Erection of an agricultural building to store materials and machinery only, and install an associated surface water stone ditch, Bryncrug
- A non-material amendment to a previous Planning Permission for changing the external finish from stone to render on the smaller gable on the North East / North West elevations (Crafts Workshop area). Dolgellau
- Vary Condition 2 (Approved Plans) and delete Condition 3 (Prohibition of erecting shelters, greenhouses etc.) attached to a previous Planning Permission and erecting a bicycle shelter and car pools, greenhouses and a shed, near Dolgellau
- Non-material amendment to change the design and roofing material of the first floor extension of the existing workshop/laundry space to accommodate open plan office space approved under previous Planning Permission, Dolgellau
- Variation of Condition No. 2 (Approved plans) of Appeal Decision in relation to a previous planning application, in Dolgellau
- Erection of a stand in the Dolgellau football field
- Listed Building Consent to convert two properties into one dwelling, including replacing an existing rear extension with a new extension, internal changes to form a connecting opening, and restoration of wooden sash windows to the rear elevation, Dolgellau.
- Converting two properties into one dwelling, replacing an existing rear extension with a new extension, and restoring wooden sash windows to the rear elevation in Dolgellau
- Retrospective application to locate a mobile catering van and associated seating area on the forecourt in Talsarnau
- Install solar panels on the front and rear elevation and an air source heat pump on the rear elevation, Talsarnau
- Install solar panels on the front and rear roof and install an air source heat pump on the rear aspect, Talsarnau

- Creation of 8 permeable hard areas for tents (which include slates) together with an internal access route on the western tent camping ground, Talsarnau.

**Zone 2** (*Medium Risk – Developments may be acceptable, but depending on their sensitivity*) – 44 developments were permitted which were within, or partly within, a Zone 2 area during this monitoring period and 16 applications to remove condition(s) were approved. The applications approved included:

- Install solar PV panels, air source heat pump, replace external windows and doors, renew roof, Beddgelert
- Erection of a domestic wooden shed for storage purposes in Beddgelert
- Re-align 50m of the access path to the campsites, build an extension to "Y Gegin", and build a building that houses a waste treatment machine in Nant Gwynant
- Amend Conditions No. 3 (Outline Construction Environmental Management Plan) and 11 (detailed landscaping plan) attached to a previous Planning Permission to allow a change in working hours and assessment of a landscaping plan near Betws y Coed
- Listed Building Consent to install a new slate floor to match the existing one, install a new raised wooden floor to re-install the original seats and pulpit, and install an additional step to the west entrance in Capel Curig
- Keeping an air source heat pump to the rear of the property in Dolwyddelan
- Retrospective application to erect a separate 1.5 storey curtilage building for occasional use including a home office, gym/yoga room and storage in Dolwyddelan
- Demolition of the existing garage and construction of a new 3 bay garage covered with timber in Dwygyfylchi.
- Changes to the existing single storey side structure, including increasing the height of the roof and variations to windows in Capelulo
- Replacement of a conservatory in Aberdyfi
- Erection of a greenhouse connected to the residential property near Arthog
- Extend the front garden patio area and locate a shepherd's hut for occasional use with the residential property, Arthog
- Insulation and installation of cladding and solar panels on the Warden Centre, installation of ANPR and CCTV cameras, and installation of an entrance gate, Llyn Tegid
- Refurbishment of the existing building to include a new roof, PV panels on the roof, new fascias and rainwater products, new windows and doors, external wall insulation, and chimney renewal with new beaded post and ventilation caps in Bala
- Advertisement Permission for placing one A2 information board near Llyn Tegid
- Permission to Display an Advertisement for a digital display screen, Bala
- Erection of a two-storey extension in Brynchrug.
- Erection of an agricultural building to store materials and machinery only, and install an associated surface water stone ditch, Brynchrug
- Listed Building Consent for work to the roof, to include replacing roof timbers, repairing the ceiling, changes to the dome, and insulating the loft at Pantperthog
- A non-material amendment to a previous Planning Permission for changing the external finish from stone to render on the smaller gable on the North East / North West elevations (Crafts Workshop area). Dolgellau

- Vary Condition 2 (Approved Plans) and delete Condition 3 (Prohibition of erecting shelters, greenhouses etc.) attached to a previous Planning Permission and erecting a bicycle shelter and car pools, greenhouses and a shed, near Dolgellau
- Installation of external lighting in connection with the development permitted under previous Planning Consent, near Dolgellau
- Non-material amendment to change the design and roofing material of the first floor extension of the existing workshop/laundry space to accommodate open plan office space approved under previous Planning Permission, Dolgellau
- Changes to shop front and windows, Dolgellau.
- Variation of Condition No. 2 (Approved plans) of a previous Appeal Decision in relation to a planning application, Pont yr Aran, Dolgellau
- Erection of stand, Dolgellau football field.
- Listed Building Consent to install solar film on all windows, Dolgellau
- Listed Building Consent to convert two properties into one dwelling, including replacing an existing rear extension with a new extension, internal changes to form a connecting opening, and restoration of wooden sash windows to the rear elevation, Dolgellau
- Converting two properties into one dwelling, replacing an existing rear extension with a new extension, and restoring wooden sash windows to the rear elevation, Dolgellau
- Replace the existing conservatory with a timber-framed glass conservatory, Dolgellau
- Listed Building Consent for internal and external work, including retaining door and replacing windows and conservatory, Dolgellau
- Erection of a new detached garage/workshop, Talybont
- Installation of an air source heat pump on the rear elevation of the garage, Talybont
- Convert part of a garage and build an extension to form an annex on the ground floor, Llanbedr
- Roof on top of existing manure storage and extension to the agricultural shed, near Bontddu
- Installation of an air source heat pump within a residential curtilage and Solar Panels, Llwyngwrl.
- Renovate existing toilets and install new external cladding, renew existing parking spaces and create new spaces, install ANPR and CCTV cameras, and install a new entrance gate, Llangywer
- Install solar panels on an existing roof, Llanuwchllyn
- Variation of Condition 2 (approved plans) attached to previous Planning Permission to change the buried device from the bagwork open to water function to a concrete culvert, Frongoch
- Replace existing wooden and metal windows & doors with UPVC windows and doors, Parc
- Retrospective application to locate a mobile catering van and associated seating area on the forecourt, Talsarnau
- Install solar panels on the front and rear elevation and an air source heat pump on the rear elevation, Talsarnau
- Install solar panels on the front and rear roof and install an air source heat pump on the rear aspect (another property), Talsarnau
- Creation of 8 permeable hard areas for tents (which include slates) together with an



internal access route on the western tent camping ground, Talsarnau.

**Zone 3 (High Risk - The most restricted zone, developments such as new houses are prohibited unless there is exceptional justification)** - 37 developments were allowed that were within, or partially within, the Zone 3 area during this monitoring period and 10 applications to remove condition(s) were approved. The permitted applications included;

- Changes to the existing single storey side structure, including increasing the height of the roof and variations to windows in Capelulo
- Replace existing wooden and metal windows & doors with UPVC windows and doors, Parc
- Keeping an air source heat pump to the rear of the property in Dolwyddelan
- Listed Building Consent to install solar film on all windows, Dolgellau
- Erection of a greenhouse connected to the residential property near Arthog
- Erection of stand, Dolgellau football field
- Converting two properties into one dwelling, replacing an existing rear extension with a new extension, and restoring wooden sash windows to the rear elevation, Dolgellau
- Variation of Condition No. 2 (Approved plans) of a previous Appeal Decision in relation to a planning application, Pont yr Aran, Dolgellau
- Retrospective application to erect a separate 1.5 storey curtilage building for occasional use including a home office, gym/yoga room and storage in Dolwyddelan
- Retrospective application to locate a mobile catering van and associated seating area on the forecourt, Talsarnau
- Erection of a domestic wooden shed for storage purposes in Beddgelert.
- Insulation and installation of cladding and solar panels on the Warden Centre, installation of ANPR and CCTV cameras, and installation of an entrance gate, Llyn Tegid
- Listed Building Consent to install a new slate floor to match the existing one, install a new raised wooden floor to re-install the original seats and pulpit, and install an additional step to the west entrance in Capel Curig
- Install solar PV panels, air source heat pump, replace external windows and doors, renew roof, Beddgelert
- Demolition of the existing garage and construction of a new 3 bay garage covered with timber in Dwygyfylchi
- Install solar panels on the front and rear roof and install an air source heat pump on the rear elevation, Talsarnau
- Creation of 8 permeable hard areas for tents (which include slates) together with an internal access route on the western tent camping ground, Talsarnau
- Listed Building Consent for internal and external work, including retaining door and replacing windows and conservatory, Dolgellau
- Listed Building Consent to convert two properties into one dwelling, including replacing an existing rear extension with a new extension, internal changes to form a connecting opening, and restoration of wooden sash windows to the rear elevation, Dolgellau
- Erection of a two-storey extension in Brynchrug
- Roof on top of existing manure storage and extension to the agricultural shed, near Bontddu
- Installation of an air source heat pump within a residential curtilage and Solar Panels, Llwyngwrl
- Installation of an air source heat pump on the rear elevation of the garage, Talybont
- Install solar panels on the front and rear elevation and an air source heat pump on the rear elevation, Talsarnau
- Variation of Condition 2 (approved plans) attached to previous Planning Permission to

change the buried device from the bagwork open to water function to a concrete culvert, Frongoch

- Non-material amendment to change the design and roofing material of the first floor extension of the existing workshop/laundry space to accommodate open plan office space approved under previous Planning Permission, Dolgellau
- Changes to shop front and windows, Dolgellau
- Erection of a new detached garage/workshop, Talybont
- Replace the existing conservatory with a timber-framed glass conservatory, Dolgellau
- Listed Building Consent for work to the roof, to include replacing roof timbers, repairing the ceiling, changes to the dome, and insulating the loft at Pantperthog
- Convert part of a garage and build an extension to form an annex on the ground floor, Llanbedr
- A non-material amendment to a previous Planning Permission for changing the external finish from stone to render on the smaller gable on the North East / North West elevations (Crafts Workshop area). Dolgellau.
- Erection of an agricultural building to store materials and machinery only, and install an associated surface water stone ditch, Bryncrug
- Extend the front garden patio area and locate a shepherd's hut for occasional use with the residential property, Arthog
- Amend Conditions No. 3 (Outline Construction Environmental Management Plan) and 11 (detailed landscaping plan) attached to a previous Planning Permission to allow a change in working hours and assessment of a landscaping plan near Betws y Coed
- Vary Condition 2 (Approved Plans) and delete Condition 3 (Prohibition of erecting shelters, greenhouses etc.) attached to a previous Planning Permission and erecting a bicycle shelter and car pools, greenhouses and a shed, near Dolgellau
- Replacement of a conservatory in Aberdyfi.

**Protected Zone-** 18 developments were permitted that were within, or partially within, a protected Zone area during this monitoring period and 7 applications to remove condition(s) were approved. The granted applications included;

- Permission to Display an Advertisement for a digital display screen, Bala
- Listed Building Consent to install solar film on all windows, Dolgellau
- Converting two properties into one dwelling, replacing an existing rear extension with a new extension, and restoring wooden sash windows to the rear elevation, Dolgellau
- Listed Building Consent for internal and external work, including retaining door and replacing windows and conservatory, Dolgellau
- Listed Building Consent to convert two properties into one dwelling, including replacing an existing rear extension with a new extension, internal changes to form a connecting opening, and restoration of wooden sash windows to the rear elevation, Dolgellau
- Non-material amendment to change the design and roofing material of the first floor extension of the existing workshop/laundry space to accommodate open plan office space approved under previous Planning Permission, Dolgellau
- Changes to shop front and windows, Dolgellau.
- Replace the existing conservatory with a timber-framed glass conservatory, Dolgellau
- A non-material amendment to a previous Planning Permission for changing the external finish from stone to render on the smaller gable on the North East / North

West elevations (Crafts Workshop area). Dolgellau

- Vary Condition 2 (Approved Plans) and delete Condition 3 (Prohibition of erecting shelters, greenhouses etc.) attached to a previous Planning Permission and erecting a bicycle shelter and car pools, greenhouses and a shed, near Dolgellau
- Variation of Condition No. 2 (Approved plans) of a previous Appeal Decision in relation to a planning application, Pont yr Aran, Dolgellau
- Erection of a greenhouse connected to the residential property near Arthog
- Extend the front garden patio area and locate a shepherd's hut for occasional use with the residential property, Arthog.
- Retrospective application to locate a mobile catering van and associated seating area on the forecourt, Talsarnau
- Install solar panels on the front and rear roof and install an air source heat pump on the rear elevation, Talsarnau
- Creation of 8 permeable hard areas for tents (which include slates) together with an internal access route on the western tent camping ground, Talsarnau
- Erection of a single storey extension to the front and side (amended application), Talsarnau
- Install solar panels on the front and rear elevation and an air source heat pump on the rear elevation, Talsarnau.

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. In some cases/applications, NRW gave suggestions or requirements in order to ensure and improve an application in terms of its risk against flooding. There were no decisions contrary to the recommendations or opinions of NRW.

|               |                                                              |
|---------------|--------------------------------------------------------------|
| <b>Action</b> | 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 |                                                                  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                              | AMR No 5:        | n/a |                                                                  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                              | AMR No 6:        | n/a |                                                                  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                              | AMR No 7:        | n/a |                                                                  |
| Analysis                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                              |                  |     |                                                                  |
| From 7 <sup>th</sup> January 2019, all new developments of more than one dwelling house or where the construction area is 100m <sup>2</sup> 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 1:           | No | No significant loss | 1 development resulting in significant loss for 3 consecutive years or 3 developments resulting in significant loss in 1 year |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                             | AMR 2:           | No | No significant loss |                                                                                                                               |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                             | AMR 3:           | No | No significant loss |                                                                                                                               |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                             | AMR 4:           | No | No significant loss |                                                                                                                               |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                             | AMR 5:           | No | No significant loss |                                                                                                                               |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                             | AMR 6:           | No | No significant loss |                                                                                                                               |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                             | AMR 7:           | No | No significant loss |                                                                                                                               |
| Analysis                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                             |                  |    |                     |                                                                                                                               |
| <p><b>Open Spaces:</b> Five applications were granted within, or partially within, areas of open space during 2025/2026. There were four applications for the removal of conditions and one certificate was agreed. The applications included the following;</p> <ul style="list-style-type: none"><li>Non-material amendment to change the design of the barriers on the balcony which were permitted under previous planning permission (partial revocation qualification for replacement and increase of existing cover area and erection of spiral access stairs) in a property in Aberdyfi</li><li>Engineering work including erecting retaining walls, a ramp and an extension that holds a lift, at a property in Aberdyfi</li></ul> |                                                             |                  |    |                     |                                                                                                                               |

- Erection of a stand on the Dolgellau football field
- Create a storage area, extend an existing fence, form a hard floor and erect two shelters at Ysgol Godre'r Berwyn, Y Bala
- Installation of Video Assistant Referee (VAR) Infrastructure which includes the construction of 1 wooden kiosk (Video Operations Room), 2 camera poles and related development including foundations on Maes Tegid football field, Bala.  
football field

**Green Wedges:** Two applications were granted within a green wedge area during 2025/2026. These were applications to;

- Replace an existing cabin with a detached two-storey house in Dyffryn Ardudwy
- A non-material amendment to a previous planning permission, in order to change the design of windows on the front and rear views in Dyffryn Ardudwy.

Permission was granted to revoke conditions on an application relating to the Llyn Tegid Railway near Bala

It is not considered that there has been a significant loss to areas of Open Spaces and/or Green Wedges during this monitoring period.

|               |                                                              |
|---------------|--------------------------------------------------------------|
| <b>Action</b> | 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 1: No        | No inappropriate development | 1 development resulting in loss of openness |               |
|                                                                                                       |                                                             | AMR 2: No        | No inappropriate development |                                             |               |
|                                                                                                       |                                                             | AMR 3: No        | No inappropriate development |                                             |               |
|                                                                                                       |                                                             | AMR 4: No        | No inappropriate development |                                             |               |
|                                                                                                       |                                                             | AMR 5: No        | No inappropriate development |                                             |               |
|                                                                                                       |                                                             | AMR 6: No        | No inappropriate development |                                             |               |
|                                                                                                       |                                                             | AMR 7: No        | No inappropriate development |                                             |               |
| Analysis                                                                                              |                                                             |                  |                              |                                             |               |
| Two applications were granted within a green wedge area during 2025/2026. These were applications to; |                                                             |                  |                              |                                             |               |

- Replace an existing cabin with a detached two-storey house in Dyffryn Ardudwy
- Non-material Amendment to previous planning permission, in order to change the design of windows on the front and rear views in Dyffryn Ardudwy

Permission was given to remove conditions on an application relating to the Llyn Tegid Railway near Bala

These were not considered to be inappropriate developments, or 'new' developments within Green Wedge areas and any potential impacts had received mitigation measures or been deemed acceptable by officers, so it can be stated that the policy is being implemented effectively.

|               |                                                              |
|---------------|--------------------------------------------------------------|
| <b>Action</b> | Development plan policies are being implemented effectively. |
|---------------|--------------------------------------------------------------|

## MF11

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                              |                  |     |               |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------|------------------|-----|---------------|
| Objective                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Protecting, Enhancing and Managing the Natural Environment.  |                  |     |               |
| Key Policies                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                              | Related Policies |     |               |
| Indicator                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Target                                                       | Outcome          |     | Trigger Point |
| Monitor progress of the Shoreline Management Plan                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Monitor Progress                                             | AMR No 1:        | n/a |               |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                              | AMR No 2:        | n/a |               |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                              | AMR No 3:        | n/a |               |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                              | AMR No 4:        | n/a |               |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                              | AMR No 5:        | n/a |               |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                              | AMR No 6:        | n/a |               |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                              | AMR No 7:        | 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>Gwynedd Council has now produced a draft version of its Local Flood Risk Management Strategy, which includes looking at the risk of flooding from the sea as well as coastal erosion (among floods in general). Officials from the Park will hold discussions with Gwynedd Council and Gwynedd Consultancy officials regarding these issues, which will be relevant for revising the Local Development Plan and dealing with work related to the Shoreline Plan. It will also be necessary to consider some of the Council's policies, for example the Coastal Change Management Area Policy, and consider the possibility of developing a suitable policyfor the Park area.</p> |                                                              |                  |     |               |
| Action                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Development plan policies are being implemented effectively. |                  |     |               |

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

- 3.64 '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.
- 3.65 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.
- 3.66 As mentioned previously in para. 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.
- 3.67 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
- 3.68 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 northwest Wales to promote and develop sustainable resource management contributing to the health of all life in the area.



- 3.69 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.
- 3.70 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.

## **Case Studies**

### **Small hydro-power schemes**

#### **Consent was granted for two new hydropower schemes during this monitoring report period (2025-2026)**

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 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.

116 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 7MW (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

|                      | <b><i>Permitted</i></b> | <b><i>Refused</i></b> | <b><i>Withdrawn</i></b> |
|----------------------|-------------------------|-----------------------|-------------------------|
| <b><i>Number</i></b> | 116                     | 19                    | 4                       |

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 (2023) Bill**

- 4.1 When the Local Development Plan (LDP) 2016-2031 was adopted, the Historic Environment Act (2016) was passed, which offered 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 considered the Act and included a Policy protecting Candidate World Heritage Sites, in order to safeguard 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. .
- 4.2 The Historic Environment (Wales) Act 2023 came into force fully on 4th November 2024. Although it is a consolidation and accessibility exercise to a large extent, it does not change significant protections or management regimes for listed buildings, scheduled monuments, or conservation areas. Specifically, this law:
- replaces the previous statutory frameworks, the Ancient Monuments and Archaeological Areas Act 1979, and the Planning (Listed Buildings and Conservation Areas) Act 1990 (as applied in Wales);
  - provides a coherent, bilingual and codified legal structure for practitioners, including Planning Authorities, Heritage Advisers, and Developers;
  - emphasises clarity, accessibility, and consistency in legislation, without changing protections.
- 4.3 Therefore, the Historic Environment (Wales) Act 2023 does not significantly change the level of protection for historic sites but rather improves legal clarity, accessibility and consistency, directly affecting how local authorities prepare, update and implement local development plans.
- 4.4 Technical Advice Note 24: The Historic Environment (TAN 24), complements the Historic Environment (Wales) Act 2016 and is consistent with wider planning policy frameworks such as Planning Policy Wales (PPW). It ensures that changes and developments to historic sites are carefully managed to balance conservation with sustainable development. The guidance was updated in March 2026 to align with current legislation and standards of good practice from 2017 onwards, including references to the Historic Environment (Wales) Act 2023.

- 4.5 As one of the SNPA projects, the Dolgellau Townscape Heritage project has offered eligible property owners a special opportunity to receive a grant to repair buildings, restore lost architectural features and bring empty floors back into economic use. Another aim of the initiative was to promote awareness of the town's heritage and encourage the community and visitors to play a greater part in their cultural heritage. There is an update on the Dolgellau Townscape Heritage Project in the Case Study section of this chapter.
- 4.6 The Another SNPA project is one to manage Snowdonia's 14 Conservation Areas. It was funded by the Welsh Government's *Sustainable Landscapes, Sustainable Places* fund, the aim of the project 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 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. 4.7 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. Information on the Conservation Areas Project is included in the Case Study section of this chapter.

**MF12**

| <b>Objective</b>                                                      | <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> |           |                                                                |               |
|-----------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|----------------------------------------------------------------|---------------|
| <b>Key Policies</b><br>Strategic Policy Ff: Historic Environment (Ff) | <b>Related Policies</b><br>Development Policy 6: Sustainable Design and Materials<br><br>Development Policy 7: Listed and Traditional Buildings<br><br>Development Policy 8: Protection of Non-Designated Sites<br><br>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 |               |
|                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | AMR No 5: | Preparation underway but delayed due to other work commitments |               |
|                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | AMR No 6: | Preparation underway but delayed due to other work commitments |               |
|                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | AMR No 7: | Preparation underway but delayed due to other work commitments |               |

|                                                                                                                          |  |
|--------------------------------------------------------------------------------------------------------------------------|--|
| <b>Analysis</b>                                                                                                          |  |
| SPG preparation is underway in order to support the adopted policies but has been delayed due to other work commitments. |  |
| <b>Action</b>                                                                                                            |  |

### MF13

|                                                                        |               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                |                      |
|------------------------------------------------------------------------|---------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------|----------------------|
| <b>Objective</b>                                                       |               | <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> |                                                                |                      |
| <b>Key Policies</b><br>Strategic Policy Ff: Historic Environment (Ff)  |               | <b>Related Policies</b><br>Development Policy 6: Sustainable Design and Materials<br><br>Development Policy 7: Listed and Traditional Buildings<br><br>Development Policy 8: Protection of Non-Designated Sites<br><br>Development Policy 9: Conversion and change of use of rural buildings                                                                                                                                                                                |                                                                |                      |
| <b>Indicator</b>                                                       | <b>Target</b> | <b>Outcome</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                | <b>Trigger Point</b> |
| Preparation & adoption of SPG on Sustainable Design - locally distinct | By 2018       | AMR No 1:                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Preparation underway but delayed due to other work commitments |                      |
|                                                                        |               | AMR No 2:                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Preparation underway but delayed due to other work commitments |                      |
|                                                                        |               | AMR No 3:                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Preparation underway but delayed due to other work commitments |                      |
|                                                                        |               | AMR No 4:                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Preparation underway but delayed due to other work commitments |                      |
|                                                                        |               | AMR No 5:                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Preparation underway but delayed due to other work commitments |                      |
|                                                                        |               | AMR No 6:                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Preparation underway but delayed due to                        |                      |

|                                                                                                                          |  |           |                                                                |  |
|--------------------------------------------------------------------------------------------------------------------------|--|-----------|----------------------------------------------------------------|--|
|                                                                                                                          |  |           | other work commitments                                         |  |
|                                                                                                                          |  | AMR No 7: | Preparation underway but delayed due to other work commitments |  |
| <b>Analysis</b>                                                                                                          |  |           |                                                                |  |
| SPG preparation is underway in order to support the adopted policies but has been delayed due to other work commitments. |  |           |                                                                |  |
| <b>Action</b>                                                                                                            |  |           |                                                                |  |

## MF14

|                                                                       |                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                |                      |
|-----------------------------------------------------------------------|------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|----------------------|
| <b>Objective</b>                                                      |                                                            | <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> |                                |                      |
| <b>Key Policies</b><br>Strategic Policy Ff: Historic Environment (Ff) |                                                            | <b>Related Policies</b><br>Development Policy 6: Sustainable Design and Materials<br><br>Development Policy 7: Listed and Traditional Buildings<br><br>Development Policy 8: Protection of Non-Designated Sites<br><br>Development Policy 9: Conversion and change of use of rural buildings                                                                                                                                                                                |                                |                      |
| <b>Indicator</b>                                                      | <b>Target</b>                                              | <b>Outcome</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                | <b>Trigger Point</b> |
| Number of Conservation Areas with up to date Area Assessments (14)    | Complete Area Assessments by 2012 and review every 5 years | AMR No 1:                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Delayed                        |                      |
|                                                                       |                                                            | AMR No 2:                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Delayed                        |                      |
|                                                                       |                                                            | AMR No 3:                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Underway                       |                      |
|                                                                       |                                                            | AMR No 4:                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Have been prepared             |                      |
|                                                                       |                                                            | AMR No 5:                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Have been prepared             |                      |
|                                                                       |                                                            | AMR No 6:                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Have been prepared             |                      |
|                                                                       |                                                            | AMR No 7:                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Have been prepared and working |                      |

|                                                                                                                                                                                                                                                                                                                                                  |  |  |                        |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|------------------------|--|
|                                                                                                                                                                                                                                                                                                                                                  |  |  | towards their adoption |  |
| <b>Analysis</b>                                                                                                                                                                                                                                                                                                                                  |  |  |                        |  |
| 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. |  |  |                        |  |
| <b>Action</b>                                                                                                                                                                                                                                                                                                                                    |  |  |                        |  |

## MF15

|                                                                       |                                                     |                                                                                                                                                                                                                                                                                              |                                                       |                      |
|-----------------------------------------------------------------------|-----------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|----------------------|
| <b>Objective</b>                                                      |                                                     | 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.                                                      |                                                       |                      |
| <b>Key Policies</b><br>Strategic Policy Ff: Historic Environment (Ff) |                                                     | <b>Related Policies</b><br>Development Policy 6: Sustainable Design and Materials<br><br>Development Policy 7: Listed and Traditional Buildings<br><br>Development Policy 8: Protection of Non Designated Sites<br><br>Development Policy 9: Conversion and change of use of rural buildings |                                                       |                      |
| <b>Indicator</b>                                                      | <b>Target</b>                                       | <b>Outcome</b>                                                                                                                                                                                                                                                                               |                                                       | <b>Trigger Point</b> |
| Number of Conservation Areas with up-to-date Management Plans         | Complete Management Plans and review every 5 years. | AMR 1: No                                                                                                                                                                                                                                                                                    | Delayed                                               |                      |
|                                                                       |                                                     | AMR 2: No                                                                                                                                                                                                                                                                                    | Delayed                                               |                      |
|                                                                       |                                                     | AMR 3: No                                                                                                                                                                                                                                                                                    | Underway                                              |                      |
|                                                                       |                                                     | AMR 4: No                                                                                                                                                                                                                                                                                    | Have been prepared                                    |                      |
|                                                                       |                                                     | AMR 5: No                                                                                                                                                                                                                                                                                    | Have been prepared                                    |                      |
|                                                                       |                                                     | AMR 6: No                                                                                                                                                                                                                                                                                    | Have been prepared                                    |                      |
|                                                                       |                                                     | AMR 7: No                                                                                                                                                                                                                                                                                    | Have been prepared and working towards their adoption |                      |

|                                                                                                                                                                                                                                                                                                                                                        |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>Analysis</b>                                                                                                                                                                                                                                                                                                                                        |  |
| 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. |  |
| <b>Action</b>                                                                                                                                                                                                                                                                                                                                          |  |

## MF 16

|                                                                                                                                           |                                                                                                                                                                                                                                         |                |                                                                                                                                                                                                                                                                                              |                      |            |          |
|-------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|------------|----------|
| <b>Objective</b>                                                                                                                          | 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. |                |                                                                                                                                                                                                                                                                                              |                      |            |          |
| <b>Key Policies</b><br>Strategic Policy Ff: Historic Environment (Ff)                                                                     |                                                                                                                                                                                                                                         |                | <b>Related Policies</b><br>Development Policy 6: Sustainable Design and Materials<br><br>Development Policy 7: Listed and Traditional Buildings<br><br>Development Policy 8: Protection of Non-Designated Sites<br><br>Development Policy 9: Conversion and change of use of rural buildings |                      |            |          |
| <b>Indicator</b>                                                                                                                          | <b>Target</b>                                                                                                                                                                                                                           | <b>Outcome</b> |                                                                                                                                                                                                                                                                                              | <b>Trigger Point</b> |            |          |
| 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                                                                                                                                                                                                                                                                                          |                      |            |          |
|                                                                                                                                           |                                                                                                                                                                                                                                         | AMR No 5       | 171                                                                                                                                                                                                                                                                                          |                      |            |          |
|                                                                                                                                           |                                                                                                                                                                                                                                         | AMR No 6       | 177                                                                                                                                                                                                                                                                                          |                      |            |          |
|                                                                                                                                           |                                                                                                                                                                                                                                         | AMR No 7       | 180                                                                                                                                                                                                                                                                                          |                      |            |          |
| <b>Analysis</b>                                                                                                                           |                                                                                                                                                                                                                                         |                |                                                                                                                                                                                                                                                                                              |                      |            |          |
| According to the Built Heritage Assessment System (HAA Base) the condition of the Listed Buildings at Risk within the Park is as follows; |                                                                                                                                                                                                                                         |                |                                                                                                                                                                                                                                                                                              |                      |            |          |
| <b>Risk Assessment</b>                                                                                                                    | <b>No. buildings</b>                                                                                                                                                                                                                    | <b>of</b>      | <b>%</b>                                                                                                                                                                                                                                                                                     | <b>Risk Score</b>    | <b>No.</b> | <b>%</b> |
| At risk                                                                                                                                   | 180                                                                                                                                                                                                                                     | 9.58           | 1 In Serious Danger                                                                                                                                                                                                                                                                          | 72                   | 3.83       |          |
|                                                                                                                                           |                                                                                                                                                                                                                                         |                | 2 In Substantial Danger                                                                                                                                                                                                                                                                      | 8                    | 0.43       |          |
|                                                                                                                                           |                                                                                                                                                                                                                                         |                | 3 In Danger                                                                                                                                                                                                                                                                                  | 100                  | 5.32       |          |
| Fragile                                                                                                                                   | 210                                                                                                                                                                                                                                     | 11.18          | 4 Fragile                                                                                                                                                                                                                                                                                    | 210                  | 11.18      |          |



|             |      |       |               |      |       |
|-------------|------|-------|---------------|------|-------|
| Not at risk | 1489 | 79.24 | 5 Not at Risk | 422  | 22.46 |
|             |      |       | 6 Not at Risk | 1067 | 56.79 |

| Condition profile | No. of buildings | %     |
|-------------------|------------------|-------|
| Good              | 1085             | 57.74 |
| Reasonable        | 596              | 31.72 |
| Poor              | 118              | 6.28  |
| Very poor         | 80               | 4.26  |

The number of listed buildings at risk has increased slightly but not dramatically and is not considered notable within this monitoring period..

|               |                                                                                   |
|---------------|-----------------------------------------------------------------------------------|
| <b>Action</b> | Continue Monitoring: Development plan policies are being implemented effectively. |
|---------------|-----------------------------------------------------------------------------------|

**MF17**

|                                                                                                      |               |                                                                                                                                                                                                                                                                                              |                                                                                     |  |                      |
|------------------------------------------------------------------------------------------------------|---------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--|----------------------|
| <b>Objective</b>                                                                                     |               | 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.                                                      |                                                                                     |  |                      |
| <b>Key Policies</b><br>Strategic Policy Ff: Historic Environment (Ff)                                |               | <b>Related Policies</b><br>Development Policy 6: Sustainable Design and Materials<br><br>Development Policy 7: Listed and Traditional Buildings<br><br>Development Policy 8: Protection of Non-Designated Sites<br><br>Development Policy 9: Conversion and change of use of rural buildings |                                                                                     |  |                      |
| <b>Indicator</b>                                                                                     | <b>Target</b> | <b>Outcome</b>                                                                                                                                                                                                                                                                               |                                                                                     |  | <b>Trigger Point</b> |
| Monitor planning applications in and adjacent to Historic Parks and Gardens that may have an impact. |               | AMR 1: No                                                                                                                                                                                                                                                                                    | None were considered to have an adverse effect on the historic park or its setting. |  |                      |
|                                                                                                      |               | AMR 2: No                                                                                                                                                                                                                                                                                    | None were considered to have an adverse effect on the historic park or its setting. |  |                      |
|                                                                                                      |               | AMR 3: No                                                                                                                                                                                                                                                                                    | None were considered to have an adverse effect on the historic park or its setting. |  |                      |
|                                                                                                      |               | AMR 4: No                                                                                                                                                                                                                                                                                    | 12                                                                                  |  |                      |
|                                                                                                      |               | AMR 5: No                                                                                                                                                                                                                                                                                    | 12                                                                                  |  |                      |
|                                                                                                      |               | AMR 6: No                                                                                                                                                                                                                                                                                    | 12                                                                                  |  |                      |
|                                                                                                      |               | AMR 7: No                                                                                                                                                                                                                                                                                    | 13                                                                                  |  |                      |
| <b>Analysis</b>                                                                                      |               |                                                                                                                                                                                                                                                                                              |                                                                                     |  |                      |

There have been 15 planning applications for various developments within 100m buffer of historic parks and gardens. Of the 15 applications, 2 applications were refused. 13 of these planning applications were approved, which includes 4 applications to relax/vary conditions.. Among the full applications granted were the following:

- Three applications for an extension,
- Application for the erection of a wooden shed for domestic storage purposes,
- Application for renewal and installation of a new siphon system in Llyn Mair, Maentwrog,
- Application for a new septic tank, and
- Application for the erection of a new detached garage/workshop.
- .

The majority of these applications that were not considered under Strategic Policy F: The Historical Environment. But with these applications, the following policies were considered, protecting Historic Parks and Gardens from unsuitable development indirectly through the assessment process;

- Development Policy 6: Design and Sustainable Materials
- Development Policy 7: Listed and Traditional Buildings
- Development Policy 8: Protection of Undesignated Sites
- Development Policy 9: Conversion and change of use of rural buildings.

Despite this, there will be a need to ensure that Strategic Policy Ff is operated as intended, and there is a need for officers to receive training.

|               |                                                                                                                                                                                                                                                                            |
|---------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Action</b> | 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. |
|---------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

**MF18 +19**

|                                                                                                                                       |                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                |                      |
|---------------------------------------------------------------------------------------------------------------------------------------|------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------|----------------------|
| <b>Objective</b>                                                                                                                      |                              | <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> |                                                                                |                      |
| <b>Key Policies</b><br>Strategic Policy Ff: Historic Environment (Ff)                                                                 |                              | <b>Related Policies</b><br>Development Policy 6: Sustainable Design and Materials<br><br>Development Policy 7: Listed and Traditional Buildings<br><br>Development Policy 8: Protection of Non-Designated Sites<br><br>Development Policy 9: Conversion and change of use of rural buildings                                                                                                                                                                                |                                                                                |                      |
| <b>Indicator</b>                                                                                                                      | <b>Target</b>                | <b>Outcome</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                | <b>Trigger Point</b> |
| 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  |                      |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                   |           |                                                                                |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------|--------------------------------------------------------------------------------|--|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                   | AMR No 5: | None were considered to have an adverse effect on Scheduled Ancient Monuments. |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                   | AMR No 6: | None were considered to have an adverse effect on Scheduled Ancient Monuments. |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                   | AMR No 7: | None were considered to have an adverse effect on Scheduled Ancient Monuments. |  |
| <b>Analysis</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                   |           |                                                                                |  |
| <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.</p> <p>Within a 100m SAM buffer zone, there were 11 planning applications approved during this monitoring period, but none of them were for new developments, just changes, renovations and extensions to existing developments and private property. 3 of the applications that were granted were also for the relaxation of conditions on previous planning permissions.</p> <p>None were considered to have an adverse effect on Scheduled Monuments.</p> |                                                                                   |           |                                                                                |  |
| <b>Action</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Continue Monitoring: Development plan policies are being implemented effectively. |           |                                                                                |  |

## MF20

|                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-----------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Objective</b>                                                      | <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> |
| <b>Key Policies</b><br>Strategic Policy Ff: Historic Environment (Ff) | <b>Related Policies</b><br>Development Policy 6: Sustainable Design and Materials<br><br>Development Policy 7: Listed and Traditional Buildings<br><br>Development Policy 8: Protection of Non Designated Sites<br><br>Development Policy 9: Conversion and change of use of rural buildings                                                                                                                                                                                |

| Indicator                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Target                                                                            | Outcome   |         | Trigger Point                                                                                                                                                                                   |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------|---------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Number of archaeological sites, Scheduled Ancient Monuments and Conservation Areas preserved or enhanced by development proposals                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | All development proposals                                                         | AMR No 1: | Delayed | 1 development failing to preserve or enhance for 3 consecutive years or 3 developments failing to preserve or enhance in 1 year (needs to link to CA Assessments and Management Plans as above) |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                   | AMR No 2: | Delayed |                                                                                                                                                                                                 |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                   | AMR No 3: | Delayed |                                                                                                                                                                                                 |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                   | AMR No 4: |         |                                                                                                                                                                                                 |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                   | AMR No 5  |         |                                                                                                                                                                                                 |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                   | AMR No 6  |         |                                                                                                                                                                                                 |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                   | AMR No 7  |         |                                                                                                                                                                                                 |
| Analysis                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                   |           |         |                                                                                                                                                                                                 |
| As the Conservation Area assessments and management plans have not yet been adopted as a relevant planning consideration, 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, as well as grant applications to improve buildings. |                                                                                   |           |         |                                                                                                                                                                                                 |
| Action                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Continue Monitoring: Development plan policies are being implemented effectively. |           |         |                                                                                                                                                                                                 |

|                                                                                                                                    |                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                          |                      |
|------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------|----------------------|
| <b>Objective</b>                                                                                                                   |                                                                       | <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> |                                                                          |                      |
| <b>Key Policies</b><br>Strategic Policy Ff: Historic Environment (Ff)                                                              |                                                                       | <b>Related Policies</b><br>Development Policy 6: Sustainable Design and Materials<br><br>Development Policy 7: Listed and Traditional Buildings<br><br>Development Policy 8: Protection of Non Designated Sites<br><br>Development Policy 9: Conversion and change of use of rural buildings                                                                                                                                                                                |                                                                          |                      |
| <b>Indicator</b>                                                                                                                   | <b>Target</b>                                                         | <b>Outcome</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                          | <b>Trigger Point</b> |
| 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. |                      |
|                                                                                                                                    |                                                                       | AMR No 5:                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | None were considered to have an unacceptable impact on the designations. |                      |
|                                                                                                                                    |                                                                       | AMR No 6:                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 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>Within 100m of Edward's Castles World Heritage Site, Harlech Castle, 321 applications were received, with 19 approved, as 2 applications were withdrawn.<br/> . These applications permitted included;</p> <ul style="list-style-type: none"> <li>• 6 relaxation or variation of conditions, and a non-material improvement to previously approved planning permissions,</li> <li>• 6 applications regarding extensions to property,</li> <li>• Listed building consent for new windows and doors,</li> <li>• 2 applications for renewable energy installations such as an air source heat pump, and solar panels,</li> <li>• 2 certificates of lawful use,</li> <li>• Application for change of use from C5 to C6,</li> <li>• and an application to erect an external building.</li> </ul>                                                                                                                                                                                                                                       |                                                                                   |
| <p><u>The Slate Landscape of North West Wales World Heritage Site</u></p> <p>Eleven out of 12 applications were permitted within the north west Wales Slate Landscape World Heritage Site during this monitoring year. These were applications for:</p> <ul style="list-style-type: none"> <li>• 3 relaxation of conditions to previously approved planning permissions,</li> <li>• Listed Building Consent to rebuild a chimney in Abergynolwyn,</li> <li>• Demolish an existing band room and erect a new single storey band room in Abergynolwyn,</li> <li>• Extending a period for the use of land in a caravan park in Penrhyndeudraeth,</li> <li>• New siphon system in Llyn Mair, Plas Tan y Bwlch, Maentwrog,</li> <li>• 2 applications for extensions to existing properties,</li> <li>• Application for a solar panel on a private property in Abergynolwyn,</li> <li>• and a Certificate of Legal Use in a Caravan and Camping park in Bryncrug.</li> </ul> <p>4 pre-applications were also submitted for development within the Slate Landscape World Heritage Site boundary. These were for modifications and changes..</p> |                                                                                   |
| Action                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Continue to Monitor: Development plan policies are being implemented effectively. |



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

- 4.8 In terms of considering the implications of the Historic Environment Act (Wales) 2023 for Local Development Plans, although the Act does not redefine protection standards, it affects local planning and LDP processes in the following ways which will be important to consider when formulating LDP 3 (2026-2041):
- 4.9 Simplification and Accessibility of Policy References: Planning Authorities can use a single code of law when drafting heritage related policies. This would mean less risk of conflicting or outdated references, and developers, planning and conservation officers, and public consultees can have easier access to, and interpretation of, legal obligations.
- Regulatory Alignment: Local Development Plans must continue to comply with Planning Policy Wales and Technical Advice Note 24 (TAN 24: The Historic Environment) for heritage considerations, but references now refer directly to the 2023 Act. It would encourage consistent treatment of historic environmental issues across different local authorities, reducing interpretive inconsistencies.
  - Coding Supports Advance Planning: The role of the 2023 Act as a 'code of law' makes it easier for Local Development Plans to incorporate policies that can anticipate future improvements, as subsequent legislative changes are expected to be improvements to the codified Act rather than separate legislation. It would promote clarity in the integration of policies for spatial development, conservation and enhancement of historic assets.
  - Policy Drafting and Public Consultation: Local Development Plans can refer to consolidated statutory language when engaging with stakeholders. It would improve the legal protection of Local Development Plans by ensuring that heritage policies are based on structured, unambiguous law.
- 4.10 Therefore, as stated in paragraph 4.3, there are no significant implications for the LDPE3 as the Historic Environment (Wales) Act 2023 does not significantly change the level of protection for historic sites but it improves legal clarity, accessibility and consistency, directly affecting how local authorities prepare, update and implement local development plans. When formulating the LDPE3, reference should be made to the 2023 Act and the supporting regulations instead of legacy statutes, continue to adhere to Planning Policy Wales and TAN 24 for heritage considerations, and take advantage of the consolidated law to improve policy defensibility, public consultation clarity and integration across planning documents.
- 4.11 TAN 24 provides planning authorities and developers with guidance on the historic environment in Wales. Since 2016, significant updates have been introduced, mainly in line with new legislative consolidation and evolving policy frameworks. The main changes within TAN 24 (March 2026) therefore relate to updating references to match the Historic Environment (Wales) Act 2023, clarifying the definitions of historic assets, and consolidating guidelines. There are no major policy changes, but the amendments improve clarity, applicability and consistency in planning decisions relating to historic assets in Wales which should be considered when shaping LDPE3.
- 4.12 One of the trigger points of the monitoring indicators in this chapter has been highlighted regarding the monitoring of planning applications in and next to Historic Parks and Gardens that could have an impact, where Strategic Policy F: The Historic Environment was not considered when assessing planning applications. Although these designations may have been indirectly protected through other development policies, it is assumed that not all policies are implemented successfully. It is considered that there are no major implications for amending the LDP in this

section, however further training and discussion is required with Planning Officers regarding Strategic Policy Re: Historic Environment and the designation of Historic Parks and Gardens.

- 4.13 As reported in the 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.
- 4.14 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.
- 4.15 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.
- 4.16 However, since the decision of this appeal case, a 'Local List of Historic Buildings' letter from the Deputy Minister, has asked Local Planning Authorities in Wales to ensure active steps to protect historic and traditional buildings that are outside the watershed national guard.
- 4.17 When reviewing the LDP, it will therefore be necessary to consider appeal case APP/H954/A/21/3280822 and the letter 'Local Listing of Historic Buildings', regarding Development Policy 7: Listed and Traditional Buildings.
- 4.18 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 most of the policies in this chapter have been implemented successfully.

## Conservation Areas fit for the Twenty-First Century



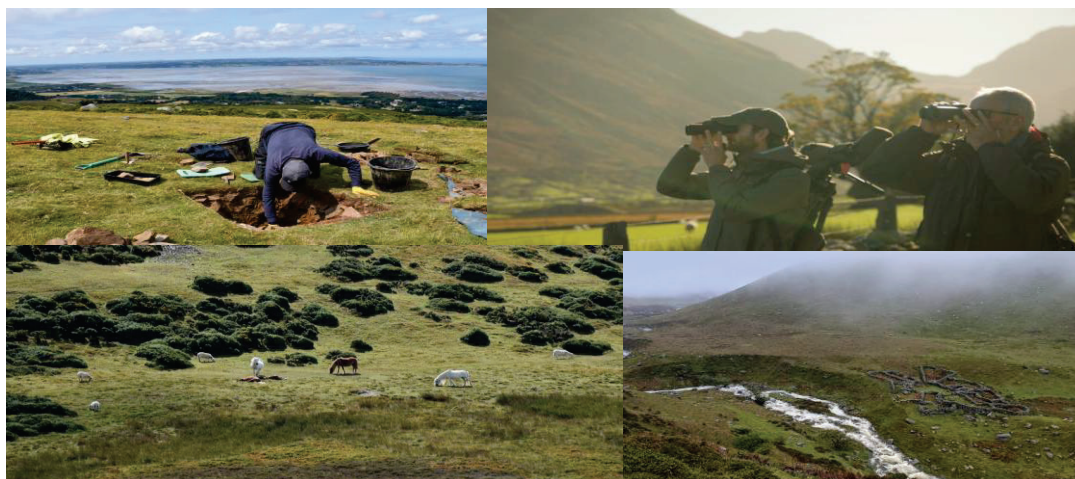
The Authority has embarked on a new project to manage Snowdonia's 14 Conservation Areas. Funded by the Welsh Government's *Sustainable Landscapes*, *Sustainable Places* fund, the project, led by Chambers Conservation, will ensure that sustainable conservation can improve the Conservation Areas for the 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 2023/2024**

The individual Conservation Area Evaluations and Management Plan documents were subject to public consultation between 30 September and 11 November 2022. A number of comments were received from a number of respondents. Following the checking of the changes, the intention is to present 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/Summer 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, where the work has now been completed on a commercial building in Betws y Coed.

## 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.

### Update 2023/2024

The project has now passed the halfway point and several milestones have been achieved. The Carneddau Partnership website has been launched and the projects are on target in terms of time and budget to be delivered and completed by spring 2026. Officers are currently planning and confirming the endowment projects of the scheme, to ensure that the impact of projects the Scheme benefits the communities of the area for years to come. A formative evaluation enables us to reflect on the Plan's progress regularly, and adjust plans and ways of working as the need arises. This means that the Partnership can work in an Agile way, and respond to needs. This is essential in realising a long-term plan.



### **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, which is a partnership between Eryri National Park Authority, the Heritage Lottery Fund, Cadw and Gwynedd Council in 2017 after the Dolgellau Townscape Heritage Initiative project ended in 2014.

The project has now ended, but in general, it offered grants to eligible property owners towards repairing buildings, restoring lost architectural features and bringing empty floors back into economic use. Another aim of the initiative was to promote awareness of the town's heritage and encourage residents and visitors to take a greater part in their cultural heritage.

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### **2025-2026 – Final Project Update.**

Following the completion of the work at Tŷ Newyddion and after the National Lottery Heritage Fund released their final financial contribution towards the project, the TT Dolgellau project came to an end in 2025 and therefore there will be no need for further updates in connection with this project.

Although much has been achieved through the grant intervention projects, there is still much that can be done in the town centre to bring all the work together in a holistic manner; it may be possible for the Authority to submit an application for a 3rd phase Dolgellau project to the National Lottery Fund for further financial support.

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## 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.

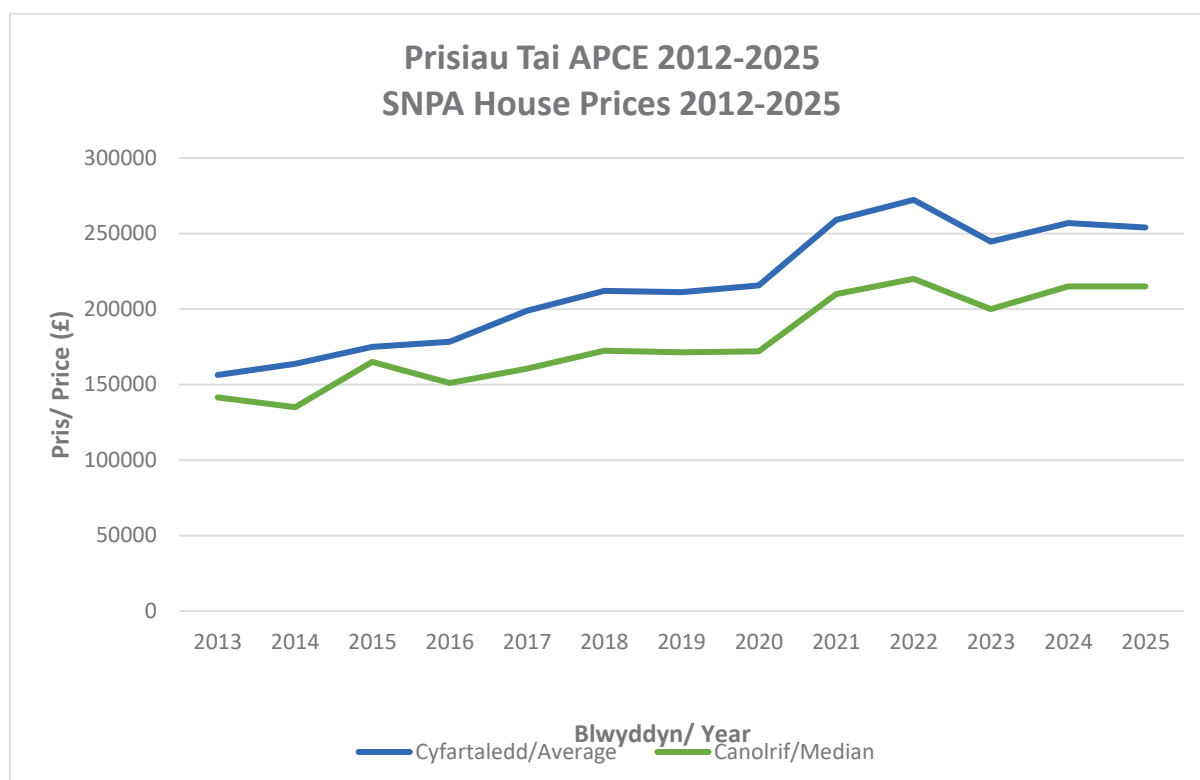
Promote measures to encourage development that supports the vibrancy of the Welsh language and to protect communities from developments that are insensitive to impact on the Welsh language.

### **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 £211,107 in 2019. The mean average house price for 2021 rose further to £259,096. In 2022 it rose again to £272,294. During 2023, it dropped significantly to £244,570. In 2024, there was an increase to £256,831, and in 2025, the average price was £253,969. The house price median reduces the skewing effect of the highest and lowest value purchases. The median value of house prices has been increasing since 2014 (with a decrease in 2016), reaching £172,000 in 2020. It increased substantially in 2021 to £210,000. 2022 saw a further increase to £220,000. During 2023, this dropped to £200,000. In 2024, there was an increase to £215,000. During 2025, the median remained at £215,000. Graph 1, below, demonstrates the average and median house changes since 2009.

**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 again to 446 before decreasing once more in 2023 to 349. It rose to 452 in 2024 and to 475 in 2025

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

- 5.3 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.
- 5.4 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.

In November 2022, the Authority's Planning and Access Committee decided to agree with the principle of Article 4 Direction to control the use of short-term holiday accommodation with second homes, with 12 months' notice and public consultation to take place in Spring 2024.

## Article 4 Direction

- 5.5 In November 2022, the Authority's Planning and Access Committee decided to agree with the principle of Article 4 Direction to control the use of short-term holiday accommodation with second homes. A paper was produced justifying the introduction of article 4 guidance<sup>3</sup>. A public consultation was held during April and May 2024. On the 22nd of January 2025, the Planning and Access Committee considered the comments received from the public engagement period and a decision to implement Article 4 Direction was confirmed. The Article 4 Direction came into force on the 1st of June 2025. A relevant Supplementary Planning Guide was adopted to provide further information regarding the implementation of Article 4 in Eryri in June 2025. A monitoring report from the first year of Article 4 in effect will be produced and published in October 2026.

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<sup>3</sup> <https://eryri.gov.wales/wp-content/uploads/2025/01/Article-4-Direction-Justification-Report.pdf>



## **Local Government and Housing Committee Inquiry into Second Homes<sup>4</sup>**

5.6 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 Plan<sup>5</sup>**

5.7 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.

5.8 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's final recommendations were published in a Commission position paper, published in August 2024<sup>6</sup>. In order to be able to vary public policy in such communities, it is recommended that areas of linguistic significance should be designated. As well as considering areas of linguistic significance (higher density), the Commission has begun the work of scrutinising specific policy areas. To date, these are not recommendations but rather initial views and comments. The areas include planning, housing, education, and community assets. 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. The Commission published a 'Report on town and country

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<sup>4</sup> <https://senedd.wales/committees/local-government-and-housing-committee-sixth-senedd/>

<sup>5</sup> <https://www.gov.wales/welsh-language-communities-housing-plan>

<sup>6</sup> <https://www.gov.wales/commission-welsh-speaking-communities-position-paper-html>

planning'<sup>7</sup> in February 2025. The recommendations include identifying areas of linguistic significance, as well as changes to the Planning Policy Wales document and the Government's Technical Advice Note 20. The Welsh Government published a response to the report in February 2026<sup>8</sup>, where some of the recommendations were accepted in principle.

## Dwyfor Pilot<sup>9</sup>

- 5.9 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 results of an evaluation of the pilot will be published during 2026/27.

## Land Transaction Tax

- 5.10 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<sup>10</sup>.

The table below shows the total number of residential transactions per financial year, April to March (this number may include transactions of chalet, statics etc at holiday parks), and the number paying the higher rate. The number of residential transactions, and those paying higher rates, during 2024-25, has increased for the first time since 2021-22. The number of transactions that pay the higher rate fell substantially in 2024-25, down to 28%, the lowest level for the past 8 years. It increased to 30% during 2025-2026.

| <b>Residential Land Transaction Tax statistics for Snowdonia National Park Authority</b> |                          |                    |                               |
|------------------------------------------------------------------------------------------|--------------------------|--------------------|-------------------------------|
|                                                                                          | Residential transactions | Paying higher rate | Percentage paying higher rate |
| 2018-19                                                                                  | 590                      | 240                | 41%                           |
| 2019-20                                                                                  | 520                      | 220                | 43%42%                        |
| 2020-21                                                                                  | 530                      | 200                | 42% 38%                       |

<sup>7</sup> <https://www.gov.wales/commission-welsh-speaking-communities-report-town-and-country-planning>

<sup>8</sup> <https://www.gov.wales/commission-welsh-speaking-communities-report-town-and-country-planning-welsh-government-response.html>

<sup>9</sup> <https://www.gov.wales/next-steps-confirmed-tackle-impact-second-home-ownership-wales-communities>

<sup>10</sup> <https://stats.gov.wales/en-GB/4cd3c522-4a30-479f-bd16-e85c4733dece/pivot/qud7jbg6a13t>

|         |     |     |         |
|---------|-----|-----|---------|
| 2021-22 | 670 | 270 | 42% 40% |
| 2022-23 | 530 | 190 | 38% 36% |
| 2023-24 | 450 | 150 | 33%     |
| 2024-25 | 540 | 150 | 28%     |
| 2025-26 | 530 | 160 | 30%     |

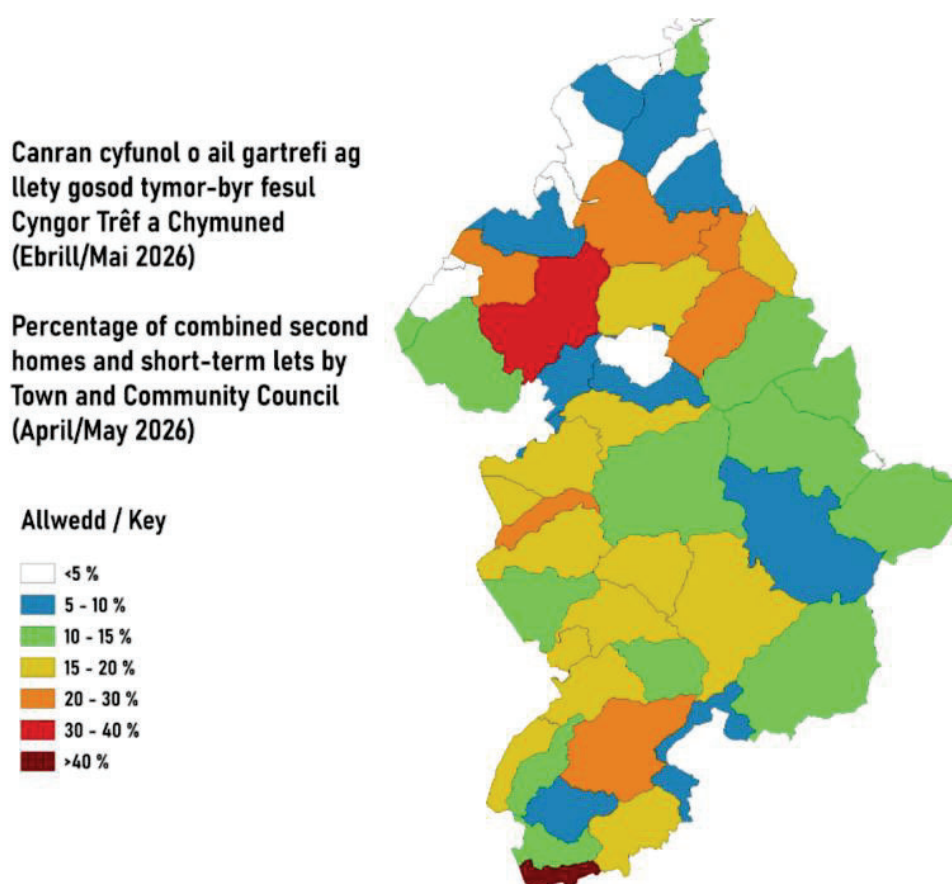
- 5.11 The percentage for Snowdonia National Park of around 30% compares to 23% for the area of Gwynedd outside the National Park, and 17% for the area of Conwy outside the National Park.

### Council Tax data

- 5.12 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. They are useful indicators for the levels of holiday accommodation within Snowdonia communities. If both datasets are combined, the percentages for each community council are shown on the thematic map below. Band 'A' has not been included, as some communities have high numbers due to static and chalet parks with occupancy restrictions in place. Some community council areas include land outside the National Park boundary. The Gwynedd data shows that in April 2026, the communities with the highest percentages are Aberdyfi, (43.4%), Beddgelert (33.1%) Llanfair (27.6%) and Betws Garmon (24.7%). In Conwy, the communities with the highest combined percentages are Capel Curig (23.4%), Bro Machno (20.9%) and Betws y Coed (21.5).
- 5.13 The figures have been gathered since 2020. In general, a trend was seen in several communities between 2020 and 2022 of a reduction in second homes, and a similar corresponding increase in the number of homes paying non-domestic rates. This reflected owners choosing to offer their second homes as short term holiday accommodation, in order to qualify for rate relief and avoid paying Council Tax. It also appeared that Gwynedd Council's introduction of a 150% premium on second homes has stimulated more to 'turn' properties from second homes to self-catering businesses that pay non-domestic rates. .
- 5.14 In 2023, the Welsh Government raised the threshold of the number of days a home can be let out as short-term holiday accommodation to qualify as non-domestic. This had further impacts on the numbers, along with raises in the council tax premium for second homes. Since 2023, a reduction has been seen in some areas of the numbers of accommodation paying the non-domestic tax, as some fail to reach the threshold of 182 days per year. This property has been transferred to a second home or main residence. In Gwynedd, a trend was seen of houses moving from holiday accommodation to second homes. Also property was seen moving from the second home class to a main residence, stabilizing the numbers of second homes (further analysis of trends between the tax residential classes can be found in the Gwynedd Council report, 'Evidence for the impact of the council tax premium on second homes and long-term vacant properties in Gwynedd', November 2024)<sup>11</sup>. With a smaller premium for second homes in Conwy, the trends were not as strong.
- 5.15 In 2024, with the use of tax data, it was found that 17.4% of Snowdonia National Park residential property was a second home or short-term holiday accommodation. This was high compared to the percentage for the whole of Gwynedd, and Conwy.

<sup>11</sup> <https://democracy.gwynedd.llyw.cymru/documents/s500010482/Appendix%203a%20-%20Council%20Tax%20Premium%20Report%20November%202025.pdf>

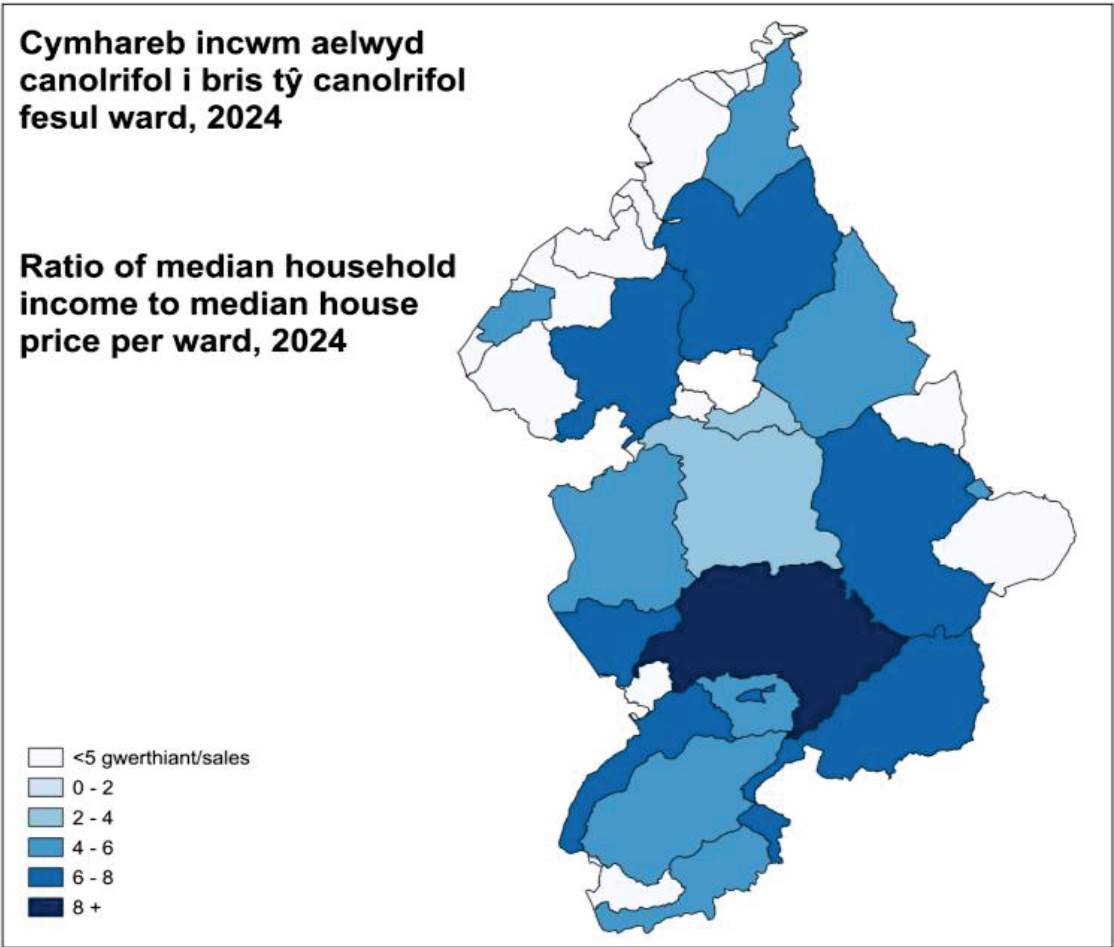
- 5.16 The Article 4 Directive came into force on 1st June 2025. A monitoring report from the first year following the introduction of Article 4 in Eryri will be prepared, produced and published during October 2026. An analysis of the tax data percentages will be included in the monitoring report..
- 5.17 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.



## Income

- 5.18 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.
- 5.19 The map below shows the ratios of median house prices to median income 2025 for wards within, or partially within, the National Park (wards that lie partially within the Park but contain data within the Authority's area). Mortgage lenders will usually lend applicants three and a half times the household income. There are only 4 wards in the National Park with a ratio of 4 or less. At the end of 2024, the ratio for the whole Park

was 5.6:1, a reduction of 6:1 in 2023. See the map below which shows the geographical distribution (areas with a number of low sales are not included, as the sample size is too low to form a collection).





## **Housing Development within the National Park**

- 5.20 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. High inflation and 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
- 5.21 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 2025. 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.
- 5.22 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**

- 5.23 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.
- 5.24 Conwy released a Local Housing Market Assessment (LHMA) 2022-2037 at the end of 2024. The LHMA identifies a total annual need of 694 additional affordable homes over the next 5 years in Conwy. The LHMA indicates an estimated total over 15 years of 2461 affordable homes in Conwy.
- 5.25 The Local Housing Market Assessment shows that there is a lack of affordable housing in Conwy County and that this has an impact on the number of households in temporary accommodation. The Assessment has shown an increasing need for smaller houses that are affordable, more accessible affordable properties, and

affordable houses with more than 4 bedrooms. Therefore, it is essential that new residential developments include an appropriate mix of housing types in order to accommodate this change. When setting out to amend the Eryri LDP it is important that there is close collaboration between the Conwy Housing Authority and the National Park Authority in order to understand the housing needs within the National Park area.

- 5.26 The new guidance<sup>12</sup> 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. Gwynedd has 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..
- 5.27 The Authority will continue to work closely with Gwynedd and Conwy and use the findings of the LHMA's to help inform the type of dwellings required in terms of size and tenure mix. In addition, the Local Authorities of North Wales and housing associations have set up an intermediate housing register (Tai Teg) which is coordinated by Grŵp Cynefin housing association. This register provides specific information about intermediate housing needs across the whole of north Wales and it is possible to break down the information by settlement to provide an accurate figure of intermediate housing need within settlements across the National Park.

### **Rental Properties**

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

### **Population and Household Projections**

- 5.29 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.
- 5.30 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

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<sup>12</sup> <https://www.gov.wales/sites/default/files/publications/2026-08/local-housing-market-assessment-guidance-2026.pdf>

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.

- 5.31 More recent population and household projections are expected to be published before the end of 2026.

### **Review of Section 106 Agreements**

- 5.32 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**

- 5.33 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**

- 5.34 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

- 5.35 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
- 5.36 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 2025-2026

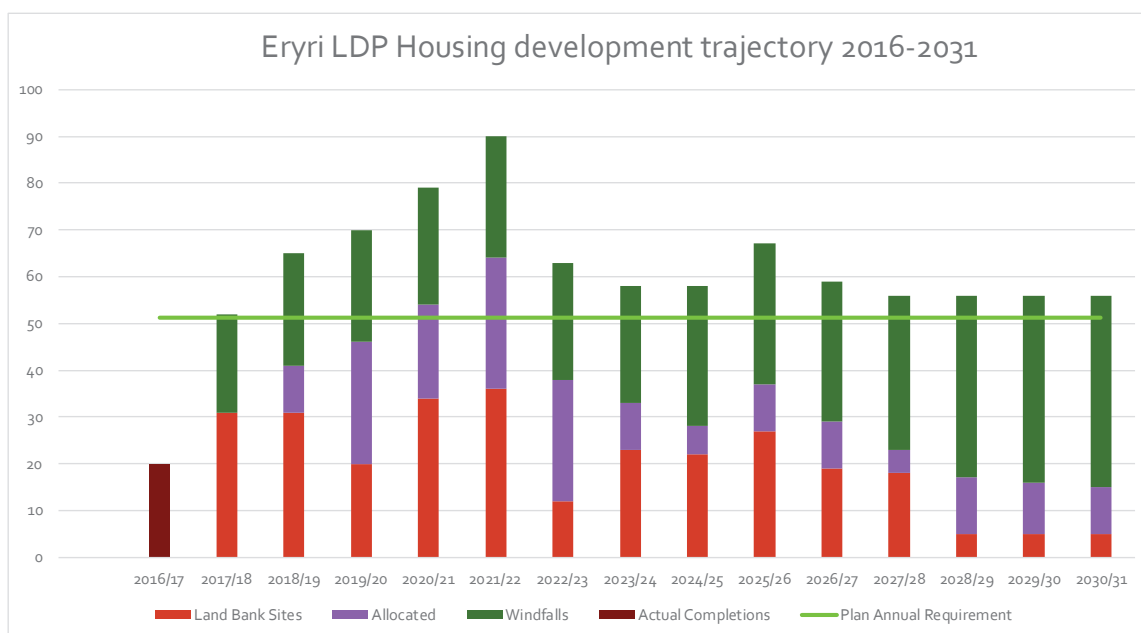
- 5.37 In accordance with the guidance, LPA's who adopted an LDP prior to the publication of the Development Plan Manual Edition 3 in March 2020 need to create a housing trajectory based on the actual completions to date, and set out the timing and phasing of sites/supply in the remaining years of the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

**Table 1: Annual completions against Average Annual Housing Requirement**

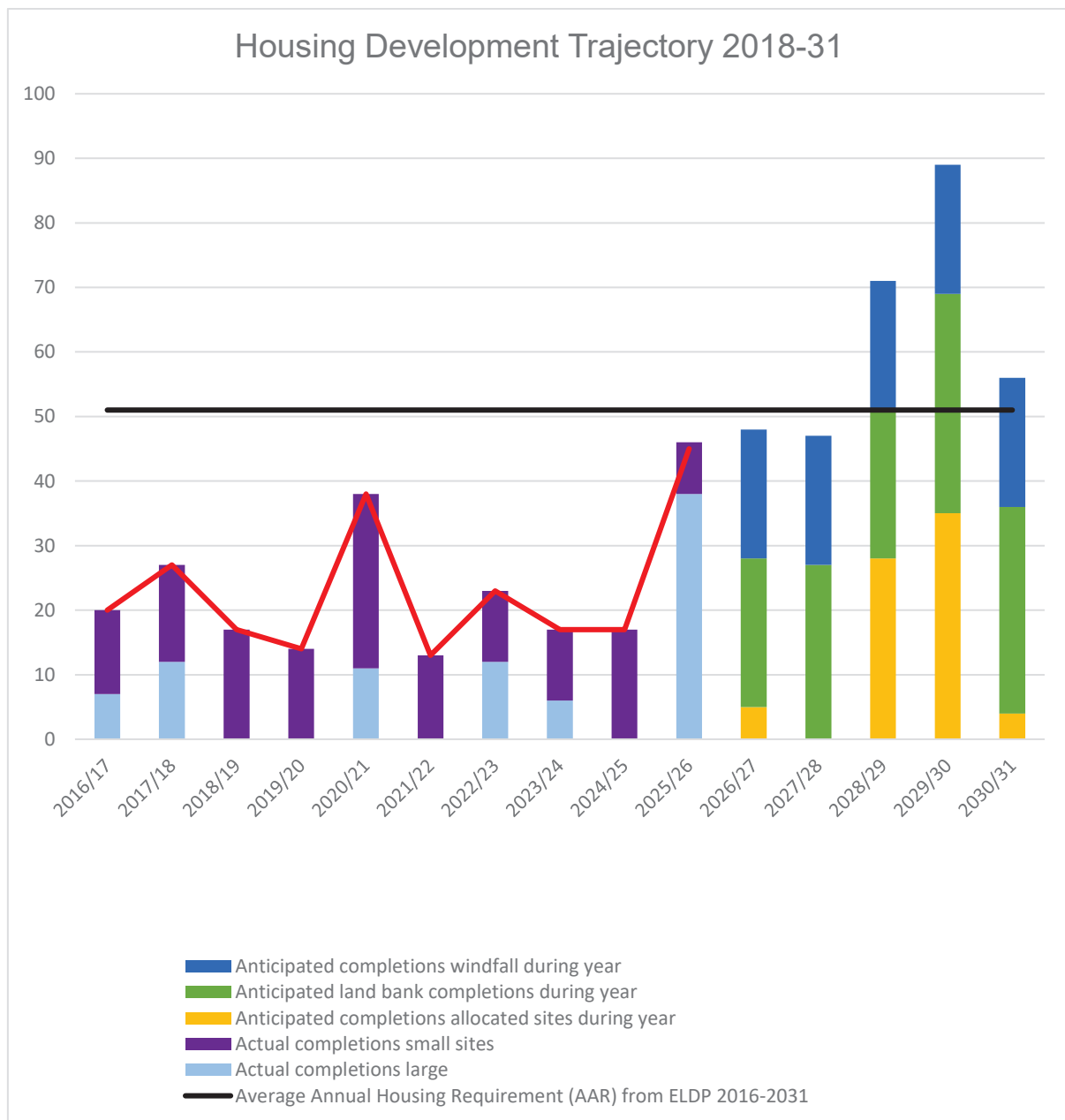
| LDP Year                                                     | 1       | 2       | 3       | 4       | 5       | 6       | 7       | 8       | 9       | 10      | 11      | 12      | 13      | 14      | 15      |
|--------------------------------------------------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
|                                                              | 2016/17 | 2017/18 | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | 2029/30 | 2030/31 |
| Actual completions large                                     | 7       | 12      | 0       | 0       | 11      | 0       | 12      | 6       | 0       | 38      |         |         |         |         |         |
| Actual completions small sites                               | 13      | 15      | 17      | 14      | 27      | 13      | 11      | 11      | 17      | 8       |         |         |         |         |         |
| Anticipated completions allocated sites during year          |         |         |         |         |         |         |         |         |         |         | 5       | 0       | 28      | 35      | 4       |
| Anticipated land bank completions during year                |         |         |         |         |         |         |         |         |         |         | 23      | 27      | 23      | 34      | 32      |
| Anticipated completions windfall during year                 |         |         |         |         |         |         |         |         |         |         | 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      | 23      | 17      | 17      | 45      |         |         |         |         |         |

- 5.39 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**



5.40 Graph 1 shows the trajectory as set out in the ELDP 2016-31; Graph 2 shows the trajectory as amended by this AMR for 2025-26. Graph 2 shows there is an annual shortfall against the AAR 'black line' in 2025-26. **In this year completions are 45 units below what was anticipated (51 AAR vs 45 actual completions, - 12%).** 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.

- 5.41 The cumulative required build rate from the start of the plan period 2016 to 31<sup>st</sup> March 2025 as set out on the 'black line' was 510 units. **The actual completions 'red line' was 231 units, representing a 273 unit shortfall in housing delivery over the plan period to date (-55%).**
- 5.42 For the remaining five-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 311 units, higher than the AAR number of 255 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.
- 5.43 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.
- 5.44 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 10 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.
- 5.45 In the period up to the adoption of the next replacement LDP, the Authority will continue to address the shortfall in housing delivery through proactive action, including:
- Considering proposals for new residential development on their relative planning merits on a site-by-site basis and having due regard for the need to increase the delivery of housing.
  - Work in collaboration with Gwynedd and Conwy Housing Authorities to address shortfalls and on their Housing Action Plans, including any plans to build and provide affordable housing.
  - Continue to work with RSL's to deliver housing on allocated sites and to seek new sites and opportunities to deliver affordable housing.
  - Explore co-operative and community housing by working with partners and local communities.

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                            |                                                                                                                                                           |                                                                 |                                                                                                                                  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Objective                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Support appropriate development which meets the housing needs of the local community, having special regard to affordable housing for local people.                                                                                                                                                        |                                                                                                                                                           |                                                                 |                                                                                                                                  |
| Key Policies<br>Strategic Policy G: Housing<br>Development Policy 30: Affordable Housing                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                            | Related Policies<br>Development Policy 9: Conversion and Change of Use of Rural Buildings<br>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)<br><br>2017/18 44<br>2018/19 57<br>2019/20 62<br>2020/21 72<br>2021/22 85<br>2022/23 56<br>2023/24 51<br>2024/25 51<br>2025/26 60<br>2026/27 52<br>2027/28 46<br>2028/29 46<br>2029/30 46<br>2030/31 45 | Adoption                                                                                                                                                  |                                                                 | Below the average annual housing requirement, target over two consecutive years i.e. below 102 units over two consecutive years. |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                            | AMR No 1:                                                                                                                                                 | 14 housing units granted permission, 14 housing units completed |                                                                                                                                  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                            | AMR No 2:                                                                                                                                                 | 34 housing units granted permission, 38 housing units completed |                                                                                                                                  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                            | AMR No 3:                                                                                                                                                 | 7 housing units granted permission, 13 housing units completed  |                                                                                                                                  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                            | AMR No 4:                                                                                                                                                 | 15 housing units granted permission, 22 housing units completed |                                                                                                                                  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                            | AMR No 5:                                                                                                                                                 | 45 housing units granted permission, 17 housing units completed |                                                                                                                                  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                            | AMR No 6:                                                                                                                                                 | 32 housing units granted permission, 17 housing units completed |                                                                                                                                  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                            | AMR No 7:                                                                                                                                                 | 25 housing units granted permission, 45 housing units completed |                                                                                                                                  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                            | Analysis                                                                                                                                                  |                                                                 |                                                                                                                                  |
| <b>Conclusion:</b><br>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.<br><br>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. |                                                                                                                                                                                                                                                                                                            |                                                                                                                                                           |                                                                 |                                                                                                                                  |

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.

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 completions by Housing Associations, while permissions and completions were higher in year 2. A housing association has completed 33 houses over two sites in year 7 which greatly 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, there is a significant increase in the number who received planning permission during the 5th year of monitoring (with 45 units having been granted permission), with these being a mixture of individual sites, conversions, private new building plans and social building plans. The low numbers of development in some years, particularly from the private sector, suggests it is related to the overall housing market condition, high inflation and the borrowing environment and that small builders are much more risk averse in the current unstable economic climate.

|        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|--------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Action | <p>The number of houses that have been approved and completed has been below the average annual housing requirements target for several years in a row, although an increase was seen in the number that received planning permission (45 units) during the 5th year of monitoring. It will be necessary to continue to monitor to see if the progress is likely to continue.</p> <p>The increasing pressure on the national and local housing market which has worsened as a result of Covid 19 affects the sustainability of local communities;</p> |
|--------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|--|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <p>which suggests that future LDP policies should focus on securing accessible local market housing and affordable housing.</p> <p>The latest household projections also suggest that a lower housing requirement figure may be more suitable when amending the LDP.</p> <p>Providing homes is a key element of the scheme's strategy. With continued low numbers of units coming forward and being completed in several monitoring years, the housing figures of the development plan are not being achieved. A review report has been prepared and adopted during 2023 which recommends a full review of the Plan.</p> |
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## MF25

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|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Objective                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Support appropriate development which meets the housing needs of the local community, having special regard to affordable housing for local people. |                                                                                                                                                                  |              |                                                                                                                                                                                                                   |
| <b>Key Policies</b><br>Strategic Policy G: Housing<br>Development Policy 30: Affordable Housing                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                     | <b>Related Policies</b><br>Development Policy 9: Conversion and Change of Use of Rural Buildings<br>Development Policy 11: Affordable Housing in Exception Sites |              |                                                                                                                                                                                                                   |
| Indicator                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Target                                                                                                                                              | Outcome                                                                                                                                                          |              | Trigger Point                                                                                                                                                                                                     |
| % of consents granted and new housing completed annually in each settlement tier                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Local Service Centres (25%)                                                                                                                         | Adoption                                                                                                                                                         |              | Proportion of dwellings permitted falls below the targets for a) Local Service Centres and Service Settlements<br>b) exceeds the targets for Secondary Settlements and Open Countryside for two consecutive years |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 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:                                                                                                                                                        |              |                                                                                                                                                                                                                   |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                     | AMR No 5                                                                                                                                                         |              |                                                                                                                                                                                                                   |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                     | AMR No 6                                                                                                                                                         | See analysis |                                                                                                                                                                                                                   |
| Analysis                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                     |                                                                                                                                                                  |              |                                                                                                                                                                                                                   |
| <b>2019/2020:</b><br><br><b>Granted Permission:</b><br>Local Service Centres. 2 units = 14% <b>Below target</b><br>Service Settlements 2 units = 14% <b>Above target</b><br>Secondary Settlements 9 units = 64% <b>Above target</b><br>Smaller Settlements: 0%<br>Open Countryside: 1 unit = 7% <b>Below target</b><br><br><b>Completions:</b><br>Local Service Centres: 3 units = 21% <b>Below target</b><br>Service Settlements: 2 units = 14% <b>Above target</b><br>Secondary Settlements: 4 units = 29% <b>Below target</b><br>Smaller Settlements: 0%<br>Open Countryside: 4 units = 36% <b>Above target</b><br><br><b>2020/21:</b><br><br><b>Granted Permission:</b><br>Local Service Centres. 15 units = 44% <b>Above target OK</b><br>Service Settlements 4 units = 12% <b>Above target OK</b><br>Secondary Settlements 3 units = 9% <b>Below target OK</b> |                                                                                                                                                     |                                                                                                                                                                  |              |                                                                                                                                                                                                                   |

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

**2023/24**

**Granted Permission:**

Local Service Centres. 1 unit = 2% Below target  
Service Settlements 18 units = 40% Above target  
Secondary Settlements 10 units = 22% Below target  
Smaller Settlements: 0 units = 0% Below target  
Open Countryside : 6 units = 36% Above target

**Completions:**

Local Service Centres: 1 unit = 6% Below target  
Service Settlements: 4 units = 23% Above target  
Secondary Settlements: 2 units = 12% Below target  
Smaller Settlements: 1 unit = 6% Below target  
Open Countryside : 9 units = 53% Above target



## 2024/25

### Granted Permission:

Local Service Centres 3 units = 9% **Below target**  
Service Settlements 20 units = 63% **Above target**  
Secondary Settlements 3 units = 9% **Below target**  
Smaller Settlements: 0 units = 0% **Below target**  
Open Countryside : 6 units = 19% **Above target**

### Completions:

Local Service Centres 1 unit = 6% **Below target**  
Service Settlements: 0 units = 0% **Below target**  
Secondary Settlements: 6 units = 12% **Above target**  
Smaller Settlements: 0 units = 0% **Below target**  
Open Countryside : 10 units = 59% **Above target**

## 2025/26

### Granted Permission:

Local Service Centres. 14 units = 56% **Above target**  
Service Settlements 1 unit = 4% **Below target**  
Secondary Settlements 6 units = 24% **Below target**  
Smaller Settlements: 0 units = 0% **Below target**  
Open Countryside : 6 units = 16% **Above target**

### Completions:

Local Service Centres: 4 units = 9% **Below target**  
Service Settlements: 21 units = 47% **Above target**  
Secondary Settlements: 17 units = 38% **Above target**  
Smaller Settlements 1 unit = 2% **Below target**  
Open Countryside : 2 units = 4% **Below 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 houses built in the National Park, the percentages can be skewed significantly each year.

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.

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| Action | <b>Further Investigation / Research Required:</b> 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

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| Objective                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Support appropriate development which meets the housing needs of the local community, having special regard to affordable housing for local people. |                                                                                                                                                                  |                                                                              |
| <b>Key Policies</b><br>Strategic Policy G: Housing Development Policy 30: Affordable Housing                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                     | <b>Related Policies</b><br>Development Policy 9: Conversion and Change of Use of Rural Buildings<br>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:                                                                                                                                                        |                                                                              |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                     | AMR No 2:                                                                                                                                                        |                                                                              |
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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                     | AMR No 4:                                                                                                                                                        |                                                                              |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                     | AMR No 5                                                                                                                                                         |                                                                              |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                     | AMR No 6                                                                                                                                                         |                                                                              |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                     | AMR No 7                                                                                                                                                         | 4                                                                            |
| <b>Analysis</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                     |                                                                                                                                                                  |                                                                              |
| <p>Out of the 25 new residential dwellings granted planning permission between April 2025 and March 2026, 4 of these were affordable housing units. This is less than the previous two years. While the number rose above the trigger point of 21 units during 24/25, it fell below the trigger point during the 25/26 period.</p> <p>The planning permissions for affordable housing during 25/26 were a mixture of conversions and one windfall site.</p> <p>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.</p> <p>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.</p> |                                                                                                                                                     |                                                                                                                                                                  |                                                                              |

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, 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 7 years (and further) demonstrates that in the current economic climate, the private sector is not delivering many affordable houses within the national park. Within the national park, not many private allocations are coming forward for development, and therefore do not provide many affordable houses. No large housing developments are 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.

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| Action | <p>Although 24 affordable units were given planning permission between 2024/25, the number of affordable housing units that were given planning permission fell during 2025-26 to 4 units. A policy review is needed as affordable housing is not provided and allocations are not delivered.</p> <p>The increasing pressure on the local housing market exacerbated by Brexit and Covid 19 and the subsequent 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>Providing affordable housing to local communities is a key element of the plan's strategy. With continued low numbers of units coming forward, the housing figures of the development plan are not being met.</p> |
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## MF27

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|----------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| Objective                                                                                    | Support appropriate development which meets the housing needs of the local community, having special regard to affordable housing for local people |                                                                                                                                                  |
| <b>Key Policies</b><br>Strategic Policy G: Housing Development Policy 30: Affordable Housing |                                                                                                                                                    | <b>Related Policies</b><br>Development Policy 9: Conversion and Change of Use of Rural Buildings<br>Development Policy 11: Affordable Housing in |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                       | Exception Sites |                                   |                                                            |
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| 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                                |                                                            |
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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                       | AMR No 4:       | 11                                |                                                            |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                       | AMR No 5:       | 4                                 |                                                            |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                       | AMR No 6        | 4                                 |                                                            |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                       | AMR No 7        | 28<br>(37* see explanation below) |                                                            |
| Analysis                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                       |                 |                                   |                                                            |
| <p>The number of affordable units completed during 2025-26 increased substantially to 28 units . This is higher than the target of 25 and the trigger point of 21.</p> <p>*: It is also noted that 9 additional units have been completed by a housing association, namely social affordable housing. A site was taken on by a private developer who received planning permission, where just 5 out of 16 units were committed to affordable housing with a Section 106 agreement. Despite this, the housing association completed each unit as a social affordable house. As the 9 units have not entered into a legal agreement or planning condition, they cannot be counted in the statistics, but they operate as affordable housing, in accordance with Gwynedd Council's letting policy.</p> <p>The high number of affordable houses is the result of two sites completed by housing associations, namely 5 units in Llan Ffestiniog, and 19 units in Harlech. The Authority is dependent on Housing Associations to provide affordable housing units, and both sites have had a significant impact on the figures for this monitoring year.</p> <p>Looking at previous years, perhaps 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>In the current economic climate, it does not appear that the private sector are delivering many affordable housing units 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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | The number of affordable housing units completed per year is higher than the trigger point of 21 units, but lower than the previous 6 |                 |                                   |                                                            |

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|  | <p>years.</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 prepared.</p> |
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## MF28

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| Objective                                                                                                                                                                   | Support appropriate development which meets the housing needs of the local community, having special regard to affordable housing for local people |                                                                                                                                                                  |   |                                                                                     |
| <b>Key Policies</b><br>Strategic Policy G: Housing<br>Development Policy 30: Affordable Housing                                                                             |                                                                                                                                                    | <b>Related Policies</b><br>Development Policy 9: Conversion and Change of Use of Rural Buildings<br>Development Policy 11: Affordable Housing in Exception Sites |   |                                                                                     |
| Indicator                                                                                                                                                                   | Target                                                                                                                                             | Outcome                                                                                                                                                          |   | Trigger Point                                                                       |
| Number of market units coming forward as a result of non-viability (i.e. units that are not viable and have therefore resulted in open market housing with a commuted sum). |                                                                                                                                                    | Adoption                                                                                                                                                         |   | 10 or more units per annum granted planning permission for three consecutive years. |
|                                                                                                                                                                             |                                                                                                                                                    | AMR No 1:                                                                                                                                                        | 0 |                                                                                     |
|                                                                                                                                                                             |                                                                                                                                                    | AMR No 2:                                                                                                                                                        | 3 |                                                                                     |
|                                                                                                                                                                             |                                                                                                                                                    | AMR No 3:                                                                                                                                                        | 0 |                                                                                     |
|                                                                                                                                                                             |                                                                                                                                                    | AMR No 4:                                                                                                                                                        | 3 |                                                                                     |
|                                                                                                                                                                             |                                                                                                                                                    | AMR No 5                                                                                                                                                         | 5 |                                                                                     |
|                                                                                                                                                                             |                                                                                                                                                    | AMR No 6                                                                                                                                                         | 0 |                                                                                     |
|                                                                                                                                                                             |                                                                                                                                                    | AMR No 7                                                                                                                                                         | 2 |                                                                                     |
| Analysis                                                                                                                                                                    |                                                                                                                                                    |                                                                                                                                                                  |   |                                                                                     |
| Commuting sums were received for two planning applications during 2025-26.                                                                                                  |                                                                                                                                                    |                                                                                                                                                                  |   |                                                                                     |
| Action                                                                                                                                                                      | Development plan policies are being implemented effectively                                                                                        |                                                                                                                                                                  |   |                                                                                     |

**MF29**

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| Objective                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Support appropriate development which meets the housing needs of the local community, having special regard to affordable housing for local people                                                                            |                                                                                                                                                           |   |                                                                             |
| Key Policies<br>Strategic Policy G: Housing<br>Development Policy 30: Affordable Housing                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                               | Related Policies<br>Development Policy 9: Conversion and Change of Use of Rural Buildings<br>Development Policy 11: Affordable Housing in Exception Sites |   |                                                                             |
| Indicator                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Target                                                                                                                                                                                                                        | Outcome                                                                                                                                                   |   | Trigger Point                                                               |
| Number of affordable housing units granted planning permission per annum via windfalls.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 6 units per annum                                                                                                                                                                                                             | AMR No 1:                                                                                                                                                 | 2 | Below 5 units granted planning permission per annum for 2 consecutive years |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                               | AMR No 2:                                                                                                                                                 | 4 |                                                                             |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                               | AMR No 3:                                                                                                                                                 | 0 |                                                                             |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                               | AMR No 4:                                                                                                                                                 | 0 |                                                                             |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                               | AMR No 5:                                                                                                                                                 | 7 |                                                                             |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                               | AMR No 6:                                                                                                                                                 | 2 |                                                                             |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                               | AMR No 7:                                                                                                                                                 | 2 |                                                                             |
| Analysis                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                               |                                                                                                                                                           |   |                                                                             |
| Two affordable housing units were granted planning permission via windfalls in 2025-26.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                               |                                                                                                                                                           |   |                                                                             |
| <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 7 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> |                                                                                                                                                                                                                               |                                                                                                                                                           |   |                                                                             |
| 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. |                                                                                                                                                           |   |                                                                             |

### MF30

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                             |                                                                                                                                                                  |                                                           |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|
| Objective                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Support appropriate development which meets the housing needs of the local community, having special regard to affordable housing for local peopleCommunities                                                                                               |                                                                                                                                                                  |                                                           |
| <b>Key Policies</b><br>Strategic Policy G: Housing<br>Development Policy 30: Affordable Housing                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                             | <b>Related Policies</b><br>Development Policy 9: Conversion and Change of Use of Rural Buildings<br>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:                                                                                                                                                        |                                                           |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                             | AMR No 2:                                                                                                                                                        |                                                           |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                             | AMR No 3:                                                                                                                                                        |                                                           |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                             | AMR No 4:                                                                                                                                                        |                                                           |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                             | AMR No 5:                                                                                                                                                        |                                                           |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                             | AMR No 6:                                                                                                                                                        |                                                           |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                             | AMR No 7                                                                                                                                                         | 8 (17*)                                                   |
| Analysis                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                             |                                                                                                                                                                  |                                                           |
| <p>Eight affordable units were completed on windfall sites during 2025/26. (A further 9 units were completed by a housing association, which are available for social affordable housing, but not subject to Section 106 or a condition. See MF27 for further explanation).</p> <p>The housing market in the National Park is localised in nature, relying on small local builders and self-build projects on small sites of less than five units. There are no regional house builders active in the market and therefore there is very limited speculative building of open market and affordable housing.</p> <p>The target will need to be monitored closely over the next year to see if this is part of a longer term trend.</p> |                                                                                                                                                                                                                                                             |                                                                                                                                                                  |                                                           |
| Action                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | In AMR 2024/25 the trigger point was activated following two consecutive years of numbers falling below target. During 2025/26, it has increased above the trigger pointThe 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 |                         |                                |
| <b>Key Policies</b><br>Strategic Policy G: Housing<br>Development Policy 30: Affordable Housing<br>Development Policy 9: Conversion and Change of Use of Rural Buildings |                                                                                                                                                    | <b>Related Policies</b> |                                |
| Indicator                                                                                                                                                                | Target                                                                                                                                             | Outcome                 | Trigger Point                  |
| Number of affordable housing                                                                                                                                             | 3 units per annum                                                                                                                                  | Adoption                | Below 2 units granted planning |
|                                                                                                                                                                          |                                                                                                                                                    | AMR No 0                |                                |



|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                  |           |   |                                              |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|---|----------------------------------------------|
| units granted planning permission per annum via conversions.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                  | 1:        |   | permission per annum for 2 consecutive years |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                  | AMR No 2: | 1 |                                              |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                  | AMR No 3: | 1 |                                              |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                  | AMR No 4: | 2 |                                              |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                  | AMR No 5: | 4 |                                              |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                  | AMR No 6  | 4 |                                              |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                  | AMR No 7  | 2 |                                              |
| Analysis                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                  |           |   |                                              |
| <p>Two affordable housing units were granted planning permission via conversions during 2025/26, This follows 4 units during 2024/25 and 23/24. Before that, the numbers were low.</p> <p>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.</p> |                                                                                                                                                                                                                                                                                                                                                                                  |           |   |                                              |
| Action                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | The trigger point was activated in the first three years of the AMR, but the number is higher than the target during 2022/23, 23/24 and 24/25. The number during 25/26 has fallen below the trigger point.It will be important to investigate further the contribution of conversions to the affordable housing element as part of the process of amending the Development Plan. |           |   |                                              |

### MF32

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|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|---|-----------------------------------------------------------|
| <b>Objective</b>                                                                                                                                                         | Support appropriate development which meets the housing needs of the local community, having special regard to affordable housing for local people |                         |   |                                                           |
| <b>Key Policies</b><br>Strategic Policy G: Housing<br>Development Policy 30: Affordable Housing<br>Development Policy 9: Conversion and Change of Use of Rural Buildings |                                                                                                                                                    | <b>Related Policies</b> |   |                                                           |
| <b>Indicator</b>                                                                                                                                                         | <b>Target</b>                                                                                                                                      | <b>Outcome</b>          |   | <b>Trigger Point</b>                                      |
| 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 |                                                           |
|                                                                                                                                                                          |                                                                                                                                                    | AMR No 5:               | 3 |                                                           |



|                                                                                                |                                                             |          |   |  |
|------------------------------------------------------------------------------------------------|-------------------------------------------------------------|----------|---|--|
|                                                                                                |                                                             | AMR No6: | 3 |  |
|                                                                                                |                                                             | AMR No7: | 4 |  |
| <b>Analysis</b>                                                                                |                                                             |          |   |  |
| 4 affordable units were completed via conversions, including 3 flats on the High Street, Bala. |                                                             |          |   |  |
| <b>Action</b>                                                                                  | Development plan policies are being implemented effectively |          |   |  |

### MF33

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|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|------------------|---|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Objective                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Support appropriate development which meets the housing needs of the local community, having special regard to affordable housing for local people |                  |   |                                                                                                                                                                 |
| Key Policies<br>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.<br>Take up of more than two units per settlement relating to need.<br>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 |                                                                                                                                                                 |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                    | AMR No 5:        | 0 |                                                                                                                                                                 |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                    | AMR No 6:        | 0 |                                                                                                                                                                 |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                    | AMR No 7:        | 0 |                                                                                                                                                                 |
| Analysis                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                    |                  |   |                                                                                                                                                                 |
| 0 affordable dwellings have been permitted within smaller settlements.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                    |                  |   |                                                                                                                                                                 |
| <p>Over the seven 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.</p> <p>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.</p> |                                                                                                                                                    |                  |   |                                                                                                                                                                 |
| Action                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Development plan policies are not being implemented as intended and further research and/or investigation is required.                             |                  |   |                                                                                                                                                                 |

### MF34

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| <b>Objective</b> | Support appropriate development which meets the housing needs of the local community, having special regard to affordable housing |
|------------------|-----------------------------------------------------------------------------------------------------------------------------------|

|                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                         |                         |                           |                                             |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|---------------------------|---------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                         | for local people        |                           |                                             |
| <b>Key Policies</b><br>Strategic Policy G: Housing Development Policy 30: Affordable Housing<br>Development Policy 11: Affordable Housing in Exception Sites                                                                                                                                                                                                                           |                                                                                                                                                                                                                         | <b>Related Policies</b> |                           |                                             |
| 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                         |                                             |
|                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                         | AMR No 5                | 9 approved<br>0 completed |                                             |
|                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                         | AMR No 6                | 0 approved<br>1 completed |                                             |
|                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                         | AMR No 7                | 1 approved<br>0 completed |                                             |
| Analysis                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                         |                         |                           |                                             |
| One affordable unit on an Exception Site was permitted during 2025/26. No unit on an Exception Site was completed during 2025/26. Suitable land owned by housing associations have already been allocated in the development plan, as opposed to being brought forward as exception sites. Units can be expected to be completed in the coming years following approvals during 23/24. |                                                                                                                                                                                                                         |                         |                           |                                             |
| 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.                                                                                                                                                                              |                                                                                                                                                                                                                         |                         |                           |                                             |
| Action                                                                                                                                                                                                                                                                                                                                                                                 | Further Investigation/Research Required.The figure for the first two years of monitoring falls below the trigger level and the Authority will investigate and continue to monitor future reports to distinguish trends. |                         |                           |                                             |

### MF35

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

|                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                        |           |              |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|-----------|--------------|--|
| sites coming forward and the number of units proposed on each site.                                                                                                                                                                                                                                                                                                                         |                                                                                                                        | AMR No 1: | See analysis |  |
|                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                        | AMR No 2: | See analysis |  |
|                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                        | AMR No 3: | See analysis |  |
|                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                        | AMR No 4: | See analysis |  |
|                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                        | AMR No 5: | See analysis |  |
|                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                        | AMR No 6: | See analysis |  |
|                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                        | AMR No 7: | See analysis |  |
| Analysis                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                        |           |              |  |
| Of the 25 residential units granted planning permission in 2025/26, there was one site of 13 units. There were 11 sites with one unit and one site with 2 units..                                                                                                                                                                                                                           |                                                                                                                        |           |              |  |
| The housing market in the National Park is localised in nature, relying on small local builders and self-build projects on small sites of less than five units. There are no regional house builders active in the market and therefore there is very limited speculative building of open market and affordable housing. Large sites are mostly dependent on Housing Association activity. |                                                                                                                        |           |              |  |
| Action                                                                                                                                                                                                                                                                                                                                                                                      | Development plan policies are not being implemented as intended and further research and/or investigation is required. |           |              |  |

### MF36

|                                                                                                 |               |                                                                                                                                                                  |             |                      |
|-------------------------------------------------------------------------------------------------|---------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|----------------------|
| <b>Objective</b>                                                                                |               | Support appropriate development which meets the housing needs of the local community, having special regard to affordable housing for local people               |             |                      |
| <b>Key Policies</b><br>Strategic Policy G: Housing<br>Development Policy 30: Affordable Housing |               | <b>Related Policies</b><br>Development Policy 9: Conversion and Change of Use of Rural Buildings<br>Development Policy 11: Affordable Housing in Exception Sites |             |                      |
| <b>Indicator</b>                                                                                | <b>Target</b> | <b>Outcome</b>                                                                                                                                                   |             | <b>Trigger Point</b> |
| 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 |                      |
|                                                                                                 |               | AMR No 5:                                                                                                                                                        | Targets met |                      |
|                                                                                                 |               | AMR No 6:                                                                                                                                                        | Targets met |                      |
|                                                                                                 |               | AMR No 7:                                                                                                                                                        | Targets met |                      |

| Analysis                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                        |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|
| <p>The units which had an affordable housing requirement have met the affordable housing target of the Eryri LDP.</p> <p>The review will need to consider the Affordable Housing targets and thresholds.</p> <p>One application was granted to divide a dwelling into two dwellings changing the use of hostel accommodation to a C3 dwelling , without a contribution to affordable housing, due to other material considerations.</p> |                                                                                                                        |
| 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 |              |                                     |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|--------------|-------------------------------------|
| <b>Key Policies</b><br>Strategic Policy G: Housing<br><b>Development Policy 13: Gypsy and Travellers Sites</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                       | <b>Related Policies</b>                                                                                                                            |              |                                     |
| 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 1: No                                                                                                                                          | See analysis |                                     |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                       | AMR 2: No                                                                                                                                          | See analysis |                                     |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                       | AMR 3: No                                                                                                                                          | See analysis |                                     |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                       | AMR 4: No                                                                                                                                          | See analysis |                                     |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                       | AMR 5: No                                                                                                                                          | See analysis |                                     |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                       | AMR 6: No                                                                                                                                          | See analysis |                                     |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                       | AMR 7: No                                                                                                                                          | See analysis |                                     |
| Analysis                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                       |                                                                                                                                                    |              |                                     |
| <p>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 gypsies and travellers.</p> <p>Cyngor Gwynedd established a new steering group in 2021 of which the Authority was a member. Arc4 were commissioned to assist Gwynedd and Ynys Môn 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</p> |                                       |                                                                                                                                                    |              |                                     |

identify the need for a site within the National Park.

In 2026, Ynys Môn Council is leading on the establishment of a steering group with Gwynedd Council and the Authority as members. Arc4 was commissioned to assist Gwynedd and Ynys Môn Councils to prepare a Gypsy and Traveller Accommodation Assessment to inform local housing strategies and policies for the provision of Gypsy and Traveller sites in Development Plans. The consultation phase takes place over the summer months of 2026.

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.

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| Action | Development plan policies are being implemented effectively |
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### MF38

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|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|---------------|
| Objective                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Support appropriate development which meets the housing needs of the local community, having special regard to affordable housing for local people |                                                                                                                                                           |              |               |
| Key Policies<br>Strategic Policy G: Housing<br>Development Policy 30: Affordable Housing                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                    | Related Policies<br>Development Policy 9: Conversion and Change of Use of Rural Buildings<br>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:                                                                                                                                                 |              |               |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                    | AMR No 5:                                                                                                                                                 |              |               |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                    | AMR No. 6                                                                                                                                                 |              |               |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                    | AMR No 7:                                                                                                                                                 |              |               |
| Analysis                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                    |                                                                                                                                                           |              |               |
| Local Housing Authorities are responsible for producing and updating LHMA in partnership with planning authorities and other stakeholders.                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                    |                                                                                                                                                           |              |               |
| Gwynedd Council has updated their LHMA for the period (2018-2023). Gwynedd's LHMA (2018-2023) has identified an annual housing need figure of 707 for the Gwynedd area. Using a pro rata division of 19% for the part of the Gwynedd area within the border of the National Park, gives an annual need of 134 and a total of 670 units over the 5 year period of the LHMA The Council is working on their update of the LHMA.<br>Conwy has released a Local Housing Market Assessment (LHMA) 2022-2037 at the end of 2024. The LHMA indicates a total annual need of 694 additional affordable homes over |                                                                                                                                                    |                                                                                                                                                           |              |               |

the next 5 years in Conwy. The LHMA indicates an estimated total over 15 years of 2461 affordable homes in Conwy.

The Local Housing Market Assessment shows that there is a lack of affordable housing in Conwy County and that this has an impact on the number of households in temporary accommodation. The Assessment has shown an increasing need for smaller houses that are affordable, more accessible affordable properties, and affordable houses with more than 4 bedrooms. Therefore, it is essential that new residential developments include an appropriate mix of housing types in order to accommodate this change.

When setting out to amend the Eryri LDP, it is important that there is close collaboration between the Conwy Housing Authority and the National Park Authority in order to understand the housing needs within the National Park area.

The Welsh Government has introduced a new methodology for the production of a LHMA. Conwy has published an LHMA under the new methodology; Gwynedd is working on preparing one.

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 mix of occupancy.

During this monitoring year, the Rural Housing Enablers (RHEs) has undertaken a local housing needs survey in Gellilydan/Maentwrog.

|        |                                                             |
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| Action | Development plan policies are being implemented effectively |
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### 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<br>Strategic Policy G: Housing<br>Development Policy 30: Affordable Housing |        | Related Policies<br>Development Policy 9: Conversion and Change of Use of Rural Buildings<br>Development Policy 11: Affordable Housing in Exception Sites |              |               |
| Indicator                                                                                | Target | Outcome                                                                                                                                                   |              | Trigger Point |
| Monitor the need for intermediate affordable housing needs through Tai Teg Register.     |        | Adoption                                                                                                                                                  |              |               |
|                                                                                          |        | AMR No 1:                                                                                                                                                 | See analysis |               |
|                                                                                          |        | AMR No 2:                                                                                                                                                 |              |               |
|                                                                                          |        | AMR No 3:                                                                                                                                                 |              |               |
|                                                                                          |        | AMR No 4:                                                                                                                                                 |              |               |
|                                                                                          |        | AMR No 5:                                                                                                                                                 |              |               |
|                                                                                          |        | AMR No 6:                                                                                                                                                 |              |               |
|                                                                                          |        | AMR No 7:                                                                                                                                                 |              |               |
| Analysis                                                                                 |        |                                                                                                                                                           |              |               |

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.

During 2025/26, Gwynedd Council terminated their partnership with Tai Teg. This means that there is no intermediate purchase register for Gwynedd y Parc area, as neither Tai Teg nor the Council want to keep one. As a result, a void has been identified in the evidence of need for intermediate affordable housing.

It is not possible to provide a figure for the number of households on the Tai Teg register within the National park for the 25/26 period, as their temporary database has caused difficulties. It is hoped that a new system will enable reliable figures to be obtained.

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|--------|----------------------------------------------------------------------------------------------------------------|
| Action | It is necessary to assess the implications of Gwynedd Council bringing the partnership with Tai Teg to an end. |
|--------|----------------------------------------------------------------------------------------------------------------|

#### MF40

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|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|--------------------|
| Objective                                                                                                                                                                                                                                                                                                                                                                                               | Support appropriate development which meets the housing needs of the local community, having special regard to affordable housing for local people |                                                                                                                                                           |                         |                    |
| Key Policies<br>Strategic Policy G: Housing<br>Development Policy 30: Affordable Housing                                                                                                                                                                                                                                                                                                                |                                                                                                                                                    | Related Policies<br>Development Policy 9: Conversion and Change of Use of Rural Buildings<br>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:                                                                                                                                                 |                         |                    |
|                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                    | AMR No 5:                                                                                                                                                 |                         |                    |
|                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                    | AMR No 6:                                                                                                                                                 |                         |                    |
|                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                    | AMR No 7:                                                                                                                                                 |                         |                    |
| Analysis                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                    |                                                                                                                                                           |                         |                    |
| A revised SPG for affordable housing was adopted in September 2019. This is apractical guidance note for applicants who intend to submit a planning application for an affordable dwelling to meet local needs which is available to download on the Authority's website. The Authority continues to discuss viability issues on a case by case basis making reference to the SPG on Affordable Housing |                                                                                                                                                    |                                                                                                                                                           |                         |                    |
| The SPG provides detailed information on how policies contained in the revised Eryri                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                    |                                                                                                                                                           |                         |                    |



Local Development Plan (ELDP) (2016-2031) will be applied in practice by the Authority. The most relevant policies in the revised Eryri LDP are Strategic Policy G: Housing, Development Policy 30: Affordable Housing, Development Policy 11: Affordable Housing on Exception Sites and Development Policy 9: Conversion and Change of use of rural buildings.

The SPG was the subject of a 6 week public consultation between the 9th of July 2019 and the 18<sup>th</sup> of September 2019. The consultation report is available for viewing on the Authority's website.

The SPG has been updated to reflect current data on household income that guides the affordable price level of properties. The size of affordable housing units has also been defined so they commensurate with the needs of the intended household and remain affordable in perpetuity. The SPG has also been updated to reflect the most up to date data relating to commuted sum payments.

The Authority has produced a practical guidance note for applicants who intend to submit a planning application for an affordable dwelling to meet local needs which is available to download on the Authority's website. The Authority continues to discuss viability issues on a case by case basis making reference to the SPG on Affordable Housing.

The SPG was updated in 2024 with CACI Paycheck 2023 data.

|        |                                                             |
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| 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 |             |                                                                                           |
| <b>Key Policies</b><br>Strategic Policy G: Housing<br>Development Policy 30: Affordable Housing<br>Development Policy 17: Removal of Agricultural and Holiday Accommodation Occupation Condition | <b>Related Policies</b>                                                                                                                            |             |                                                                                           |
| 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 1: No 0 |                                                                                           |
|                                                                                                                                                                                                  |                                                                                                                                                    | AMR 2: No 1 |                                                                                           |
|                                                                                                                                                                                                  |                                                                                                                                                    | AMR 3: No 0 |                                                                                           |
|                                                                                                                                                                                                  |                                                                                                                                                    | AMR 4: No 0 |                                                                                           |
|                                                                                                                                                                                                  |                                                                                                                                                    | AMR 5: No 0 |                                                                                           |
|                                                                                                                                                                                                  |                                                                                                                                                    | AMR 6: No 0 |                                                                                           |
|                                                                                                                                                                                                  |                                                                                                                                                    | AMR 7: No 0 |                                                                                           |



|                                                |                                                             |
|------------------------------------------------|-------------------------------------------------------------|
| Analysis                                       |                                                             |
| During 2025/26, 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.<br>Encourage community recreational facilities where they meet local needs and do not conflict with the 'Special Qualities' of the Park. |                                                                                                   |                                        |               |
| Key Policies<br><b>Strategic Policy Ng: Community Services and Facilities</b>                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                        | Related Policies<br><b>Strategic Policy A: National Park Purposes and Sustainable Development</b> |                                        |               |
| 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:                                                                                         | 1 improved community facilities        |               |
|                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                        | AMR No 5                                                                                          | 1 improved community facilities        |               |
|                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                        | AMR No 6                                                                                          | 5 improved or new community facilities |               |
|                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                        | AMR No 7                                                                                          | 2 improved or new community facilities |               |
| Analysis                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                        |                                                                                                   |                                        |               |
| During 2025/26:                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                        |                                                                                                   |                                        |               |
| <ul style="list-style-type: none"> <li>Planning permission was granted to install two public toilet facilities in the Eryri National Park Authority car park, Llyn Cwellyn.</li> <li>Planning permission was granted to demolish an existing band room and build a new single storey band room in Abergynolwyn</li> <li>.</li> </ul> |                                                                                                                                                                                                                                                        |                                                                                                   |                                        |               |
| 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<br>Strategic Policy Ng: Community Services and Facilities |                                                             | Related Policies<br>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 1: No                                                                                                                            | No losses |                    |
|                                                                        |                                                             | AMR 2: No                                                                                                                            | No losses |                    |
|                                                                        |                                                             | AMR 3: No                                                                                                                            | No losses |                    |
|                                                                        |                                                             | AMR 4: No                                                                                                                            | No losses |                    |
|                                                                        |                                                             | AMR 5: No                                                                                                                            | No losses |                    |
|                                                                        |                                                             | AMR 6: No                                                                                                                            | No losses |                    |
|                                                                        |                                                             | AMR 7: No                                                                                                                            | No losses |                    |
| Analysis                                                               |                                                             |                                                                                                                                      |           |                    |
| No community facilities were lost due to change of use.                |                                                             |                                                                                                                                      |           |                    |
| Action                                                                 | Development plan policies are being implemented effectively |                                                                                                                                      |           |                    |

**MF44**

|                                                                                                                    |                                                                          |                                                                                                                                                                                               |                                   |                                                                              |
|--------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|------------------------------------------------------------------------------|
| <b>Objective</b>                                                                                                   |                                                                          | 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. |                                   |                                                                              |
| <b>Key Policies</b><br>Development Policy 18: The Welsh language and the Social and Cultural fabric of Communities |                                                                          | <b>Related Policies</b>                                                                                                                                                                       |                                   |                                                                              |
| <b>Indicator</b>                                                                                                   | <b>Target</b>                                                            | <b>Outcome</b>                                                                                                                                                                                |                                   | <b>Trigger Point</b>                                                         |
| 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                      |  |
|                                                                                                                      |                                                             | AMR No 5: | No harmful scheme or developments |  |
|                                                                                                                      |                                                             | AMR No 6: | No harmful scheme or developments |  |
|                                                                                                                      |                                                             | AMR No 7: | No harmful scheme or developments |  |
| <b>Analysis</b>                                                                                                      |                                                             |           |                                   |  |
| During 2025/26, one community and linguistic statement was presented with an application for 13 houses in Dolgellau. |                                                             |           |                                   |  |
| <b>Action</b>                                                                                                        | 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<br>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: |                  |               |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                               | AMR No 5: |                  |               |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                               | AMR No 6: |                  |               |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                               | AMR No 7: |                  |               |  |
| Analysis                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                               |           |                  |               |  |
| The Community & Linguistic Statements that have been submitted in previous years enabled the Authority to make an informed decision on applications that may have had an effect on the Welsh language within communities. They have also provided an opportunity for applicants to demonstrate positive influences on communities, particularly where the development serves to meet local needs. In response to any negative impacts of the development, the statement also gives the applicant the opportunity to expand on the benefits of the development and to present evidence of mitigating factors relevant to the application and planning. |                                                                                                                                                                                               |           |                  |               |  |
| 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<br>Development Policy 18: The Welsh language and the Social and Cultural fabric of Communities<br>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 |               |
|                                                                                                                                                                                                                                         |                                                                                                                                                                                              | AMR No 5:        | Increase |               |
|                                                                                                                                                                                                                                         |                                                                                                                                                                                              | AMR No 6:        | Increase |               |
|                                                                                                                                                                                                                                         |                                                                                                                                                                                              | AMR No 7:        | Increase |               |
| Analysis                                                                                                                                                                                                                                |                                                                                                                                                                                              |                  |          |               |
| During 2025/26, applicants were encouraged to produce bilingual signs. During this Annual Monitoring period, 7 out of 7 applications for advertisement consent were bilingual, or partly bilingual, or included the business name only. |                                                                                                                                                                                              |                  |          |               |
| 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<br>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     |  |
|  |  | AMR No 5: | See analysis |  |
|  |  | AMR No 6: | See analysis |  |
|  |  | AMR No 7: | See analysis |  |

#### Analysis

There are a number of initiatives being undertaken by the Authority that encourage the use of the Welsh language and seek to protect Welsh place names. They are also actions under the objectives of the Authority's 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 business.

- Projects throughout the Authority such as Caru Eryri, Yr Ysgwrn, Carneddau Landscape Partnership Scheme, Harlech and Ardudwy Cultural Heritage Scheme, Ffermio Bro, and Eryri Local Nature Partnership all offer a wide variety of opportunities for people to socialise, engage with heritage and conservation and participate in them through the medium of Welsh. These opportunities include volunteering, skills development, activities and events. The Authority has officially approved the names Yr Wyddfa and Eryri to be used in all languages. The decision received a positive response and a number of national bodies are following the same procedure, leading to better awareness of Welsh place names and an understanding of their significance.
- Educational resources and a new art exhibition interpreting place names are being planned. The ENPA Place Names Task and Finish Group was established in October 2020 to develop a methodology for the promotion and promotion of place names. The Group collaborated on this work with the Welsh Language Commissioner, Cadw and the Royal Commission on the Monuments of Wales, as well as individual experts. 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. Principles for dealing with place names have been adopted by ENPA, in order to standardise the use of place names. The names of lakes in Snowdonia have been standardised by the Place Names Standardisation Panel and this will lead to the consistency of the names of Eryri's peaks in due course. The initiative aligns with wider efforts to protect and celebrate indigenous and native place names around the world, placing Eryri as part of a progressive movement in the protection of place names.
- Harlech and Ardudwy Schemes record historic place names in the project area and work with local communities and volunteers to raise awareness and wider interpretation. The aim of the Carneddau Voices and Names project is to record and raise awareness of place names through community recording sessions in conjunction with the Place Names Association.
- ENPA, CCBC and CG have all launched and run successful Ambassador

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>schemes, promoting the core messages and special qualities of each region.</p> <ul style="list-style-type: none"> <li>Yr Wyddfa and Cader Idris volunteers are paired according to their linguistic ability to ensure that learners can practice their language skills. Yr Ysgwrn engages Welsh learners to take part in activities on site including volunteering. All activities of ENPA Volunteers are monitored to see if they use the language.</li> </ul> |                                                                                                                                                  |
| 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> |                                                                             |
| <p>Key Policies</p> <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:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                             |
|                                                                                                                                                                                                                                                                                      |                                                             | AMR No 2:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                             |
|                                                                                                                                                                                                                                                                                      |                                                             | AMR No 3:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                             |
|                                                                                                                                                                                                                                                                                      |                                                             | AMR No 4:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                             |
|                                                                                                                                                                                                                                                                                      |                                                             | AMR No 5:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                             |
|                                                                                                                                                                                                                                                                                      |                                                             | AMR No 6:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                             |
|                                                                                                                                                                                                                                                                                      |                                                             | AMR No 7:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                             |
| Analysis                                                                                                                                                                                                                                                                             |                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                             |
| During 2025/26, 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**

- 5.46 The number of housing completions for 2025/26 was 45 units. The completion figure is just 6 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 2025/26 with this year's completions of 45 units below what was anticipated (51 AAR vs 45 actual completions, - 12% in percentage terms). The number of dwellings that have been completed annually have been consistently below the (AAR) of 51 dwellings per annum since 2016-17. There is a shortfall of -55% for cumulative required build rate from the start of the plan period, 2016-17, up to 31st March 2025. 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.
- 5.47 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.
- 5.48 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.
- 5.49 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 have been introduced which will allow greater control of changes between different types of residential uses and the formation of planning policies. After gathering further evidence for careful consideration and collaboration with other authorities, together with public consultation, the Article 4 Direction came into force on 1<sup>st</sup> June 2025 which could have a significant impact on the local housing market.

- 5.50 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.
- 5.51 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.
- 5.52 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.
- 5.53 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.
- 5.54 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.
- 5.55 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.

- 5.56 Collaboration with Gwynedd and Conwy local housing authorities will continue to assist with the implementation of their Housing Strategies. The Authority will seek to assist with Cyngor Gwynedd's recent Housing Action Plan, its housing need identification work, and any plans to develop affordable housing within the National Park area.

## Case Studies

### **Cae Swch, Llan Ffestiniog.**



During 2025/26, a scheme of 16 affordable houses was completed by Clwyd Alyn Housing Association.

Permission was originally received from the owner in 2018 for 16 units, 5 of which are affordable housing. While 2 units were completed, development of the site was slow. By working with Clwyd Alyn, the site is now complete, with all the units being affordable housing for local people.

The houses are 2, 3 and 4 bedroomed. £3.5 million was spent to complete it and it was built by a local contractor, Wales Timber Solutions, with funding from the Welsh Government social housing grant.

The houses have been designed with energy efficiency in mind, aiming to keep the residents' fuel bills low. The use of green technology, such as air source heat pumps and solar panels, means that the houses will be cost effective to run and reduce the impact on

the environment. Sustainable and local building material was used where possible, using local businesses and suppliers.

This is a good example of a Housing Association collaborating with a private developer to provide affordable housing.

## 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 Seven applications were permitted during 2025/26 that resulted in an estimated increase of 5965m<sup>2</sup> *new* floor space (or conversions/adaptations) for employment purposes. These applications were for;
- Retrospective planning application for the erection of a wooden shed used for laundry storage and decking in a hotel (716 m2)
  - Erection of a partly one-storey and partly two-storey building to be used for ancillary functions to operate the campsite including an ancillary cafe and ancillary shop for camp customers, staff restroom/sick bay, administration office, dry store and log store near Rhyd Ddu (1842 m2)
  - Change of land use to allow the placement of one mobile food and drink vendor (Use Class A3) to be used ancillary to the car parking site (2867 m2).
  - Retrospective application to extend the rear outdoor seating platform and extend A3 food and drink use to the extended area at Betws y Coed (417 m2)
  - Retrospective application to locate a mobile catering van and associated seating area on the forecourt in Talsarnau (123 m2)
  -
- 6.2 The total of 5965m<sup>2</sup> of new employment floor space (or conversions/adaptations) 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 significantly less than 5965m<sup>2</sup> but despite this, there has been an increase in employment floor during the latest AMR period.
- 6.3 Part 1 of work on a collaborative study (between Eryri National Park, Gwynedd Council and Ynys Môn Council) has been completed. This work also meant appointing consultants to review and assess the provision of employment land to help form an evidence base for a review of the Eryri Local Development Plan. Work for part 2 of this assessment has begun and the results will provide the basis for any adjustments within the review of the Local Development Plan in terms of economic development policies. This will be reported in next year's Monitoring Report. Initial findings from this work suggest that the Authority will need to investigate whether there is suitable employment land in order to meet future growth and requirements..
- 6.4 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.

- 6.5 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.
- 6.6 '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.
- 6.7 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 strategy was signed in December 2020 and it 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
- 6.8 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. So far, it is not certain how many of these objectives have been achieved, with some comments being made on the progress of the plan. Despite this, the deal runs until 2036 with the target of achieving the objectives by then. 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 was working with the lead sponsor, Cwmni Egin, to develop the site. Despite this, in 2025 the Minister for Economy, Energy and Planning at the time, Rebeca Evans, announced that Cwmni Egin would close, mainly due to the UK Government's decision that the Trawsfynydd site would not be large enough for the first phase of the SMR buildings.

### **Snowdonia Enterprise Zone**

- 6.9 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.

- 6.10 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.
- 6.11 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.
- 6.12 There were ambitions to bring forward a programme which would involve construction for an SMR at the Trawsfynydd site, to begin in 2027, working with Cwmni Egino on the plans. 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
- 6.13 However, in 2024 Cwmni Egino's turnover was significantly cut from £2m in 2023/2024 to around £500,000 in the most recent financial year. The UK Government's view at the time was that the Trawsfynydd site would not be large enough for the first phase of the SMR buildings. There will be a further update in the AMR next year.

## **Tourism and Recreation**

- 6.14 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 22<sup>nd</sup> 2020.
- 6.15 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.

- 6.16 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 are aretrialing 'Aires' sites. These are located on existing council owned car parks in Criccieth, Llanberis, Caernarfon, and Pwllheli. No site has been determined within the boundaries of the National Park.
- 6.17 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 recently.

## Retail

- 6.18 A retail survey was carried out during October 2022 in Aberdyfi, Bala, Betws y Coed, Dolgellau and Harlech. The average vacancy rate for the five towns was 8.2%, which is slightly higher than the 9.2% seen in the 2021 study. At a national level since 2022, the number of vacant retail units continue to increase. The figure for the second quarter of 2023 was 17%, an increase of 0.3% compared with the same period in 2022 (reported by the Welsh Retail Consortium). Two applications were permitted for extensions and changes to the retail units during 2022/2023.
- 6.19 The 2025 survey identified 36 vacant units out of a total of 324 across Aberdyfi, Bala, Betws y Coed, Dolgellau and Harlech, giving an overall vacancy rate of 11.1%. This compares to 28 vacant units in Annual Monitoring Report 4 and an average vacancy rate of 8.2% recorded in 2022.

| Retail Area     | Vacant units | Total units | Vacant unit rate |
|-----------------|--------------|-------------|------------------|
| <b>Aberdyfi</b> | 1            | 40          | 2.5%             |
| <b>Bala</b>     | 7            | 77          | 9.1%             |

|                     |    |     |       |
|---------------------|----|-----|-------|
| <b>Betws y Coed</b> | 5  | 57  | 8.8%  |
| <b>Dolgellau</b>    | 18 | 109 | 16.5% |
| <b>Harlech</b>      | 5  | 41  | 12.2% |
| <b>Total</b>        | 36 | 324 | 11.1% |

6.20 The number of vacant units increased by eight units compared to Annual Monitoring Report 4. Dolgellau recorded the highest rate of vacant units at 16.5% and accounted for half of all vacant units, followed by Harlech at 12.2%; Aberdyfi recorded the lowest rate at 2.5%.

6.21 Overall, the findings show that vacant retail units remain an issue to be continuously monitored, particularly in Dolgellau and Harlech, in order to identify emerging trends and inform any future regeneration policy or response.

6.22 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.

6.23 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.

6.24 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<br>Strategic Policy H: A Sustainable Rural Economy (H)                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Related Policies<br>Development Policy 19: New employment and training development<br><br>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 |                    |
|                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | AMR No 5                                                                                                                     | 0 |                    |
|                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | AMR No 6                                                                                                                     | 0 |                    |
|                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | AMR No 7                                                                                                                     | 0 |                    |
| Analysis                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                              |   |                    |
| No new employment floor space was built in Local Service Centres during2025/26. See MF51 for new employment floor spaces in other areas of the National Park. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                              |   |                    |
| Action                                                                                                                                                        | It is possible to note that this indicator fails to some extent in terms of failing to achieve a new employment floor within Local Service Centres.To try to solve this, employment land provision will be assessed and reviewed within these areas during the review of the plan and part 1 of this work has been completed in conjunction with Gwynedd Council and Anglesey Council. Work for part 2 of this assessment has begun and the results will provide the basis for any adjustments within the review of the Local Development Plan in terms of economic development policies. There will be more information in next year's Monitoring Report. During the review of the LDP, the economic and employment policies of the Park will be reviewed in order to determine the most effective strategy for the next Plan. |                                                                                                                              |   |                    |

## MF51

|                                                                                 |                                        |                                                                                                                                                                                                                  |                        |                      |
|---------------------------------------------------------------------------------|----------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|----------------------|
| <b>Objective</b>                                                                |                                        | Supporting a Sustainable Rural Economy                                                                                                                                                                           |                        |                      |
| <b>Key Policies</b><br>Strategic Policy H: A Sustainable Rural Economy (H)      |                                        | <b>Related Policies</b><br>Development Policy 19: New employment and training development<br><br>Development Policy 9: Conversion and change of use of rural buildings<br><br>Development Policy 24: Retail (24) |                        |                      |
| <b>Indicator</b>                                                                | <b>Target</b>                          | <b>Outcome</b>                                                                                                                                                                                                   |                        | <b>Trigger Point</b> |
| Total new employment floor space built in National Park (including conversions) | Increase in new employment floor space | AMR No 1:                                                                                                                                                                                                        | 2367.77 m <sup>2</sup> | Failure to deliver   |
|                                                                                 |                                        | AMR No 2:                                                                                                                                                                                                        | 463.18m <sup>2</sup>   |                      |
|                                                                                 |                                        | AMR No 3:                                                                                                                                                                                                        | 834.42m <sup>2</sup>   |                      |
|                                                                                 |                                        | AMR No 4:                                                                                                                                                                                                        | 3356m <sup>2</sup>     |                      |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |                                                              |                    |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--------------------------------------------------------------|--------------------|--|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  | AMR No 5                                                     | 8518m <sup>2</sup> |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  | AMR No 6                                                     | 4537m <sup>2</sup> |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  | AMR No 6                                                     | 5965m <sup>2</sup> |  |
| <b>Analysis</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |                                                              |                    |  |
| <p>Five applications (relevant to this indicator) were permitted for areas of new employment or retail (or conversions/adaptations) within the National Park during this monitoring period, some of which resulted in new employment floorspace.</p> <ul style="list-style-type: none"> <li>• Retrospective planning application for the erection of a wooden shed used for laundry storage and decking in a hotel (716 m2)</li> <li>• Erection of a partly one-storey and partly two-storey building to be used for ancillary functions to operate the campsite including an ancillary cafe and ancillary shop for camp customers, staff restroom/sick bay, administration office, dry store and log store near Rhyd Ddu (1842 m2)</li> <li>• Change of land use to allow the placement of one mobile food and drink vendor (Use Class A3) to be used ancillary to the car parking site (2867 m2).</li> <li>• Retrospective application to extend the rear outdoor seating platform and extend A3 food and drink use to the extended area at Betws y Coed (417 m2)</li> <li>• Retrospective application to locate a mobile catering van and associated seating area on the forecourt in Talsarnau (123 m2)</li> </ul> <p>The total of 5965m<sup>2</sup> 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 far less than 5965m<sup>2</sup> but nonetheless, there has been an increase in employment floor space during the latest AMR period.</p> |  |                                                              |                    |  |
| <b>Action</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  | Development plan policies are being implemented effectively. |                    |  |

## MF52

|                                                                                                                                                                                                                               |                                               |                                                                                                                                                                                                                  |          |                      |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|----------------------|
| <b>Objective</b>                                                                                                                                                                                                              |                                               | Supporting a Sustainable Rural Economy                                                                                                                                                                           |          |                      |
| <b>Key Policies</b><br>Strategic Policy H: A Sustainable Rural Economy (H)                                                                                                                                                    |                                               | <b>Related Policies</b><br>Development Policy 19: New employment and training development<br><br>Development Policy 9: Conversion and change of use of rural buildings<br><br>Development Policy 24: Retail (24) |          |                      |
| <b>Indicator</b>                                                                                                                                                                                                              | <b>Target</b>                                 | <b>Outcome</b>                                                                                                                                                                                                   |          | <b>Trigger Point</b> |
| 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 |                      |
|                                                                                                                                                                                                                               |                                               | AMR No 5:                                                                                                                                                                                                        | Increase |                      |
|                                                                                                                                                                                                                               |                                               | AMR No 6:                                                                                                                                                                                                        | Increase |                      |
|                                                                                                                                                                                                                               |                                               | AMR No 7:                                                                                                                                                                                                        | Increase |                      |
| <b>Analysis</b>                                                                                                                                                                                                               |                                               |                                                                                                                                                                                                                  |          |                      |
| 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. |                                               |                                                                                                                                                                                                                  |          |                      |

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.

**Action** Development plan policies are being implemented effectively.

### MF53

|                                                                                         |                                                                       |                                                                                                                                                                                                           |   |                                                                                                                                     |
|-----------------------------------------------------------------------------------------|-----------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|-------------------------------------------------------------------------------------------------------------------------------------|
| Objective                                                                               |                                                                       | Supporting a Sustainable Rural Economy                                                                                                                                                                    |   |                                                                                                                                     |
| Key Policies<br>Strategic Policy H: A Sustainable Rural Economy (H)                     |                                                                       | Related Policies<br>Development Policy 19: New employment and training development<br><br>Development Policy 9: Conversion and change of use of rural buildings<br><br>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 |                                                                                                                                     |
|                                                                                         |                                                                       | AMR No 5                                                                                                                                                                                                  | 0 |                                                                                                                                     |
|                                                                                         |                                                                       | AMR No 6                                                                                                                                                                                                  | 0 |                                                                                                                                     |
|                                                                                         |                                                                       | AMR No 7                                                                                                                                                                                                  | 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

| <b>Objective</b>                                                           |               | Supporting a Sustainable Rural Economy                                                                                                                                                                           |     |                      |
|----------------------------------------------------------------------------|---------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----------------------|
| <b>Key Policies</b><br>Strategic Policy H: A Sustainable Rural Economy (H) |               | <b>Related Policies</b><br>Development Policy 19: New employment and training development<br><br>Development Policy 9: Conversion and change of use of rural buildings<br><br>Development Policy 24: Retail (24) |     |                      |
| <b>Indicator</b>                                                           | <b>Target</b> | <b>Outcome</b>                                                                                                                                                                                                   |     | <b>Trigger Point</b> |
| Employment land                                                            |               | AMR No                                                                                                                                                                                                           | n/a |                      |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  |                                                              |     |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--------------------------------------------------------------|-----|--|
| and premises<br>vacancy rate                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  | 1:                                                           |     |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  | AMR No 2:                                                    | n/a |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  | AMR No 3:                                                    | n/a |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  | AMR No 4:                                                    | n/a |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  | AMR No 5                                                     | n/a |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  | AMR No 6                                                     | n/a |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  | AMR No 7                                                     | n/a |  |
| <b>Analysis</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  |                                                              |     |  |
| 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. Part 1 of work on a collaborative study (between Eryri National Park, Gwynedd Council and Anglesey Council) has been completed, which meant appointing consultants to review and assess the provision of employment land to help form an evidence base for a review of the Eryri Local Development Plan. Work has started on part 2 of this assessment and the results will provide the basis for any modifications within the review of the Local Development Plan, in terms of economic development policies. This will be reported in next year's Monitoring Report. |  |                                                              |     |  |
| <b>Action</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  | Development plan policies are being implemented effectively. |     |  |

## MF55

|                                                                                                                                                                                                                                                                                                                                                                   |                                        |                                                                                           |     |                      |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|-------------------------------------------------------------------------------------------|-----|----------------------|
| <b>Objective</b>                                                                                                                                                                                                                                                                                                                                                  | Supporting a Sustainable Rural Economy |                                                                                           |     |                      |
| <b>Key Policies</b><br>Strategic Policy H: A Sustainable Rural Economy (H)                                                                                                                                                                                                                                                                                        |                                        | <b>Related Policies</b><br>Development Policy 19: New employment and training development |     |                      |
| <b>Indicator</b>                                                                                                                                                                                                                                                                                                                                                  | <b>Target</b>                          | <b>Outcome</b>                                                                            |     | <b>Trigger Point</b> |
| 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 |                      |
|                                                                                                                                                                                                                                                                                                                                                                   |                                        | AMR No 5                                                                                  | n/a |                      |
|                                                                                                                                                                                                                                                                                                                                                                   |                                        | AMR No 6                                                                                  | n/a |                      |
|                                                                                                                                                                                                                                                                                                                                                                   |                                        | AMR No 7                                                                                  | n/a |                      |
| <b>Analysis</b>                                                                                                                                                                                                                                                                                                                                                   |                                        |                                                                                           |     |                      |
| 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. |                                        |                                                                                           |     |                      |
| Part 1 of work on a collaborative study (between Eryri National Park, Gwynedd Council and Anglesey Council) has been completed. work which involved appointing consultants                                                                                                                                                                                        |                                        |                                                                                           |     |                      |

to review and assess the provision of employment land to help form an evidence base for a review of the Eryri Local Development Plan. Work for part 2 of this assessment has begun and the results will provide the basis for any adjustments within the review of the Local Development Plan in terms of economic development policies. This will be reported in next year's Monitoring Report

**Action** Development plan policies are being implemented effectively.

## MF56

|                                                                                                                                                                                                                                                                                                                                                                                               |                                                              |                                        |     |               |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------|----------------------------------------|-----|---------------|
| Objective                                                                                                                                                                                                                                                                                                                                                                                     |                                                              | Supporting a Sustainable Rural Economy |     |               |
| Key Policies                                                                                                                                                                                                                                                                                                                                                                                  |                                                              | Related Policies                       |     |               |
| Development Policy 27: Snowdonia Enterprise Zone (27)                                                                                                                                                                                                                                                                                                                                         |                                                              |                                        |     |               |
| Indicator                                                                                                                                                                                                                                                                                                                                                                                     | Target                                                       | Outcome                                |     | Trigger Point |
| Monitor de-commissioning of Trawsfynydd Nuclear Power Station and possible alternative uses for consideration in review                                                                                                                                                                                                                                                                       |                                                              | AMR No 1:                              | n/a |               |
|                                                                                                                                                                                                                                                                                                                                                                                               |                                                              | AMR No 2:                              | n/a |               |
|                                                                                                                                                                                                                                                                                                                                                                                               |                                                              | AMR No 3:                              | n/a |               |
|                                                                                                                                                                                                                                                                                                                                                                                               |                                                              | AMR No 4:                              | n/a |               |
|                                                                                                                                                                                                                                                                                                                                                                                               |                                                              | AMR No 5:                              | n/a |               |
|                                                                                                                                                                                                                                                                                                                                                                                               |                                                              | AMR No 6                               | n/a |               |
|                                                                                                                                                                                                                                                                                                                                                                                               |                                                              | AMR No 7                               | n/a |               |
| Analysis                                                                                                                                                                                                                                                                                                                                                                                      |                                                              |                                        |     |               |
| It was announced during June 2020 that the Trawsfynydd site had been selected to lead on Magnox’s reactor decommissioning project in the UK. This will see decommissioning work brought forward and secure employment in the area. It is envisaged that there will be a programme of 20 years at the site, with three main phases.                                                            |                                                              |                                        |     |               |
| In order to ensure that the National Park are kept up to date with the latest developments within the Trawsfynydd site, the Authority’s officers are part of the Trawsfynydd Strategic Site Group meetings as well as the UK wide Nuleaf (nuclear legacy advisory forum) groups.                                                                                                              |                                                              |                                        |     |               |
| Officers from the Policy Department have been working with NRS (formerly Magnox) to form a Planning Framework for the site and for the decommissioning process.The hope was to have a draft of this document submitted by NRS by the end of 2024 or early 2025, but there has been a delay in this work. An update will be provided in the Annual Monitoring Report when this work re-starts. |                                                              |                                        |     |               |
| Action                                                                                                                                                                                                                                                                                                                                                                                        | Development plan policies are being implemented effectively. |                                        |     |               |

## MF56a

| <b>Objective</b>                                                     |               | Supporting a Sustainable Rural Economy |   |                      |
|----------------------------------------------------------------------|---------------|----------------------------------------|---|----------------------|
| <b>Key Policies</b>                                                  |               | <b>Related Policies</b>                |   |                      |
| Development Policy 27: Snowdonia Enterprise Zone (27)                |               |                                        |   |                      |
| <b>Indicator</b>                                                     | <b>Target</b> | <b>Outcome</b>                         |   | <b>Trigger Point</b> |
| 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 |                      |
|                                                                      |               | AMR No 5:                              | 4 |                      |

|                                                                                                                                                                                                                                                                                            |                                                              |           |   |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------|-----------|---|--|
|                                                                                                                                                                                                                                                                                            |                                                              | AMR No 6: | 1 |  |
|                                                                                                                                                                                                                                                                                            |                                                              | AMR No 6: | 1 |  |
| <b>Analysis</b>                                                                                                                                                                                                                                                                            |                                                              |           |   |  |
| One application was received for development within the Eryri Enterprise Area during the period of the AMR. The permission was for the Trawsfynydd Decommissioning area. The permission was:                                                                                               |                                                              |           |   |  |
| Installation of new underground cables, and cable sealing ends, 'shunt' reactor, gantry and widening of part of the existing access road within the fenced compound at Trawsfynydd sub-station and associated ancillary works as part of the Pentir to Trawsfynydd Reinforcement Project.. |                                                              |           |   |  |
| <b>Action</b>                                                                                                                                                                                                                                                                              | Development plan policies are being implemented effectively. |           |   |  |

#### MF56b

|                                                                                                                  |                                                              |                  |   |               |
|------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------|------------------|---|---------------|
| Objective                                                                                                        | Supporting a Sustainable Rural Economy                       |                  |   |               |
| Key Policies<br>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 |               |
|                                                                                                                  |                                                              | AMR No 5:        | 0 |               |
|                                                                                                                  |                                                              | AMR No 6:        | 0 |               |
|                                                                                                                  |                                                              | AMR No 7:        | 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

|                                                                                                         |                                        |                |   |                      |
|---------------------------------------------------------------------------------------------------------|----------------------------------------|----------------|---|----------------------|
| <b>Objective</b>                                                                                        | Supporting a Sustainable Rural Economy |                |   |                      |
| <b>Key Policies</b><br>Development Policy 27: Snowdonia Enterprise Zone (27)                            | <b>Related Policies</b>                |                |   |                      |
| <b>Indicator</b>                                                                                        | <b>Target</b>                          | <b>Outcome</b> |   | <b>Trigger Point</b> |
| 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 |                      |
|                                                                                                         |                                        | AMR No 5:      | 0 |                      |
|                                                                                                         |                                        | AMR No 6:      | 0 |                      |

|                                                                                                                                   |                                                              |          |   |  |
|-----------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------|----------|---|--|
|                                                                                                                                   |                                                              | AMR No 7 | 0 |  |
| <b>Analysis</b>                                                                                                                   |                                                              |          |   |  |
| No applications for development in the wider Llanbedr Enterprise Zone allocation have been received during the period of the AMR. |                                                              |          |   |  |
| <b>Action</b>                                                                                                                     | Development plan policies are being implemented effectively. |          |   |  |

#### MF56d

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                              |                  |   |  |               |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------|------------------|---|--|---------------|
| Objective                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Supporting a Sustainable Rural Economy                       |                  |   |  |               |
| Key Policies                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                              | Related Policies |   |  |               |
| Development Policy 27: Snowdonia Enterprise Zone (27)                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                              |                  |   |  |               |
| 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 |  |               |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                              | AMR No 5:        | 4 |  |               |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                              | AMR No 6:        | 0 |  |               |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                              | AMR No 7:        | 1 |  |               |
| Analysis                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                              |                  |   |  |               |
| One application was received for development within the Eryri Enterprise Area during the period of the AMR.This permission was for the Trawsfynydd Decommissioning area.The permission was for:<br><br>Installation of new underground cables, and cable sealing ends, 'shunt' reactor, gantry and widening of part of the existing access road within the fenced compound at Trawsfynydd sub-station and associated ancillary works as part of the Pentir to Trawsfynydd Reinforcement Project |                                                              |                  |   |  |               |
| Action                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Development plan policies are being implemented effectively. |                  |   |  |               |

#### MF56e

|                                                                                                            |                                        |                |   |                      |
|------------------------------------------------------------------------------------------------------------|----------------------------------------|----------------|---|----------------------|
| <b>Objective</b>                                                                                           | Supporting a Sustainable Rural Economy |                |   |                      |
| <b>Key Policies</b><br>Development Policy 27: Snowdonia Enterprise Zone (27)                               | <b>Related Policies</b>                |                |   |                      |
| <b>Indicator</b>                                                                                           | <b>Target</b>                          | <b>Outcome</b> |   | <b>Trigger Point</b> |
| 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 |                      |
|                                                                                                            |                                        | AMR No 5:      | 0 |                      |
|                                                                                                            |                                        | AMR No 6:      | 0 |                      |

|                                                                                                                                            |                                                              |          |   |  |
|--------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------|----------|---|--|
|                                                                                                                                            |                                                              | AMR No 7 | 0 |  |
| <b>Analysis</b>                                                                                                                            |                                                              |          |   |  |
| No applications for development, immediately adjacent to the Trawsfynydd Enterprise Zone, have been received during the period of the AMR. |                                                              |          |   |  |
| <b>Action</b>                                                                                                                              | Development plan policies are being implemented effectively. |          |   |  |

## MF57

|                                                                                                                                                                                                           |                                                              |                                                                                                                                      |   |               |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|---|---------------|
| Objective                                                                                                                                                                                                 | Supporting a Sustainable Rural Economy                       |                                                                                                                                      |   |               |
| Key Policies<br>Strategic Policy H: A Sustainable Rural Economy (H)                                                                                                                                       |                                                              | Related Policies<br>Development Policy 9: Conversion and change of use of rural buildings (9)<br><br>Strategic Policy G: Housing (G) |   |               |
| Indicator                                                                                                                                                                                                 | Target                                                       | Outcome                                                                                                                              |   | Trigger Point |
| Number of applications for appropriate live-work units<br><br>Number of applications for home working                                                                                                     | Increase in number of appropriate schemes approved           | AMR No 1:                                                                                                                            | 1 |               |
|                                                                                                                                                                                                           |                                                              | AMR No 2:                                                                                                                            | 5 |               |
|                                                                                                                                                                                                           |                                                              | AMR No 3:                                                                                                                            | 0 |               |
|                                                                                                                                                                                                           |                                                              | AMR No 4:                                                                                                                            | 3 |               |
|                                                                                                                                                                                                           |                                                              | AMR No 5:                                                                                                                            | 0 |               |
|                                                                                                                                                                                                           |                                                              | AMR No 6:                                                                                                                            | 3 |               |
|                                                                                                                                                                                                           |                                                              | AMR No 7:                                                                                                                            | 1 |               |
| Analysis                                                                                                                                                                                                  |                                                              |                                                                                                                                      |   |               |
| One rural enterprise house was granted during the 2025-26 period.<br><br>• Erection of a rural enterprise dwelling, creation of a new vehicle entrance, and installation of a septic tank near Gellilydan |                                                              |                                                                                                                                      |   |               |
| Action                                                                                                                                                                                                    | Development plan policies are being implemented effectively. |                                                                                                                                      |   |               |

## MF58

|                                                                                                                                                                                                                                          |                                                    |                                                                         |          |               |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|-------------------------------------------------------------------------|----------|---------------|
| Objective                                                                                                                                                                                                                                |                                                    | Supporting a Sustainable Rural Economy                                  |          |               |
| Key Policies<br>Strategic Policy I: Tourism                                                                                                                                                                                              |                                                    | Related Policies<br>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 |               |
|                                                                                                                                                                                                                                          |                                                    | AMR No 5                                                                | Increase |               |
|                                                                                                                                                                                                                                          |                                                    | AMR No 6                                                                | Increase |               |
|                                                                                                                                                                                                                                          |                                                    | AMR No 7                                                                | Decrease |               |
| Analysis                                                                                                                                                                                                                                 |                                                    |                                                                         |          |               |
| Whereas 29 applications were granted in the last monitoring period (2024-2025), 11 applications in relation to tourism were granted during this annual monitoring period, which is therefore lower. These included developments such as; |                                                    |                                                                         |          |               |



|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                              |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>• Create a woodland footpath to include elevated wooden paths, bridges, road markings, benches and interpretation panels in Coed Hendre Ddu, Cwm Pennant, Garndolbenmaen.</li> <li>• 2 variations of conditions for previously approved developments</li> <li>• Erection of one home office pod and one leisure pod in Rowen</li> <li>• Construction of a Video Assistant Referee (VAR) kiosk and VAR camera equipment along the north side of the pitch from Maes Tegid stadium</li> <li>• Locating Shepherd's Hut as part of a farm diversification plan.</li> <li>• Erection of a seating stand on the Football Field</li> <li>• Retrospective application for change of use of agricultural land to holiday accommodation which includes retention of 3 shepherd's huts, converted horsebox, external paths, timber decking and canopies with proposed landscaping</li> <li>• Improvements to the footpath</li> <li>• Locating 3 glamping pods, installing package handling and forming an associated parking area as part of a farm diversification project</li> <li>• Erection of shelter for visitors in Llanfair Slate Caves</li> <li>• Improvements to the existing Mountain Bike Course.</li> </ul> |                                                              |
| <b>Action</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 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 servicecentres, service settlements and secondary settlements                                                         |        | AMR No 1:                                           | 0 | Where proposals are on sites required for local affordable housing need and the scale and design of the development is not compatible with the setting. |
|                                                                                                                                                                                                                         |        | AMR No 2:                                           | 0 |                                                                                                                                                         |
|                                                                                                                                                                                                                         |        | AMR No 3:                                           | 0 |                                                                                                                                                         |
|                                                                                                                                                                                                                         |        | AMR No 4:                                           | 0 |                                                                                                                                                         |
|                                                                                                                                                                                                                         |        | AMR No 5                                            | 0 |                                                                                                                                                         |
|                                                                                                                                                                                                                         |        | AMR No 6                                            | 0 |                                                                                                                                                         |
|                                                                                                                                                                                                                         |        | AMR No 7                                            | 0 |                                                                                                                                                         |
| 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. |        |                                                     |   |                                                                                                                                                         |

|               |                                                              |
|---------------|--------------------------------------------------------------|
| <b>Action</b> | Development plan policies are being implemented effectively. |
|---------------|--------------------------------------------------------------|

## MF58b

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                              |                                                          |                |                                                                                                                                  |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------|----------------------------------------------------------|----------------|----------------------------------------------------------------------------------------------------------------------------------|--|
| Objective                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                              | Supporting a Sustainable Rural Economy                   |                |                                                                                                                                  |  |
| Key Policies                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                              | Related Policies                                         |                |                                                                                                                                  |  |
| Development Policy 29: Alternative Holiday Accommodation (29)                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                              | 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 |                                                                                                                                  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                              | AMR No 5                                                 | 3 applications |                                                                                                                                  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                              | AMR No 6                                                 | 5 applications |                                                                                                                                  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                              | AMR No 7                                                 | 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"><li>Locating Shepherd's Hut as part of a farm diversification plan</li><li>Retrospective application for change of use of agricultural land to holiday accommodation which includes retention of 3 shepherd's huts, converted horsebox, external paths, timber decking and canopies with proposed landscaping</li><li>Locating 3 glamping pods, installing package handling and forming an associated parking area as part of a farm diversification project.</li></ul> |                                                              |                                                          |                |                                                                                                                                  |  |
| Action                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Development plan policies are being implemented effectively. |                                                          |                |                                                                                                                                  |  |

## MF59

|                                                                                    |               |                                                                                                                                                                              |  |                      |
|------------------------------------------------------------------------------------|---------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|----------------------|
| <b>Objective</b>                                                                   |               | Supporting a Sustainable Rural Economy                                                                                                                                       |  |                      |
| <b>Key Policies</b><br>Development Policy 22: Chalet and Static Caravan Sites (22) |               | <b>Related Policies</b><br>Strategic Policy H: A Sustainable Rural Economy (H)<br><br>Strategic Policy I: Tourism<br><br>Development Policy 2: Development and the Landscape |  |                      |
| <b>Indicator</b>                                                                   | <b>Target</b> | <b>Outcome</b>                                                                                                                                                               |  | <b>Trigger Point</b> |

|                                                                                                                                                                                                                              |                                                              |           |                |                                                                                                                                  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------|-----------|----------------|----------------------------------------------------------------------------------------------------------------------------------|
| 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 |                                                                                                                                  |
|                                                                                                                                                                                                                              |                                                              | AMR No 5: | 4 applications |                                                                                                                                  |
|                                                                                                                                                                                                                              |                                                              | AMR No 6: | 3 applications |                                                                                                                                  |
|                                                                                                                                                                                                                              |                                                              | AMR No 7: | 1 application  |                                                                                                                                  |
| <b>Analysis</b>                                                                                                                                                                                                              |                                                              |           |                |                                                                                                                                  |
| One application was permitted during this monitoring period, which could result in the improvement of Chalet sites. The application was for an extension, changes and demolishing a lean-to building at a site in Llwyngwrl. |                                                              |           |                |                                                                                                                                  |
| <b>Action</b>                                                                                                                                                                                                                | Development plan policies are being implemented effectively. |           |                |                                                                                                                                  |

## MF60

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                              |                                                                         |   |                                                                                                                                  |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------|-------------------------------------------------------------------------|---|----------------------------------------------------------------------------------------------------------------------------------|--|
| Objective                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                              | Supporting a Sustainable Rural Economy                                  |   |                                                                                                                                  |  |
| Key Policies<br>Development Policy 23: Touring and Camping sites (23)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                              | Related Policies<br>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 |                                                                                                                                  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                              | AMR No 5                                                                | 0 |                                                                                                                                  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                              | AMR No 6                                                                | 0 |                                                                                                                                  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                              | AMR No 7                                                                | 2 |                                                                                                                                  |  |
| Analysis                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                              |                                                                         |   |                                                                                                                                  |  |
| Two applications were granted during this monitoring period, which could lead to improving the quality of the existing Touring and Camping Sites and reducing their impact on the landscape. One application was for the provision of 8 hard permeable areas for tents (which include slate chips) along with an internal access route on the western tent camping pitch. The second application was for the erection of a partly one-storey and partly two-storey building to be used for ancillary functions to operate the campsite including an ancillary cafe and ancillary shop for the clients of the campsite, a rest room/patients room for staff, an administrative office, a dry store and a site log store in Rhyd Ddu. |                                                              |                                                                         |   |                                                                                                                                  |  |
| Action                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Development plan policies are being implemented effectively. |                                                                         |   |                                                                                                                                  |  |

**MF61**

|                                                                                                                                                              |                           |                                                              |           |                                                                                                                                  |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|--------------------------------------------------------------|-----------|----------------------------------------------------------------------------------------------------------------------------------|--|
| Objective                                                                                                                                                    |                           | Supporting a Sustainable Rural Economy                       |           |                                                                                                                                  |  |
| Key Policies                                                                                                                                                 |                           | Related Policies                                             |           |                                                                                                                                  |  |
| Development Policy 22: Chalet and Static Caravan Parks (22)                                                                                                  |                           | 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 |                                                                                                                                  |  |
|                                                                                                                                                              |                           | AMR No 5:                                                    | Completed |                                                                                                                                  |  |
|                                                                                                                                                              |                           | AMR No 6                                                     | Completed |                                                                                                                                  |  |
|                                                                                                                                                              |                           | AMR No 7                                                     | Completed |                                                                                                                                  |  |
| Analysis                                                                                                                                                     |                           |                                                              |           |                                                                                                                                  |  |
| SPG 8: Visitor Accommodation was formally adopted by Authority members on the 22 <sup>nd</sup> 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                                                                                                                                                                                                                                                                          |                           | Related Policies                       |   |                                                                                                                    |               |
| Development Policy 24: Retail (24)                                                                                                                                                                                                                                                    |                           |                                        |   |                                                                                                                    |               |
| 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 |                                                                                                                    |               |
|                                                                                                                                                                                                                                                                                       |                           | AMR No 5:                              | 0 |                                                                                                                    |               |
|                                                                                                                                                                                                                                                                                       |                           | AMR No 6                               | 2 |                                                                                                                    |               |
|                                                                                                                                                                                                                                                                                       |                           | AMR No 7                               | 1 |                                                                                                                    |               |
| Analysis                                                                                                                                                                                                                                                                              |                           |                                        |   |                                                                                                                    |               |
| An application was granted for the construction of a partly one storey and partly two storey building to be used for ancillary functions to operate the campsite including an ancillary cafe and ancillary shop for the clients of the campsite, a rest room/patients room for staff, |                           |                                        |   |                                                                                                                    |               |

|                                                                              |                                                                                             |
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| an administrative office, a dry store and a log store on a site in Rhyd Ddu. |                                                                                             |
| <b>Action</b>                                                                | In terms of the trigger point, development plan policies are being implemented effectively. |

#### MF63

|                                                                                                                          |                                                              |                  |     |                                                                                                                    |
|--------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------|------------------|-----|--------------------------------------------------------------------------------------------------------------------|
| Objective                                                                                                                | Supporting a Sustainable Rural Economy                       |                  |     |                                                                                                                    |
| Key Policies<br>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 |                                                                                                                    |
|                                                                                                                          |                                                              | AMR No 5         | n/a |                                                                                                                    |
|                                                                                                                          |                                                              | AMR No 6         | n/a |                                                                                                                    |
|                                                                                                                          |                                                              |                  |     |                                                                                                                    |
|                                                                                                                          |                                                              | AMR No 7         | n/a |                                                                                                                    |
| Analysis                                                                                                                 |                                                              |                  |     |                                                                                                                    |
| There were no new retail developments intended to serve a wider settlement catchment area during this monitoring period. |                                                              |                  |     |                                                                                                                    |
| Action                                                                                                                   | Development plan policies are being implemented effectively. |                  |     |                                                                                                                    |

#### MF64

|                                                                                                                                                                               |                                                              |                  |   |                                                                                                                    |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------|------------------|---|--------------------------------------------------------------------------------------------------------------------|
| Objective                                                                                                                                                                     | Supporting a Sustainable Rural Economy                       |                  |   |                                                                                                                    |
| Key Policies<br>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 |                                                                                                                    |
|                                                                                                                                                                               |                                                              | AMR No 5:        | 0 |                                                                                                                    |
|                                                                                                                                                                               |                                                              | AMR No 6         | 0 |                                                                                                                    |
|                                                                                                                                                                               |                                                              | AMR No 7         | 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<br>Development Policy 24: Retail (24)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                      | Related Policies |    |     |               |
| Indicator                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Target                                                                                                               | Outcome          |    |     | Trigger Point |
| Vacant units in retail areas                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Reduce or maintain vacancy rate                                                                                      | AMR 1:           | No | 24  |               |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                      | AMR 2:           | No | 36  |               |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                      | AMR 3:           | No | 34  |               |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                      | AMR 4:           | No | 28  |               |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                      | AMR 5:           | No | n/a |               |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                      | AMR 6:           | No | n/a |               |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                      | AMR 7:           | No | 36  |               |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                      | Analysis         |    |     |               |
| The retail survey carried out across the five designated retail areas of Eryri — Dolgellau, Bala, Harlech, Aberdyfi and Betws-y-Coed — during the late summer and early autumn of 2025 identified 36 vacant units. This represents an increase of eight units compared to the 28 vacant units recorded in Annual Monitoring Report 4, which corresponds to an increase of approximately 28.6%. Therefore, the findings show a measurable weakening in occupancy levels across the centres inspected since the previous monitoring period. Although the figures provide a clear measure of change, further analysis is needed. Ongoing annual monitoring will be important to assess the resilience and vibrancy of these retail areas and to inform any targeted policy or regeneration response. |                                                                                                                      |                  |    |     |               |
| Action                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | The assessment of the historical figures shows that the development plan policies are being implemented effectively. |                  |    |     |               |

**MF66**

|                                                                                                                               |                                                                            |                  |  |                                                                           |
|-------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------|------------------|--|---------------------------------------------------------------------------|
| Objective                                                                                                                     | Supporting a Sustainable Rural Economy                                     |                  |  |                                                                           |
| Key Policies<br>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:        |  |                                                                           |
|                                                                                                                               |                                                                            | AMR No 5:        |  |                                                                           |
|                                                                                                                               |                                                                            | AMR No 6:        |  |                                                                           |
|                                                                                                                               |                                                                            | AMR No 7:        |  |                                                                           |
| Analysis                                                                                                                      |                                                                            |                  |  |                                                                           |
| The results of the retail survey show the following number of A1 units, which include comparison and convenience retail uses: |                                                                            |                  |  |                                                                           |
| • Aberdyfi: 17 A1 units, which includes 13 comparison units and 4 convenience units.                                          |                                                                            |                  |  |                                                                           |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                     |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>• Bala / Y Bala: 35 A1 units, which includes 28 comparison units and 7 convenience units.</li> <li>• Betws y Coed: 29 A1 units, which includes 26 comparison units and 3 convenience units.</li> <li>• Dolgellau: 39 A1 units, which includes 33 comparison units and 6 convenience units.</li> <li>• Harlech: 18 A1 units, which includes 15 comparison units and 3 convenience units.</li> </ul> <p>Across the five retail areas, 138 A1 units were recorded: 115 comparison units and 23 convenience units. Dolgellau had the highest number of A1 units (39), followed by Bala / Y Bala (35), Betws y Coed (29), Harlech (18) and Aberdyfi (17).</p> <p>These figures provide the latest position on the number and distribution of A1 units across the five retail areas. Future monitoring reports can use the same comparison categories and convenience to assess changes over time.</p> <p>As noted at the beginning of the chapter, the Welsh Government states that centres should provide for a mix of retail, employment, commercial, community, leisure, health and public sector uses, creating active and viable destinations. Therefore, the distribution of A1 units shown above should be considered alongside the wider mix of uses when reviewing main retail areas and associated policy.</p> |                                                                     |
| <b>Action</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <b>Development plan policies are being implemented effectively.</b> |

#### Further research and action from this section:

- 6.25 Whilst it may not be within the next LDP's timescale, the 'Future Wales 2040' document highlights the 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. The ambition of getting SMR to Trawsfynydd has been an aim and target of the North Wales Growth Plan, and North Wales Ambition has been working with the main sponsor, Cwmni Eginio, to try and develop the site. However, in 2024, Cwmni Eginio's turnover was significantly cut from £2m in 2023/2024 to around £500,000 in the most recent financial year. The UK Government's view at the time was that the Trawsfynydd site would not be large enough for the first phase of the SMR buildings. There will be a further update in the AMR next year.
- 6.26 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.
- 6.27 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.



- 6.28 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).
- 6.29 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
- 6.30 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.
- 6.31 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 Seven 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 the North Wales Travel Commission to review the situation regarding road, rail, bus and active travel across the whole of north Wales. The review was led by Lord Burns. The final report was published<sup>13</sup> in December 2023 with recommendations. It is up to the Welsh Government to decide how to proceed with the recommendations. All the internal work and technical material that has been produced for the Commission, and by the Commission, will be available to assist the Welsh Government, TrC, local authorities, North Wales CJC, Network Rail, the Department for Transport and any other relevant delivery bodies.
- 7.11 The Commission's recommendations will influence the North Wales Regional Transport Plan<sup>14</sup>. The Plan is being developed by the Strategic Transport Sub-Committee of the North Incorporated Joint Committee. It is a development committee and recommends the Regional Transport Plan, aligns local policies with the Wales Transport Strategy, and co-ordinates responses to Welsh Government transport initiatives.

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<sup>13</sup> <https://www.gov.wales/sites/default/files/publications/2023-12/nwtc-final-report-english.pdf>

<sup>14</sup> <https://ambitionnorth.wales/strategic-transport/>

**MF67**

|                                                                                                                                                      |                                                             |                  |  |                    |
|------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------|------------------|--|--------------------|
| Objective                                                                                                                                            | Promoting Accessibility and Inclusion                       |                  |  |                    |
| Key Policies<br>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 number in                                          | AMR No 1:        |  | Failure to deliver |
|                                                                                                                                                      |                                                             | AMR No 2:        |  |                    |
|                                                                                                                                                      |                                                             | AMR No 3:        |  |                    |
|                                                                                                                                                      |                                                             | AMR No 4:        |  |                    |
|                                                                                                                                                      |                                                             | AMR No 5:        |  |                    |
|                                                                                                                                                      |                                                             | AMR No 6:        |  |                    |
|                                                                                                                                                      |                                                             | AMR No 7:        |  |                    |
| 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                                                                                                                                                           |                                                             | Related Policies |                    |               |                    |
| Strategic Policy L: Accessibility and Transport (L)                                                                                                                    |                                                             |                  |                    |               |                    |
| Indicator                                                                                                                                                              | Target                                                      | Outcome          |                    | Trigger Point |                    |
| Number of developments with access to public transport                                                                                                                 | Increase number in                                          | AMR No 1:        |                    |               | Failure to deliver |
|                                                                                                                                                                        |                                                             | AMR No 2:        |                    |               |                    |
|                                                                                                                                                                        |                                                             | AMR No 3:        | 60 out of 99 (61%) |               |                    |
|                                                                                                                                                                        |                                                             | AMR No 4:        | 30 out of 64 (47%) |               |                    |
|                                                                                                                                                                        |                                                             | AMR No 5:        | 22 out of 33 (67%) |               |                    |
|                                                                                                                                                                        |                                                             | AMR No 6:        | 23 out of 43 (51%) |               |                    |
|                                                                                                                                                                        |                                                             | AMR No 7:        | 12 out of 20 (60%) |               |                    |
| Analysis                                                                                                                                                               |                                                             |                  |                    |               |                    |
| 12 out of 20 new developments were within 0.5km of a bus stop, and 14 of the 20 were within 1.5km of a bus stop.5 of the 20 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                                                                                                          |                           | Related Policies                                            |   |                                                                                                                                |  |
| Strategic Policy L: Accessibility and Transport (L)                                                                   |                           |                                                             |   |                                                                                                                                |  |
| 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 |                                                                                                                                |  |
|                                                                                                                       |                           | AMR No 5:                                                   | 0 |                                                                                                                                |  |
|                                                                                                                       |                           | AMR No 6                                                    | 0 |                                                                                                                                |  |
|                                                                                                                       |                           | AMR No 7                                                    | 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**

|                                                                        |                                                                                                                                |                                       |   |                                                                                                                                                                  |
|------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|---|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Objective</b>                                                       |                                                                                                                                | Promoting Accessibility and Inclusion |   |                                                                                                                                                                  |
| <b>Key Policies</b><br>Development Policy 25: Visitor Car Parking (25) |                                                                                                                                | <b>Related Policies</b>               |   |                                                                                                                                                                  |
| <b>Indicator</b>                                                       | <b>Target</b>                                                                                                                  | <b>Outcome</b>                        |   | <b>Trigger Point</b>                                                                                                                                             |
| 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 |
|                                                                        |                                                                                                                                | AMR No 2:                             | 0 |                                                                                                                                                                  |
|                                                                        |                                                                                                                                | AMR No 3:                             | 0 |                                                                                                                                                                  |
|                                                                        |                                                                                                                                | AMR No 4:                             | 0 |                                                                                                                                                                  |
|                                                                        |                                                                                                                                | AMR No 5:                             | 0 |                                                                                                                                                                  |

|                                                                                                |                                                             |          |   |                                                                   |
|------------------------------------------------------------------------------------------------|-------------------------------------------------------------|----------|---|-------------------------------------------------------------------|
|                                                                                                |                                                             | AMR No 6 | 0 | consecutive years or 3 developments outside these areas in 1 year |
|                                                                                                |                                                             | AMR No 7 | 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<br>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 |                    |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                         | AMR No 5:        | 0 |                    |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                         | AMR No 6:        | 0 |                    |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                         | AMR No 7:        | 0 |                    |
| Analysis                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                         |                  |   |                    |
| No new visitor car parks were permitted outside Local Service Centres during the AMR period.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                         |                  |   |                    |
| ‘Martin Higgitt Associates’ were commissioned by the Yr Wyddfa Partnership to undertake a review of transport and parking issues affecting Yr Wyddfa and Ogwen. The aim of the review is to develop a strategy for managing access and parking around Yr Wyddfa and the Ogwen Valley in a way that supports the Partnership’s long-term vision for Yr Wyddfa , as well as the National Park’s broader purposes and duty of protecting the landscape, promoting the understanding and enjoyment of the area, and supporting the economic and social wellbeing of local communities. The outcome of the review will need to be taken into consideration in any future review of the LDP. |                                                                                                                                                                                                         |                  |   |                    |
| Action                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Development plan policies are being implemented effectively                                                                                                                                             |                  |   |                    |

**MF72**

|                                                                                                                                                                                                                                                                      |                                                        |                                                                        |     |               |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|------------------------------------------------------------------------|-----|---------------|
| Objective                                                                                                                                                                                                                                                            | Promoting Accessibility and Inclusion                  |                                                                        |     |               |
| Key Policies<br>Strategic Policy L: Accessibility and Transport (L)                                                                                                                                                                                                  |                                                        | Related Policies<br>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:                                                              | n/a |               |
|                                                                                                                                                                                                                                                                      |                                                        | AMR No 5:                                                              | n/a |               |
|                                                                                                                                                                                                                                                                      |                                                        | AMR No 6:                                                              | n/a |               |
|                                                                                                                                                                                                                                                                      |                                                        | AMR No 7:                                                              | n/a |               |
| Analysis                                                                                                                                                                                                                                                             |                                                        |                                                                        |     |               |
| This document was previously named the Authority's Recreation Strategy (2012-2017) but has now changed to be called the "Outdoor Recreation Position Statement 2024-2029". This change has been made to ensure a closer link between the document and Cynllun Eryri. |                                                        |                                                                        |     |               |
| Action                                                                                                                                                                                                                                                               | Policies of accessibility and inclusion are effective. |                                                                        |     |               |

**MF73**

|                                                                                                                       |                                       |           |                  |                    |               |
|-----------------------------------------------------------------------------------------------------------------------|---------------------------------------|-----------|------------------|--------------------|---------------|
| Objective                                                                                                             | Promoting Accessibility and Inclusion |           |                  |                    |               |
| Key Policies                                                                                                          | Policy 26:                            |           | Related Policies |                    |               |
| Development Telecommunications (26)                                                                                   |                                       |           |                  |                    |               |
| Indicator                                                                                                             | Target                                | Outcome   |                  |                    | Trigger Point |
| Monitor the number of telecommunication developments that do not harm the visual appearance and character of the area | All development proposals             | AMR No 1: | 5                | Failure to deliver |               |
|                                                                                                                       |                                       | AMR No 2: | 2                |                    |               |
|                                                                                                                       |                                       | AMR No 3: | 9                |                    |               |
|                                                                                                                       |                                       | AMR No 4: | 3                |                    |               |
|                                                                                                                       |                                       | AMR No 5: | 20               |                    |               |
|                                                                                                                       |                                       | AMR No 6: | 7                |                    |               |
|                                                                                                                       |                                       | AMR No 7: | 4                |                    |               |
|                                                                                                                       |                                       | Analysis  |                  |                    |               |
| Four applications were approved (permitted or had advance notice/prior approval) for                                  |                                       |           |                  |                    |               |

either new, replacement or the upgrading of telecommunication equipment at new and existing sites. These were for;

- Advance notice for upgrading equipment on existing telecommunications developments near Dinas Mawddwy
- Advance notice under Part 24 of the Town and Country Planning (General Permitted Development) Order 1995 to install underground infrastructure (ducts, box and cables) on the site of an existing telecommunications mast near Tywyn
- Upgrade of telecommunications equipment including 1 GPS node and 2 new cabinets. Upgrading of 2 existing cabinets together with associated ancillary works near Beddgelert
- Keeping a temporary telecommunications mast and equipment on the ground for a temporary period until 31 December 2032, (previously approved for emergency cover for a temporary period of 18 months) near Rhyd Ddu.

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.

|               |                                                                    |
|---------------|--------------------------------------------------------------------|
| <b>Action</b> | <b>Development plan policies are being implemented effectively</b> |
|---------------|--------------------------------------------------------------------|

## Further research and consideration to inform amendments to the Eryri LDP

7.12 An SPG regarding telecommunications developments was adopted during 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 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.

7.13 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 to 2024/2025 data for comparative purposes.

|   | <b>SA Objective</b>                                                    | <b>Monitoring Indica</b>                                                                                                                | <b>Data Source</b> | <b>Analysis</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|---|------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|--------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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><b><u>2020/21</u></b></p> <p>Of all the planning permissions granted during this period, 0% have been for Hydro. 0% for Solar, 1% for other renewable energy schemes. Through planning policies in the LDP, the Authority supports small-scale domestic renewable energy applications. 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><b><u>2021/22</u></b></p> <p>Of all the planning permissions granted during this period, 0% have been for Hydro. 0% for Solar, 1% for other renewable energy schemes. Through planning policies in the LDP, the Authority supports small-scale domestic renewable energy applications. 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><b><u>2022/2023</u></b></p> <p>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> |



|  |  |  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|--|--|--|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  |  |  |  | <p><b>2023/2024</b></p> <p>Of all the planning permissions granted during this period, 0 were for Hydro (0.0%), 17 (6.3%) were for Solar and 4 (1.5%) were 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. 20 applications were received for Solar development with 17 being approved, one being refused, one being withdrawn and one not requiring planning permission</p> <p><b>2024/2025</b></p> <p>Of all the planning permissions granted during this period, 1 was for Hydro (0.4%), 10 (4.5%) for Solar (with 5 additional applications relating to the abolition of conditions) and 21 (9.4%) for other renewable energy schemes. Through planning policies in the LDP, the Authority supports small scale domestic renewable energy applications. The Authority granted all of the applications received for renewable energy schemes. 43 applications were received for non-renewable energy developments (including cancellation of conditions) and all were granted with 6 applications being withdrawn</p> <p><b>2025/2026</b></p> <p>Of all the planning permissions granted during this period, 0 were for Hydro (0.0%), 17 (6.3%) were for Solar and 4 (1.5%) were for other renewable energy schemes. Through the 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. 20 applications were received for Solar development with 17 being approved, one being refused, one being withdrawn and one not requiring planning permission..</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  | <b>2020/21</b><br>During this monitoring period, no planning application was permitted contrary to NRW advice on flooding.                                                                                                                                                                                  |
|   |                                                                                                                         |                                                                    |      | <b>2021/2022</b><br>During this monitoring period, no planning application was permitted contrary to NRW advice on flooding.                                                                                                                                                                                |
|   |                                                                                                                         |                                                                    |      | <b>2022/2023</b><br>During this monitoring period, no planning application was permitted contrary to NRW advice on flooding.                                                                                                                                                                                |
|   |                                                                                                                         |                                                                    |      | <b>2023/2024</b><br>During this monitoring period, no planning application was granted contrary to NRW advice on flooding. There have been a number of applications where NRW offered suggestions to the applicant in terms of securing flood protection but no decision contrary to their recommendations. |
|   |                                                                                                                         |                                                                    |      | <b>2024/2025</b><br>During this monitoring period, no planning application was granted contrary to NRW advice on flooding. There have been a number of applications where NRW offered suggestions to the applicant in terms of securing flood protection but no decision contrary to their recommendations. |
|   |                                                                                                                         |                                                                    |      | <b>2025/2026</b><br>No information for monitoring this indicator.                                                                                                                                                                                                                                           |
|   |                                                                                                                         | Number of new developments                                         | SNPA | <b>2020/2021</b><br>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 <sup>2</sup>                                                                                     |

|  |  |                                                                      |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|--|--|----------------------------------------------------------------------|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  |  | incorporating SuDS as a ratio of total planning permissions granted. |  | <p>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><b>2021/2022</b></p> <p>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<sup>2</sup> 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><b>2022/ 2023</b></p> <p>No information for monitoring this indicator.</p>                                                                                                                                                                                                                                                                                                                                                                                                                              |
|  |  |                                                                      |  | <p><b>2024/2025</b></p> <p>No information for monitoring this indicator.</p>                                                                                                                                                                                                                                                                                                                                                                                                                               |
|  |  |                                                                      |  | <p><b>2023/2024</b></p> <p>No information for monitoring this indicator.</p>                                                                                                                                                                                                                                                                                                                                                                                                                               |
|  |  |                                                                      |  | <p><b>2025/2026</b></p> <p>No information for monitoring this indicator.</p>                                                                                                                                                                                                                                                                                                                                                                                                                               |

|   |                                                                          |                                                                                 |      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
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| 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><b>2020/2021</b></p> <p>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><b>2021/2022</b></p> <p>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><b>2022/ 2023</b></p> <p>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> <p><b>2023/2024</b></p> <p>Of the 24 applications received for renewable energy between 2023 and 2024, the authority granted permission to 21. Those granted included 17 for solar panels (or developments containing solar panels) and four 'other' renewable energy developments, which were air source heat pump developments. Through planning policies in the LDP, the Authority supports small scale domestic renewable energy applications</p> <p><b>2024/2025</b></p> <p>Of the 43 applications received for renewable energy between 2024 and 2025, the authority granted permission to 37 (6 applications were withdrawn by the applicant). Those granted included 15 for solar panels (or developments including solar panels and applications relating to the removal of conditions) and 21 'other' renewable energy developments, with the majority</p> |
|---|--------------------------------------------------------------------------|---------------------------------------------------------------------------------|------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|  |  |  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|--|--|--|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  |  |  |  | being air source heat pump developments. Through planning policies in the LDP, the Authority supports small scale domestic renewable energy applications                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|  |  |  |  | <p><b><u>2025/2026</u></b></p> <p>Of the 45 applications received for renewable energy between 2025 and 2026, the authority granted permission to 36. 8 applications were withdrawn by the applicant, and 1 was refused. Those granted included 17 for solar panels (or developments including solar panels and applications relating to the abolition of conditions), 2 for hydro, and 17 'other' renewable energy developments, with the majority being air source heat pump developments. Through planning policies in the LDP, the Authority supports small scale domestic renewable energy applications.</p> |

|   |                                                                                                               |                                                                                                                                                                  |      |                                                                                                                                                                                        |
|---|---------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 4 | Promote the use of sustainable transport modes and reduce the impact of cars, road freight and infrastructure | Number of developments granted planning permission achieving greendesign awards, as a percentage of the total number of planning applications granted each year. | SNPA | <p><b>2020/2021</b></p> <p>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><b>2021/2022</b></p> <p>No new information.</p>                                                                                                                                     |
|   |                                                                                                               |                                                                                                                                                                  |      | <p><b>2022/2023</b></p> <p>No new information</p>                                                                                                                                      |
|   |                                                                                                               |                                                                                                                                                                  |      | <p><b>2023/24</b></p> <p>No new information</p>                                                                                                                                        |
|   |                                                                                                               |                                                                                                                                                                  |      | <p><b>2024/2025</b></p> <p>No new information</p>                                                                                                                                      |
|   |                                                                                                               |                                                                                                                                                                  |      | <p><b><u>2025-26</u></b></p>                                                                                                                                                           |

|                                    |        |                                                               |           | No new information                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                               |       |  |       |  |  |        |   |        |   |                                    |        |       |           |       |
|------------------------------------|--------|---------------------------------------------------------------|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|-------|--|-------|--|--|--------|---|--------|---|------------------------------------|--------|-------|-----------|-------|
|                                    |        | Distance of new developments from a public transport service. | SNPA      | <p><b>2020/2021</b><br/>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><b>2021/2022</b><br/>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><b>2022/2023</b><br/>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> <p><b>2023/2024</b><br/>23 out of 43 new developments were within 0.5km of a bus stop, and 33 of the 43 were within 1.5km of a bus stop. 18 of the 43 were also within 1.5km of a train station.</p> <p><b>2024/2025</b><br/>12 out of 20 new developments were within 0.5km of a bus stop, and 14 of the 20 were within 1.5km of a bus stop. 5 of the 20 were also within 1.5km of a train station.</p> <p><b>2025/2026</b><br/>3 out of 22 developments were within 0.5km, and 20 out of 22 within 1.5km, of a bus stop. Also, 6 of the 22 were within 1.5km of a train station.</p> |                               |       |  |       |  |  |        |   |        |   |                                    |        |       |           |       |
|                                    |        | Journey to work mode                                          | Census by | <p><b>2020/2021</b><br/>No new information</p> <p><b>2021/2022</b><br/>No new information</p> <p><b>2022/2023</b></p> <table border="1"> <thead> <tr> <th>Method of travel to workplace</th><th colspan="2">Eryri</th><th colspan="2">Wales</th></tr> <tr> <th></th><th>number</th><th>%</th><th>number</th><th>%</th></tr> </thead> <tbody> <tr> <td>Total: All usual residents aged 16</td><td>11,221</td><td>100.0</td><td>1,368,445</td><td>100.0</td></tr> </tbody> </table>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Method of travel to workplace | Eryri |  | Wales |  |  | number | % | number | % | Total: All usual residents aged 16 | 11,221 | 100.0 | 1,368,445 | 100.0 |
| Method of travel to workplace      | Eryri  |                                                               | Wales     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                               |       |  |       |  |  |        |   |        |   |                                    |        |       |           |       |
|                                    | number | %                                                             | number    | %                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                               |       |  |       |  |  |        |   |        |   |                                    |        |       |           |       |
| Total: All usual residents aged 16 | 11,221 | 100.0                                                         | 1,368,445 | 100.0                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                               |       |  |       |  |  |        |   |        |   |                                    |        |       |           |       |

|  |  |                                    |        |                                                         |               |              |               |              |  |
|--|--|------------------------------------|--------|---------------------------------------------------------|---------------|--------------|---------------|--------------|--|
|  |  |                                    |        | years and over in employment the week before the census |               |              |               |              |  |
|  |  |                                    |        | 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        | 0.9          |  |
|  |  |                                    |        | <b>2023/2024</b>                                        |               |              |               |              |  |
|  |  |                                    |        | No new/additional information to the previous year      |               |              |               |              |  |
|  |  |                                    |        | <b>2024/2025</b>                                        |               |              |               |              |  |
|  |  |                                    |        | No new/additional information to the previous year      |               |              |               |              |  |
|  |  |                                    |        | <b>2025/2026</b>                                        |               |              |               |              |  |
|  |  |                                    |        | No new/additional information to the previous year      |               |              |               |              |  |
|  |  | Average distance travelled to work | Census | <b>2020/2021</b> No new information                     |               |              |               |              |  |
|  |  |                                    |        | <b>2021/2022</b> No new information                     |               |              |               |              |  |
|  |  |                                    |        | <b>2022/2023</b>                                        |               |              |               |              |  |
|  |  |                                    |        | <b>Distance travelled to work</b>                       |               | <b>Eryri</b> |               | <b>Wales</b> |  |
|  |  |                                    |        |                                                         | <b>number</b> | <b>%</b>     | <b>number</b> | <b>%</b>     |  |
|  |  |                                    |        | Total: All usual residents                              | 11,222        | 100.0        | 1,368,449     | 100.0        |  |

|  |  |  |  |                                                                                      |       |      |         |      |  |
|--|--|--|--|--------------------------------------------------------------------------------------|-------|------|---------|------|--|
|  |  |  |  | aged 16 years and over in<br>employment the week<br>before the census                |       |      |         |      |  |
|  |  |  |  | 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<br>installation, in no fixed<br>place, or outside the UK | 2,039 | 18.2 | 190,447 | 13.9 |  |
|  |  |  |  | <b>2023/2024</b>                                                                     |       |      |         |      |  |
|  |  |  |  | No new/additional information to the previous year                                   |       |      |         |      |  |
|  |  |  |  | <b>2024/2025</b>                                                                     |       |      |         |      |  |
|  |  |  |  | No new/additional information to the previous year                                   |       |      |         |      |  |
|  |  |  |  | <b>2025/2026</b>                                                                     |       |      |         |      |  |



|  |  |                                                     |                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|--|--|-----------------------------------------------------|----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  |  |                                                     |                      | No new/additional information to the previous year                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|  |  | Number of bus services running in the National Park | SNPA, Gwynedd, Conwy | <b>2020/2021</b><br>No new information                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|  |  |                                                     |                      | <b>2021/2022</b><br>No new information                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|  |  |                                                     |                      | <b>2022/2023</b><br>No new information                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|  |  |                                                     |                      | <b>2023/2024</b><br>No new/additional information to the previous year                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|  |  |                                                     |                      | <b>2024/25</b><br><br>4 Traws Cymru services and 5 Snowdon Sherpa services pass through the Park areas. There are also a number of more local buses for local demand.<br><br>TrawsCymru<br>T2: Bangor – Aberystwyth (via Porthmadog and Dolgellau)<br>• T3: Barmouth – Wrexham (via Dolgellau and Bala)<br>• T10: Bangor – Corwen (via Betws-y-coed)<br>• T22: Caernarfon – Blaenau Ffestiniog (via Porthmadog)<br>Sherpa'r Wyddfa<br>S1 Caernarfon – Llanberis – Betws-y-coed<br>S2: Bangor – Llanberis – Pen-y-Pass<br>S3: Beddgelert – Caernarfon – Dinorwig<br>S4: Pen-y-Pass – Beddgelert – Porthmadog<br>S5: Llanberis – Pen-y-Pass<br>Flexi bus<br>On demand bus service in some areas of the Park |
|  |  |                                                     |                      | <b>2025-26</b><br><br>No change from previous year                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |

|   |                                                     |                                                                                                                                                           |          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|---|-----------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 5 | Protect and enhance landscape character and quality | Quantity of Outstanding and High value landscape as defined under LANDMAP's five aspects: cultural, geological, landscape habitat and visual and sensory. | SNPA CCW | <p><b>2020/2021</b></p> <ul style="list-style-type: none"> <li>The results for the areas defined under LANDMAP are as follows;</li> <li>Visual and Sensory - 54.8% (63 out of 115 areas) of visual areas in the National Park were classified as High or Outstanding</li> <li>Cultural - 96.0% (48 out of 50 areas) of cultural areas in the National Park were classified as High or Outstanding</li> <li>Geological - 93.9% (107 out of 114 areas) of geological areas in the National Park were classified as High or Outstanding</li> <li>Historic - 89.3% (134 out of 150 areas) of historic areas in the National Park were classified as High or Outstanding</li> <li>Landscape Habitats - 38.9% (145 out of 373 areas) of landscape areas in the National Park were classified as High or Outstanding.</li> </ul> <p><b>2021/2022</b><br/>No change</p> <p><b>2022/2023</b><br/>No change</p> <p><b>2023/24</b><br/>No change</p> <p><b>2024/25</b><br/>No change</p> <p><b>2025/26</b><br/>No change</p> |
|   |                                                     | Number of planning applications granted permission in areas of outstanding and high value as defined by                                                   | LANDMAP  | <p><b>2020/2021</b></p> <p>The number of new planning applications for the areas defined under LANDMAP is as follows;</p> <ul style="list-style-type: none"> <li>Visual and Sensory - 44 in High and 0 in Outstanding areas</li> <li>Cultural - 30 in High and 51 in Outstanding areas</li> <li>Geological – 15 in High and 67 in Exception areas</li> <li>Historic - 34 in High and 51 in Outstanding areas</li> <li>Landscape Habitats - 11 in High and 16 in Outstanding areas</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |

|  |  |          |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|--|--|----------|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  |  | LANDMAP. |  | <p><b>2021/2022</b></p> <p>The number of new planning applications for the areas defined under LANDMAP is as follows;</p> <ul style="list-style-type: none"> <li>• Visual and Sensory - 151 in High and 16 in Outstanding areas</li> <li>• Cultural - 117 in High and 157 in Outstanding areas</li> <li>• Geological – 35 in High and 244 in Outstanding areas</li> <li>• Historical - 115 in High and 118 in Outstanding areas</li> <li>• Landscape habitats - 28 in High and 33 in Outstanding areas</li> </ul> |
|  |  |          |  | <p><b><u>2022/2023</u></b></p> <p>No new information</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|  |  |          |  | <p><b><u>2023/24</u></b></p> <p>No new information</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|  |  |          |  | <p><b><u>2024/2025</u></b></p> <p>The number of new planning applications for the areas defined under LANDMAP is as follows;</p> <ul style="list-style-type: none"> <li>• Visual and Sensory -8 in High and 1 in Outstanding areas</li> <li>• Cultural - 9 in High and 1 in Outstanding areas</li> <li>• Geological –2 in High and 16 in Outstanding areas</li> <li>• Historic - 6 in High and 14 in Outstanding areas</li> <li>• Landscape Habitats - 3 in High and 5 in Outstanding areas</li> </ul>            |
|  |  |          |  | <ul style="list-style-type: none"> <li>• <b><u>2025/2026</u></b></li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                       |

|  |  |                                               |      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|--|--|-----------------------------------------------|------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  |  |                                               |      | <p>The number of new planning applications for the areas defined under LANDMAP is as follows;</p> <ul style="list-style-type: none"> <li>• Visual and Sensory - 148 in High and 10 in Outstanding areas</li> <li>• Cultural - 160 in High and 10 in Exceptional areas</li> <li>• Geological – 38 in High and 242 in Exceptional areas</li> <li>• Historical - 131 in High and 203 in Outstanding areas</li> <li>• Landscape Habitats - 44 in High and 60 in Outstanding areas</li> </ul> |
|  |  | Extent of tranquil areas in the National Park | SNPA | <p><b>2020/2021</b></p> <p>No change</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|  |  |                                               |      | <p><b>2021/2022</b></p> <p>No change</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|  |  |                                               |      | <p><b>2022/2023</b></p> <p>No new information</p>                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|  |  |                                               |      | <p><b>2023/24</b></p> <p>No new information</p>                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|  |  |                                               |      | <p><b>2024/25</b></p> <p>No new information</p>                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|  |  |                                               |      | <p><b><u>2025-26</u></b></p> <p><u>No new/additional information to previous year</u></p>                                                                                                                                                                                                                                                                                                                                                                                                |

|   |                                                                                           |                                                                                                                  |                            |                                                                                                                                                                  |
|---|-------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 6 | Protect and enhance air quality                                                           | Air pollutant levels in the National Park – based upon Air Quality Review and Assessments for Gwynedd and Conwy. | Gwynedd and Conwy Councils | <b>2020/2021</b><br>No new information..                                                                                                                         |
|   |                                                                                           |                                                                                                                  |                            | <b>2021/2022</b><br>No new information                                                                                                                           |
|   |                                                                                           |                                                                                                                  |                            | <b>2022/2023</b><br>No new information                                                                                                                           |
|   |                                                                                           |                                                                                                                  |                            | <b>2023/2024</b><br>No new information                                                                                                                           |
|   |                                                                                           |                                                                                                                  |                            | <b>2024/25</b><br>No new information                                                                                                                             |
|   |                                                                                           |                                                                                                                  |                            | <b>2025-26</b><br>No new/additional information to previous year                                                                                                 |
|   |                                                                                           |                                                                                                                  |                            |                                                                                                                                                                  |
| 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                       | <b>2020/2021</b><br>No new information                                                                                                                           |
|   |                                                                                           |                                                                                                                  |                            | <b>2021/2022</b><br>No new information.                                                                                                                          |
|   |                                                                                           |                                                                                                                  |                            | <b>2022/2023</b><br>No new information..                                                                                                                         |
|   |                                                                                           |                                                                                                                  |                            | <b>2023/24</b><br>No new information                                                                                                                             |
|   |                                                                                           |                                                                                                                  |                            | <b>2024/25</b><br>No new information                                                                                                                             |
|   |                                                                                           |                                                                                                                  |                            | <b>2025/26</b><br>No new information                                                                                                                             |
|   |                                                                                           |                                                                                                                  |                            |                                                                                                                                                                  |
|   | Percentage of new developments granted planning permission on previously developed land.  |                                                                                                                  |                            | <b>2020/2021</b><br>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% |
|   |                                                                                           |                                                                                                                  |                            | <b>2021/2022</b><br>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%  |
|   |                                                                                           |                                                                                                                  |                            | <b>2022/2023</b><br>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%. |
|   |                                                                                           |                                                                                                                  |                            | <b>2023/2024</b>                                                                                                                                                 |
|   |                                                                                           |                                                                                                                  |                            |                                                                                                                                                                  |
|   |                                                                                           |                                                                                                                  |                            |                                                                                                                                                                  |
|   |                                                                                           |                                                                                                                  |                            |                                                                                                                                                                  |

|   |                                                   |                                             |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|---|---------------------------------------------------|---------------------------------------------|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|   |                                                   |                                             |  | <p>The number of new housing units granted permission on previously developed land during the period of this AMR is 17/45, which is 38%.</p> <p><b>2024/2025</b></p> <p>The number of new housing units granted permission on previously developed land during the period of this AMR is 8/32, which is 25%.</p> <p><b>2025/26</b></p> <p>The number of new developments granted permission on previously developed land during this LDP period is 13/22, equating to 59%.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 8 | Safeguard National Park geology and geomorphology | The condition of RIGS in the National Park. |  | <p><b>2020/2021</b></p> <p>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> <p><b>2021/2022</b></p> <p>No change.</p> <p><b>2022/2023</b></p> <p>No change. It is difficult to collect the information in order to monitor this indicator.</p> <p><b>2023/24</b></p> <p>No change</p> <p><b>2024/25</b></p> <p>No change</p> <p><b>2025/2026</b></p> |

|    |                                  |                                                                             |          |                                                                                                              |
|----|----------------------------------|-----------------------------------------------------------------------------|----------|--------------------------------------------------------------------------------------------------------------|
|    |                                  |                                                                             |          | No change to the 47 RIGS sites within the Park .                                                             |
| 9a | Protect and enhance biodiversity | Condition of Designated sites including SPAs, SACs, Ramsar, SSSI, NNR, LNR. | SNPA NRW | <b>2020/2021</b><br>This information was not received by NRW for this monitoring period.                     |
|    |                                  |                                                                             |          | <b>2021/2022</b><br>This information was not received by NRW for this monitoring period                      |
|    |                                  |                                                                             |          | <b>2022/2023</b><br>No new information.                                                                      |
|    |                                  |                                                                             |          | <b>2023/2024</b><br>No new information. Difficulties obtaining data and information for this in recent years |
|    |                                  |                                                                             |          | <b>2024/25</b> No new information                                                                            |
|    |                                  |                                                                             |          | <b>2025/26</b><br>No new information                                                                         |
|    |                                  |                                                                             |          |                                                                                                              |
| 9b |                                  |                                                                             |          | <b>2020/2021</b><br>No new information.                                                                      |
|    |                                  |                                                                             |          | <b>2021/2022</b><br>No new information.                                                                      |
|    |                                  |                                                                             |          | <b>2022/2023</b> No new information.                                                                         |
|    |                                  |                                                                             |          | <b>2023/2024</b><br>No new information. Difficulties obtaining data and information for this in recent years |
|    |                                  |                                                                             |          | <b>2024/2025</b><br>No new information. Difficulties obtaining data and information for this in recent years |
|    |                                  |                                                                             |          | <b>2025/26</b><br>No new information                                                                         |
|    |                                  |                                                                             |          |                                                                                                              |

|     |                                  |                                                                                                                                                                             |           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|-----|----------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 9c  | Protect and enhance biodiversity | Number of planning permissions affecting LBAP species and habitats                                                                                                          |           | <b>2020/2021</b><br>No new information.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|     |                                  |                                                                                                                                                                             |           | <b>2021/2022</b><br>No new information.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|     |                                  |                                                                                                                                                                             |           | <b>2022/2023</b><br>No new information.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|     |                                  |                                                                                                                                                                             |           | <b>2023/24</b><br>No new information                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|     |                                  |                                                                                                                                                                             |           | <b>2024/25</b><br>No new information                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|     |                                  |                                                                                                                                                                             |           | <b>2025/26</b><br>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). |           | <b>2018/2019</b><br><b>Hedge planting schemes</b> – 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.<br><b>Planted woodlands</b> – 2.81ha of 4,496 woodland re-planted after 16 schemes. |
|     |                                  |                                                                                                                                                                             |           | <b>2022/2023</b><br>No new information                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|     |                                  |                                                                                                                                                                             |           | <b>2023/2024</b><br>No new information. Difficulties obtaining data and information for this in recent years                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|     |                                  |                                                                                                                                                                             |           | <b>2024/25</b><br>No new information                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|     |                                  |                                                                                                                                                                             |           | <b>2025-26</b><br>No new information to monitor this indicator                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 10a | Value and protect                | Condition of Conservation                                                                                                                                                   | SNPA Cadw | <b>2020/2021</b><br>No new information                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |



|  |                                                                                               |                                                                                                          |                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|--|-----------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | enhance the historic environment including built heritage, archaeology and historic landscape | Areas and the extent to which new development is consistent with the Conservation Area Management Plans. | Gwynedd Archaeological | <p><b>2021/2022</b><br/>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.</p> <p><b>2022/23</b><br/>No new information</p> <p><b>2023/2024</b><br/>The Conservation Area Appraisals and Management Plans have been drafted along 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. As the Conservation Area assessments and management plans have not yet been adopted as a relevant planning consideration, it is difficult to determine whether development proposals have improved conservation areas. Despite this, the preservation and improvement of conservation areas has been considered as part of the decision making process on planning applications. Due to the Dolgellau Townscape Heritage Project, many improvements have been made to the Conservation Area. See the 'Case Studies' section for more information. In addition, there was action as part of the Conservation Areas Project 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 buildings traditional 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 the successful application was chosen. The work the successful application has now completed and is considered to have a positive impact on the Betws y Coed conservation area where the building is located.</p> <p><b>2024/25</b><br/>No new information</p> |
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|           |                                                                                                                     |                                           |      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |           |                 |   |          |    |   |        |     |    |          |     |    |     |     |        |     |      |                                    |
|-----------|---------------------------------------------------------------------------------------------------------------------|-------------------------------------------|------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|-----------------|---|----------|----|---|--------|-----|----|----------|-----|----|-----|-----|--------|-----|------|------------------------------------|
|           |                                                                                                                     |                                           |      | <b>2025-26</b><br>No new information                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |           |                 |   |          |    |   |        |     |    |          |     |    |     |     |        |     |      |                                    |
| 10b       | Value and protect and enhance the historic environment including built heritage, archaeology and historic landscape | Condition of Scheduled Ancient Monuments. | CADW | <b>2020/2021 Data provided by Cadw during 2021 shows the following:</b><br><br>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><tr><td>Condition</td><td>Number of sites</td><td>%</td></tr><tr><td>Improved</td><td>19</td><td>5</td></tr><tr><td>Stable</td><td>248</td><td>66</td></tr><tr><td>Worsened</td><td>110</td><td>29</td></tr></table><br><br>Monuments at Risk levels (MaR): <table><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><br><br>MaR levels:<br>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.<br>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<br>Medium: Active identifiable threat or threats, which are endangering the long-term preservation of the monument, require implementation of a long-term management plan.<br>Low: The monument and any threat are being managed effectively.<br><br>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. | Condition | Number of sites | % | Improved | 19 | 5 | Stable | 248 | 66 | Worsened | 110 | 29 | Low | 130 | Medium | 125 | High | 31 (2 x High Immediate, 29 x High) |
| Condition | Number of sites                                                                                                     | %                                         |      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |           |                 |   |          |    |   |        |     |    |          |     |    |     |     |        |     |      |                                    |
| Improved  | 19                                                                                                                  | 5                                         |      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |           |                 |   |          |    |   |        |     |    |          |     |    |     |     |        |     |      |                                    |
| Stable    | 248                                                                                                                 | 66                                        |      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |           |                 |   |          |    |   |        |     |    |          |     |    |     |     |        |     |      |                                    |
| Worsened  | 110                                                                                                                 | 29                                        |      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |           |                 |   |          |    |   |        |     |    |          |     |    |     |     |        |     |      |                                    |
| Low       | 130                                                                                                                 |                                           |      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |           |                 |   |          |    |   |        |     |    |          |     |    |     |     |        |     |      |                                    |
| Medium    | 125                                                                                                                 |                                           |      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |           |                 |   |          |    |   |        |     |    |          |     |    |     |     |        |     |      |                                    |
| High      | 31 (2 x High Immediate, 29 x High)                                                                                  |                                           |      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |           |                 |   |          |    |   |        |     |    |          |     |    |     |     |        |     |      |                                    |

|                                                                                                                                                                                              |  |                                    |    |           |                 |    |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|------------------------------------|----|-----------|-----------------|----|
|                                                                                                                                                                                              |  |                                    |    | Condition | Number of sites | %  |
|                                                                                                                                                                                              |  |                                    |    | Improved  | 16              | 6  |
|                                                                                                                                                                                              |  |                                    |    | Stable    | 181             | 63 |
|                                                                                                                                                                                              |  |                                    |    | Worsened  | 83              | 31 |
|                                                                                                                                                                                              |  |                                    |    |           |                 |    |
|                                                                                                                                                                                              |  |                                    |    |           |                 |    |
|                                                                                                                                                                                              |  |                                    |    |           |                 |    |
|                                                                                                                                                                                              |  |                                    |    |           |                 |    |
|                                                                                                                                                                                              |  |                                    |    |           |                 |    |
|                                                                                                                                                                                              |  |                                    |    |           |                 |    |
| <b>2021/2022</b>                                                                                                                                                                             |  |                                    |    |           |                 |    |
| 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.      |  |                                    |    |           |                 |    |
| 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 UchelAr 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                                                                                                  |  |                                    |    |           |                 |    |

|           |                                  |    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |           |                 |   |          |    |   |        |     |    |          |     |    |           |                 |   |          |    |   |        |     |    |          |     |    |     |     |        |     |      |                                  |
|-----------|----------------------------------|----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|-----------------|---|----------|----|---|--------|-----|----|----------|-----|----|-----------|-----------------|---|----------|----|---|--------|-----|----|----------|-----|----|-----|-----|--------|-----|------|----------------------------------|
|           |                                  |    | <p>the monument, requiring the implementation of a long-term management plan.<br/>Low: The monument and any threat are effectively managed.</p> <p>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” .</p> <table><tr><td>Condition</td><td>Number of sites</td><td>%</td></tr><tr><td>Improved</td><td>24</td><td>6</td></tr><tr><td>Stable</td><td>212</td><td>56</td></tr><tr><td>Worsened</td><td>141</td><td>38</td></tr></table> <p><b>2022/2023</b><br/>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</p> <table><tr><td>Condition</td><td>Number of sites</td><td>%</td></tr><tr><td>Improved</td><td>24</td><td>6</td></tr><tr><td>Stable</td><td>211</td><td>56</td></tr><tr><td>Worsened</td><td>141</td><td>38</td></tr></table> <p><u>Monuments at Risk levels (MaR):</u></p> <table><tr><td>Low</td><td>172</td></tr><tr><td>Medium</td><td>181</td></tr><tr><td>High</td><td>23 (1x High Immediate, 22x High)</td></tr></table> <p><u>MaR levels:</u><br/>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.<br/>High: Active identifiable threat or threats, which, or could, seriously affect the monument,</p> | Condition | Number of sites | % | Improved | 24 | 6 | Stable | 212 | 56 | Worsened | 141 | 38 | Condition | Number of sites | % | Improved | 24 | 6 | Stable | 211 | 56 | Worsened | 141 | 38 | Low | 172 | Medium | 181 | High | 23 (1x High Immediate, 22x High) |
| Condition | Number of sites                  | %  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |           |                 |   |          |    |   |        |     |    |          |     |    |           |                 |   |          |    |   |        |     |    |          |     |    |     |     |        |     |      |                                  |
| Improved  | 24                               | 6  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |           |                 |   |          |    |   |        |     |    |          |     |    |           |                 |   |          |    |   |        |     |    |          |     |    |     |     |        |     |      |                                  |
| Stable    | 212                              | 56 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |           |                 |   |          |    |   |        |     |    |          |     |    |           |                 |   |          |    |   |        |     |    |          |     |    |     |     |        |     |      |                                  |
| Worsened  | 141                              | 38 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |           |                 |   |          |    |   |        |     |    |          |     |    |           |                 |   |          |    |   |        |     |    |          |     |    |     |     |        |     |      |                                  |
| Condition | Number of sites                  | %  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |           |                 |   |          |    |   |        |     |    |          |     |    |           |                 |   |          |    |   |        |     |    |          |     |    |     |     |        |     |      |                                  |
| Improved  | 24                               | 6  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |           |                 |   |          |    |   |        |     |    |          |     |    |           |                 |   |          |    |   |        |     |    |          |     |    |     |     |        |     |      |                                  |
| Stable    | 211                              | 56 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |           |                 |   |          |    |   |        |     |    |          |     |    |           |                 |   |          |    |   |        |     |    |          |     |    |     |     |        |     |      |                                  |
| Worsened  | 141                              | 38 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |           |                 |   |          |    |   |        |     |    |          |     |    |           |                 |   |          |    |   |        |     |    |          |     |    |     |     |        |     |      |                                  |
| Low       | 172                              |    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |           |                 |   |          |    |   |        |     |    |          |     |    |           |                 |   |          |    |   |        |     |    |          |     |    |     |     |        |     |      |                                  |
| Medium    | 181                              |    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |           |                 |   |          |    |   |        |     |    |          |     |    |           |                 |   |          |    |   |        |     |    |          |     |    |     |     |        |     |      |                                  |
| High      | 23 (1x High Immediate, 22x High) |    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |           |                 |   |          |    |   |        |     |    |          |     |    |           |                 |   |          |    |   |        |     |    |          |     |    |     |     |        |     |      |                                  |

|           |                 |    |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |           |                 |   |          |    |   |        |     |    |          |     |    |
|-----------|-----------------|----|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|-----------------|---|----------|----|---|--------|-----|----|----------|-----|----|
|           |                 |    |  | <p>requiring repair and implementation of a long-term management plan</p> <p>Medium: An active identifiable threat or threats, endangering the long-term conservation of the monument, requiring the implementation of a long-term management plan.</p> <p>Low: The monument and any threat are effectively managed.</p> <p>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” .</p> <table><tr><td>Condition</td><td>Number of sites</td><td>%</td></tr><tr><td>Improved</td><td>24</td><td>6</td></tr><tr><td>Stable</td><td>212</td><td>56</td></tr><tr><td>Worsened</td><td>141</td><td>38</td></tr></table> | Condition | Number of sites | % | Improved | 24 | 6 | Stable | 212 | 56 | Worsened | 141 | 38 |
| Condition | Number of sites | %  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |           |                 |   |          |    |   |        |     |    |          |     |    |
| Improved  | 24              | 6  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |           |                 |   |          |    |   |        |     |    |          |     |    |
| Stable    | 212             | 56 |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |           |                 |   |          |    |   |        |     |    |          |     |    |
| Worsened  | 141             | 38 |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |           |                 |   |          |    |   |        |     |    |          |     |    |

|                                                |                 |    |  |                                                                                                                                                                                                                                                                   |           |                 |   |          |    |   |                                                |     |    |          |    |   |
|------------------------------------------------|-----------------|----|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|-----------------|---|----------|----|---|------------------------------------------------|-----|----|----------|----|---|
|                                                |                 |    |  | <b><u>2023/2024</u></b>                                                                                                                                                                                                                                           |           |                 |   |          |    |   |                                                |     |    |          |    |   |
|                                                |                 |    |  | All of the 379 Scheduled Monuments in the Park were visited during the current (5th) round of visits, which began on 01/04/2011.                                                                                                                                  |           |                 |   |          |    |   |                                                |     |    |          |    |   |
|                                                |                 |    |  | <table><tr><td>Condition</td><td>Number of sites</td><td>%</td></tr><tr><td>Improved</td><td>28</td><td>7</td></tr><tr><td>Stable (including 'Deteriorating superficial')</td><td>328</td><td>86</td></tr><tr><td>Worsened</td><td>23</td><td>6</td></tr></table> | Condition | Number of sites | % | Improved | 28 | 7 | Stable (including 'Deteriorating superficial') | 328 | 86 | Worsened | 23 | 6 |
| Condition                                      | Number of sites | %  |  |                                                                                                                                                                                                                                                                   |           |                 |   |          |    |   |                                                |     |    |          |    |   |
| Improved                                       | 28              | 7  |  |                                                                                                                                                                                                                                                                   |           |                 |   |          |    |   |                                                |     |    |          |    |   |
| Stable (including 'Deteriorating superficial') | 328             | 86 |  |                                                                                                                                                                                                                                                                   |           |                 |   |          |    |   |                                                |     |    |          |    |   |
| Worsened                                       | 23              | 6  |  |                                                                                                                                                                                                                                                                   |           |                 |   |          |    |   |                                                |     |    |          |    |   |
|                                                |                 |    |  | <u>Monuments at Risk levels (MaR):</u>                                                                                                                                                                                                                            |           |                 |   |          |    |   |                                                |     |    |          |    |   |

|  |  |  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                    |  |
|--|--|--|--|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|--|
|  |  |  |  | Low                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 173                                |  |
|  |  |  |  | Medium                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 182                                |  |
|  |  |  |  | High                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 24 (1 x High Immediate, 23 x High) |  |
|  |  |  |  | <p>MaR levels:</p> <ol style="list-style-type: none"> <li>1. <i>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.</i></li> <li>2. <i>High: Active identifiable threat or threats, which, or could, seriously affect the monument, requiring repair and implementation of a long-term management plan</i></li> <li>3. <i>Medium: An active identifiable threat or threats, endangering the long-term conservation of the monument, requiring the implementation of a long-term management plan.</i></li> <li>4. <i>Low: The monument and any threat are effectively managed</i></li> </ol> |                                    |  |

|                                                |                 |    |  | <b><u>2024/2025</u></b><br>All of the 380 Scheduled Monuments in the Park were visited during the current (5th) round of visits, which began on 01/04/2011                                                                                                        |           |                 |   |          |    |   |                                                |     |    |          |    |   |
|------------------------------------------------|-----------------|----|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|-----------------|---|----------|----|---|------------------------------------------------|-----|----|----------|----|---|
|                                                |                 |    |  | <table><tr><th>Condition</th><th>Number of sites</th><th>%</th></tr><tr><td>Improved</td><td>28</td><td>7</td></tr><tr><td>Stable (including 'Deteriorating superficial')</td><td>330</td><td>87</td></tr><tr><td>Worsened</td><td>22</td><td>6</td></tr></table> | Condition | Number of sites | % | Improved | 28 | 7 | Stable (including 'Deteriorating superficial') | 330 | 87 | Worsened | 22 | 6 |
| Condition                                      | Number of sites | %  |  |                                                                                                                                                                                                                                                                   |           |                 |   |          |    |   |                                                |     |    |          |    |   |
| Improved                                       | 28              | 7  |  |                                                                                                                                                                                                                                                                   |           |                 |   |          |    |   |                                                |     |    |          |    |   |
| Stable (including 'Deteriorating superficial') | 330             | 87 |  |                                                                                                                                                                                                                                                                   |           |                 |   |          |    |   |                                                |     |    |          |    |   |
| Worsened                                       | 22              | 6  |  |                                                                                                                                                                                                                                                                   |           |                 |   |          |    |   |                                                |     |    |          |    |   |
|                                                |                 |    |  | <b><u>Monuments at Risk levels (MaR):</u></b>                                                                                                                                                                                                                     |           |                 |   |          |    |   |                                                |     |    |          |    |   |
|                                                |                 |    |  | <table><tr><td>Low</td><td>168</td></tr></table>                                                                                                                                                                                                                  | Low       | 168             |   |          |    |   |                                                |     |    |          |    |   |
| Low                                            | 168             |    |  |                                                                                                                                                                                                                                                                   |           |                 |   |          |    |   |                                                |     |    |          |    |   |

|                                                |                                    |          |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                  |                     |          |                                    |    |   |                                                |     |    |          |    |   |            |     |               |     |             |                                    |
|------------------------------------------------|------------------------------------|----------|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|---------------------|----------|------------------------------------|----|---|------------------------------------------------|-----|----|----------|----|---|------------|-----|---------------|-----|-------------|------------------------------------|
|                                                |                                    |          |  | <table><tr><td>Medium</td><td>185</td></tr><tr><td>High</td><td>27 (1 x High immediate, 26 x High)</td></tr></table> <p>MaR levels:</p> <ol style="list-style-type: none"><li>1. <i>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.</i></li><li>2. <i>High: Active identifiable threat or threats, which, or could, seriously affect the monument, requiring repair and implementation of a long-term management plan</i></li><li>3. <i>Medium: An active identifiable threat or threats, endangering the long-term conservation of the monument, requiring the implementation of a long-term management plan.</i></li><li>4. <i>Low: The monument and any threat are effectively managed</i></li></ol>            | Medium           | 185                 | High     | 27 (1 x High immediate, 26 x High) |    |   |                                                |     |    |          |    |   |            |     |               |     |             |                                    |
| Medium                                         | 185                                |          |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                  |                     |          |                                    |    |   |                                                |     |    |          |    |   |            |     |               |     |             |                                    |
| High                                           | 27 (1 x High immediate, 26 x High) |          |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                  |                     |          |                                    |    |   |                                                |     |    |          |    |   |            |     |               |     |             |                                    |
|                                                |                                    |          |  | <p><b><u>2025/2026</u></b></p> <p>All of the 380 Scheduled Monuments in the Park were visited during the current (5th) round of visits, which began on 01/04/2011</p> <table><tr><td><b>Condition</b></td><td><b>No. of sites</b></td><td><b>%</b></td></tr><tr><td>Improved</td><td>31</td><td>8</td></tr><tr><td>Stable (including 'Deteriorating superficial')</td><td>326</td><td>86</td></tr><tr><td>Worsened</td><td>23</td><td>6</td></tr></table> <p><b>Monuments at Risk levels (MaR):</b></p> <table><tr><td><b>Low</b></td><td>169</td></tr><tr><td><b>Medium</b></td><td>184</td></tr><tr><td><b>High</b></td><td>27 (26 x High immediate , 1 xHigh)</td></tr></table> <p><b>MaR levels :</b></p> <ol style="list-style-type: none"><li>1. <i>High – Immediate: Active identifiable threat or threats, having a serious impact on the</i></li></ol> | <b>Condition</b> | <b>No. of sites</b> | <b>%</b> | Improved                           | 31 | 8 | Stable (including 'Deteriorating superficial') | 326 | 86 | Worsened | 23 | 6 | <b>Low</b> | 169 | <b>Medium</b> | 184 | <b>High</b> | 27 (26 x High immediate , 1 xHigh) |
| <b>Condition</b>                               | <b>No. of sites</b>                | <b>%</b> |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                  |                     |          |                                    |    |   |                                                |     |    |          |    |   |            |     |               |     |             |                                    |
| Improved                                       | 31                                 | 8        |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                  |                     |          |                                    |    |   |                                                |     |    |          |    |   |            |     |               |     |             |                                    |
| Stable (including 'Deteriorating superficial') | 326                                | 86       |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                  |                     |          |                                    |    |   |                                                |     |    |          |    |   |            |     |               |     |             |                                    |
| Worsened                                       | 23                                 | 6        |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                  |                     |          |                                    |    |   |                                                |     |    |          |    |   |            |     |               |     |             |                                    |
| <b>Low</b>                                     | 169                                |          |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                  |                     |          |                                    |    |   |                                                |     |    |          |    |   |            |     |               |     |             |                                    |
| <b>Medium</b>                                  | 184                                |          |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                  |                     |          |                                    |    |   |                                                |     |    |          |    |   |            |     |               |     |             |                                    |
| <b>High</b>                                    | 27 (26 x High immediate , 1 xHigh) |          |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                  |                     |          |                                    |    |   |                                                |     |    |          |    |   |            |     |               |     |             |                                    |

|                                                                                                                                        |                                                                                                                     |                                    |               | <p><i>monument, requiring immediate mitigation measures and implementation of a long-term management plan.</i></p> <p><i>2. High: Active identifiable threat or threats, which, or could, seriously affect the monument, requiring repair and implementation of a long-term management plan</i></p> <p><i>3. Medium: An active identifiable threat or threats, endangering the long-term conservation of the monument, requiring the implementation of a long-term management plan.</i></p> <p><i>4. Low: The monument and any threat are effectively managed</i></p>                                                                                                                         |                  |                  |                     |            |      |   |         |     |     |                     |    |      |                         |   |      |             |     |      |         |     |       |           |     |       |             |      |    |               |     |       |               |      |       |
|----------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|------------------------------------|---------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|------------------|---------------------|------------|------|---|---------|-----|-----|---------------------|----|------|-------------------------|---|------|-------------|-----|------|---------|-----|-------|-----------|-----|-------|-------------|------|----|---------------|-----|-------|---------------|------|-------|
| 10c                                                                                                                                    | Value and protect and enhance the historic environment including built heritage, archaeology and historic landscape | Number of Listed Buildings at risk | SNPA          | <b>2020/2021</b><br>No new information                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                  |                  |                     |            |      |   |         |     |     |                     |    |      |                         |   |      |             |     |      |         |     |       |           |     |       |             |      |    |               |     |       |               |      |       |
|                                                                                                                                        |                                                                                                                     |                                    |               | <b>2021/2022</b><br>No new information.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                  |                  |                     |            |      |   |         |     |     |                     |    |      |                         |   |      |             |     |      |         |     |       |           |     |       |             |      |    |               |     |       |               |      |       |
|                                                                                                                                        |                                                                                                                     |                                    |               | <b>2022/2023</b><br>No new information.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                  |                  |                     |            |      |   |         |     |     |                     |    |      |                         |   |      |             |     |      |         |     |       |           |     |       |             |      |    |               |     |       |               |      |       |
|                                                                                                                                        |                                                                                                                     |                                    |               | <b>2023/2024</b><br>According to the Built Heritage Assessment System (HAA Base) the condition of the Listed Buildings at Risk within the Park is as follows:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                  |                  |                     |            |      |   |         |     |     |                     |    |      |                         |   |      |             |     |      |         |     |       |           |     |       |             |      |    |               |     |       |               |      |       |
|                                                                                                                                        |                                                                                                                     |                                    |               | <table><tr><th>Risk Assessment</th><th>No. of buildings</th><th>%</th><th>Risk Score</th><th>No.</th><th>%</th></tr><tr><td rowspan="3">At risk</td><td rowspan="3">171</td><td rowspan="3">9.2</td><td>1 In Serious Danger</td><td>61</td><td>3.27</td></tr><tr><td>2 In Substantial Danger</td><td>3</td><td>0.16</td></tr><tr><td>3 In Danger</td><td>107</td><td>5.73</td></tr><tr><td>Fragile</td><td>197</td><td>10.56</td><td>4 Fragile</td><td>197</td><td>10.56</td></tr><tr><td rowspan="2">Not at risk</td><td rowspan="2">1498</td><td rowspan="2">80</td><td>5 Not at Risk</td><td>454</td><td>24.33</td></tr><tr><td>6 Not at Risk</td><td>1044</td><td>55.95</td></tr></table> | Risk Assessment  | No. of buildings | %                   | Risk Score | No.  | % | At risk | 171 | 9.2 | 1 In Serious Danger | 61 | 3.27 | 2 In Substantial Danger | 3 | 0.16 | 3 In Danger | 107 | 5.73 | Fragile | 197 | 10.56 | 4 Fragile | 197 | 10.56 | Not at risk | 1498 | 80 | 5 Not at Risk | 454 | 24.33 | 6 Not at Risk | 1044 | 55.95 |
|                                                                                                                                        |                                                                                                                     |                                    |               | Risk Assessment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | No. of buildings | %                | Risk Score          | No.        | %    |   |         |     |     |                     |    |      |                         |   |      |             |     |      |         |     |       |           |     |       |             |      |    |               |     |       |               |      |       |
|                                                                                                                                        |                                                                                                                     |                                    |               | At risk                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 171              | 9.2              | 1 In Serious Danger | 61         | 3.27 |   |         |     |     |                     |    |      |                         |   |      |             |     |      |         |     |       |           |     |       |             |      |    |               |     |       |               |      |       |
| 2 In Substantial Danger                                                                                                                | 3                                                                                                                   | 0.16                               |               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                  |                  |                     |            |      |   |         |     |     |                     |    |      |                         |   |      |             |     |      |         |     |       |           |     |       |             |      |    |               |     |       |               |      |       |
| 3 In Danger                                                                                                                            | 107                                                                                                                 | 5.73                               |               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                  |                  |                     |            |      |   |         |     |     |                     |    |      |                         |   |      |             |     |      |         |     |       |           |     |       |             |      |    |               |     |       |               |      |       |
| Fragile                                                                                                                                | 197                                                                                                                 | 10.56                              | 4 Fragile     | 197                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 10.56            |                  |                     |            |      |   |         |     |     |                     |    |      |                         |   |      |             |     |      |         |     |       |           |     |       |             |      |    |               |     |       |               |      |       |
| Not at risk                                                                                                                            | 1498                                                                                                                | 80                                 | 5 Not at Risk | 454                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 24.33            |                  |                     |            |      |   |         |     |     |                     |    |      |                         |   |      |             |     |      |         |     |       |           |     |       |             |      |    |               |     |       |               |      |       |
|                                                                                                                                        |                                                                                                                     |                                    | 6 Not at Risk | 1044                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 55.95            |                  |                     |            |      |   |         |     |     |                     |    |      |                         |   |      |             |     |      |         |     |       |           |     |       |             |      |    |               |     |       |               |      |       |
| <table><tr><th>Condition profile</th><th>No. of buildings</th><th>%</th></tr><tr><td>Good</td><td>1057</td><td>56.65</td></tr></table> | Condition profile                                                                                                   | No. of buildings                   | %             | Good                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 1057             | 56.65            |                     |            |      |   |         |     |     |                     |    |      |                         |   |      |             |     |      |         |     |       |           |     |       |             |      |    |               |     |       |               |      |       |
| Condition profile                                                                                                                      | No. of buildings                                                                                                    | %                                  |               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                  |                  |                     |            |      |   |         |     |     |                     |    |      |                         |   |      |             |     |      |         |     |       |           |     |       |             |      |    |               |     |       |               |      |       |
| Good                                                                                                                                   | 1057                                                                                                                | 56.65                              |               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                  |                  |                     |            |      |   |         |     |     |                     |    |      |                         |   |      |             |     |      |         |     |       |           |     |       |             |      |    |               |     |       |               |      |       |



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|-------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|------------------------|-------------------------|--------------|-------------------------|
|                                                                                                                                           |  |  |  | Reasonable             | 618                     | 33.12        |                         |
|                                                                                                                                           |  |  |  | Poor                   | 127                     | 6.81         |                         |
|                                                                                                                                           |  |  |  | Very poor              | 64                      | 3.43         |                         |
|                                                                                                                                           |  |  |  |                        |                         |              |                         |
| <b>2024/2025</b>                                                                                                                          |  |  |  |                        |                         |              |                         |
| According to the Built Heritage Assessment System (HAA Base) the condition of the Listed Buildings at Risk within the Park is as follows: |  |  |  |                        |                         |              |                         |
|                                                                                                                                           |  |  |  | <b>Risk Assessment</b> | <b>No. of buildings</b> | <b>%</b>     | <b>Risk Score</b>       |
|                                                                                                                                           |  |  |  | <b>At risk</b>         | <b>177</b>              | <b>9.48</b>  | 1 In Serious Danger     |
|                                                                                                                                           |  |  |  |                        |                         |              | 2 In Substantial Danger |
|                                                                                                                                           |  |  |  |                        |                         |              | 3 In Danger             |
|                                                                                                                                           |  |  |  | <b>Fragile</b>         | <b>209</b>              | <b>11.19</b> | 4 Fragile               |
|                                                                                                                                           |  |  |  | <b>Not at risk</b>     | <b>1481</b>             | <b>79.33</b> | 5 Not at Risk           |
|                                                                                                                                           |  |  |  |                        |                         |              | 6 Not at Risk           |
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|--|--|--|--|-------------------|---------------------|-------------|---------------|------|-------|
|  |  |  |  |                   |                     | 3 In Danger | 100           | 5.32 |       |
|  |  |  |  | Fragile           | 210                 | 11.18       | 4 Fragile     | 210  | 11.18 |
|  |  |  |  | Not at risk       | 1489                | 79.24       | 5 Not at Risk | 422  | 22.46 |
|  |  |  |  |                   |                     |             | 6 Not at Risk | 1067 | 56.79 |
|  |  |  |  |                   |                     |             |               |      |       |
|  |  |  |  | Condition profile | Number of buildings |             | %             |      |       |
|  |  |  |  | Good              | 1085                |             | 57.74         |      |       |
|  |  |  |  | Reasonable        | 596                 |             | 31.72         |      |       |
|  |  |  |  | Poor              | 118                 |             | 6.28          |      |       |
|  |  |  |  | Very poor         | 80                  |             | 4.26          |      |       |
|  |  |  |  |                   |                     |             |               |      |       |

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|----|------------------------------------------------------------------------------------|--------------------------------------------------------------------------|-----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|
| 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 | <b><u>2020/2021</u></b>                                                                                                                                                                            |  |  |
|    |                                                                                    |                                                                          |                 | No new information                                                                                                                                                                                 |  |  |
|    |                                                                                    |                                                                          |                 | <b>2021/2022</b>                                                                                                                                                                                   |  |  |
|    |                                                                                    |                                                                          |                 | No new information, an update will be provided for the next monitoring period when the 2020 Census data is available .                                                                             |  |  |
|    |                                                                                    |                                                                          |                 | <b>2022/2023</b>                                                                                                                                                                                   |  |  |
|    |                                                                                    |                                                                          |                 | <b>49.2% of Eryri residents</b> (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%). |  |  |
|    |                                                                                    |                                                                          |                 |                                                                                                                                                                                                    |  |  |
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|-----|----|-----------|-----|-------------------------------|-------|------|--|
|     |    |           |     | 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 |  |
|     |    |           |     | GorllewinTywyn                | 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 MynyddLlandygai | 1,175 | 56.9 |  |
|     |    |           |     | Tryfan                        | 941   | 63.7 |  |
|     |    |           |     | Waunfawr                      | 891   | 63.1 |  |
|     |    |           |     | Y Bala                        | 1,209 | 62.1 |  |
|     |    |           |     |                               |       |      |  |
|     |    |           |     | <b>2023/2024</b>              |       |      |  |
|     |    |           |     | No change from previous year  |       |      |  |
|     |    |           |     | <b>2024/2025</b>              |       |      |  |
|     |    |           |     | No change from previous year  |       |      |  |
|     |    |           |     | <b><u>2025/26</u></b>         |       |      |  |
|     |    |           |     | No change from previous year  |       |      |  |
| 13a | To | Percentag | NRW | <b>2020/2021</b>              |       |      |  |

|  |                                                       |                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
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|  | safeguard the quality and quantity of water resources | e of Snowdonia's rivers that are classified as Very Good, good, or Fairly Good chemical and biological quality | <p>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"> <li>• 101 rivers were classed as being of 'Good' quality</li> <li>• 7 rivers failed to achieve a 'Good' status</li> </ul> <p>Ecological Status:</p> <ul style="list-style-type: none"> <li>• 50 rivers were classed as being of 'Good' quality</li> <li>• 53 rivers were classed as being of 'Moderate' quality.</li> <li>• 4 rivers were classed as being of 'Poor' quality.</li> </ul> <p><b>2021/2022</b></p> <p>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"> <li>• 105 rivers were classed as being of 'Good' quality</li> <li>• 3 rivers failed to achieve a 'Good' status</li> </ul> <p>Ecological status:</p> <ul style="list-style-type: none"> <li>• 66 rivers were classed as being of 'Good' quality</li> <li>• 39 rivers were classed as being of 'Moderate' quality.</li> <li>• 2 rivers were classed as being of 'Poor' quality</li> </ul> <p>1 river was classified as 'Poor' quality.</p> <p><b>2022/2023</b></p> <p>No new information.</p> <p><b>2023/24</b></p> <p>No new information.</p> <p><b>2024/25</b></p> |
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|     |                                                          |                                                      |                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|-----|----------------------------------------------------------|------------------------------------------------------|---------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|     |                                                          |                                                      |                     | No new information                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|     |                                                          |                                                      |                     | <b><u>2025-26</u></b><br>No new information                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| 13b | To safeguard the quality and quantity of water resources | Blue Flag and Green Coast Award beaches in Snowdonia | NRW Keep Wales Tidy | <b><u>2020/2021</u></b><br>No beaches within the Snowdonia National Park Area were Blue Flag beaches nor awarded the Green Coast Award during this monitoring period<br><b><u>2021/2022</u></b><br>No beaches within the Snowdonia National Park Area were Blue Flag beaches nor awarded the Green Coast Award during this monitoring period<br><b><u>2022/2023</u></b><br>No beaches within the Snowdonia National Park Area were Blue Flag beaches nor awarded the Green Coast Award during this monitoring period<br><b><u>2023/24</u></b><br>No beaches within the Snowdonia National Park Area were Blue Flag beaches nor awarded the Green Coast Award during this monitoring period<br><b><u>2024/25</u></b><br>No beaches within the Snowdonia National Park Area were Blue Flag beaches nor awarded the Green Coast Award during this monitoring period<br><b><u>2025-26</u></b><br>No beaches within the Snowdonia National Park Area were Blue Flag beaches nor awarded the Green Coast Award during this monitoring period |
| 13c | To safeguard the quality and quantity of water resources | Bathing and estuary water quality                    | NRW                 | <b><u>2020/2021</u></b><br>This data was received from NRW for bathing water (the data is based on figures for 2020) <ul style="list-style-type: none"> <li>• Harlech - Excellent</li> <li>• Dyffryn ( Llanenddwyn ) - Excellent</li> <li>• Llandanwg - Excellent</li> <li>• Tal y Bont - Excellent</li> <li>• Aberdyfi – Excellent</li> </ul> <b><u>2021/2022</u></b><br>This data was received from NRW for bathing water (the data is based on figures for 2021) <ul style="list-style-type: none"> <li>• Harlech - Excellent</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |

|  |  |  |  |                                                                                                                                                                                                                                                                                                                                                 |
|--|--|--|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  |  |  |  | <ul style="list-style-type: none"> <li>• Dyffryn (Llanenddwyn) - Excellent</li> <li>• Llandanwg- Excellent</li> <li>• Tal y Bont - Excellent</li> <li>• Aberdyfi – Excellent</li> </ul>                                                                                                                                                         |
|  |  |  |  | <p><b>2022/2023</b></p> <p>This data was received from NRW for bathing water (the data is based on figures for 2022)</p> <ul style="list-style-type: none"> <li>• Harlech - Excellent</li> <li>• Dyffryn (Llanenddwyn) - Excellent</li> <li>• Llandanwg- Excellent</li> <li>• Tal y Bont - Excellent</li> <li>• Aberdyfi – Excellent</li> </ul> |
|  |  |  |  | <p><b>2023/2024</b></p> <p>No data available for this monitoring period</p>                                                                                                                                                                                                                                                                     |
|  |  |  |  | <p><b>2024/2025</b></p> <ul style="list-style-type: none"> <li>• Harlech - Excellent</li> <li>• Dyffryn (Llanenddwyn) - Excellent</li> <li>• Llandanwg - Excellent</li> <li>• Tal y Bont - Excellent</li> <li>• Aberdyfi – Excellent</li> </ul>                                                                                                 |
|  |  |  |  | <p><b>2025/2026</b></p> <ul style="list-style-type: none"> <li>• Harlech - Excellent</li> <li>• Dyffryn (Llanenddwyn) - Excellent</li> <li>• Llandanwg - Excellent</li> <li>• Tal y Bont - Excellent</li> <li>• Aberdyfi – Excellent</li> </ul>                                                                                                 |

|         |                                                          |                                                                 |           |                                         |               |                        |
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| 13<br>d | To safeguard the quality and quantity of water resources | Estimated household water consumption (litres per head per day) | Dŵr Cymru | <b><u>2020/2021</u></b>                 |               |                        |
|         |                                                          |                                                                 |           | <b>COMPONENT</b>                        | <b>VALUE</b>  | <b>UNIT</b>            |
|         |                                                          |                                                                 |           | <b>Household Per Capita Consumption</b> | <b>165.83</b> | <b>Litres/head/day</b> |
|         |                                                          |                                                                 |           | <i>Measured</i>                         | <b>134.44</b> | Litres/head/day        |
|         |                                                          |                                                                 |           | <i>Unmeasured</i>                       | <b>187.41</b> | Litres/head/day        |
|         |                                                          |                                                                 |           |                                         |               |                        |
|         |                                                          |                                                                 |           | <b><u>2021/22</u></b>                   |               |                        |
|         |                                                          |                                                                 |           | <b>COMPONENT</b>                        | <b>VALUE</b>  | <b>UNIT</b>            |
|         |                                                          |                                                                 |           | <b>Household Per Capita Consumption</b> | <b>168.11</b> | <b>Litres/head/day</b> |
|         |                                                          |                                                                 |           | <i>Measured</i>                         | <b>126.06</b> | Litres/head/day        |
|         |                                                          |                                                                 |           | <i>Unmeasured</i>                       | <b>198.62</b> | Litres/head/day        |
|         |                                                          |                                                                 |           |                                         |               |                        |
|         |                                                          |                                                                 |           | <b><u>2022/23</u></b>                   |               |                        |
|         |                                                          |                                                                 |           | <b>COMPONENT</b>                        | <b>VALUE</b>  | <b>UNIT</b>            |
|         |                                                          |                                                                 |           | <b>Household Per Capita Consumption</b> | <b>152.35</b> | <b>Litres/head/day</b> |
|         |                                                          |                                                                 |           | <i>Measured</i>                         | <b>109.72</b> | Litres/head/day        |
|         |                                                          |                                                                 |           | <i>Unmeasured</i>                       | <b>194.43</b> | Litres/head/day        |
|         |                                                          |                                                                 |           |                                         |               |                        |
|         |                                                          |                                                                 |           | <b><u>2023/24</u></b>                   |               |                        |



|                                  |                                                                               |                                                                                                                                         |      | No new information available                                                                                                                                                                                                                                                                       |           |       |      |                                  |        |                 |          |        |                 |            |        |                 |
|----------------------------------|-------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|-------|------|----------------------------------|--------|-----------------|----------|--------|-----------------|------------|--------|-----------------|
|                                  |                                                                               |                                                                                                                                         |      | <b><u>2024/25</u></b>                                                                                                                                                                                                                                                                              |           |       |      |                                  |        |                 |          |        |                 |            |        |                 |
|                                  |                                                                               |                                                                                                                                         |      | <table><tr><th>COMPONENT</th><th>VALUE</th><th>UNIT</th></tr><tr><td>Household Per Capita Consumption</td><td>159.19</td><td>Litres/head/day</td></tr><tr><td>Measured</td><td>106.47</td><td>Litres/head/day</td></tr><tr><td>Unmeasured</td><td>204.21</td><td>Litres/head/day</td></tr></table> | COMPONENT | VALUE | UNIT | Household Per Capita Consumption | 159.19 | Litres/head/day | Measured | 106.47 | Litres/head/day | Unmeasured | 204.21 | Litres/head/day |
| COMPONENT                        | VALUE                                                                         | UNIT                                                                                                                                    |      |                                                                                                                                                                                                                                                                                                    |           |       |      |                                  |        |                 |          |        |                 |            |        |                 |
| Household Per Capita Consumption | 159.19                                                                        | Litres/head/day                                                                                                                         |      |                                                                                                                                                                                                                                                                                                    |           |       |      |                                  |        |                 |          |        |                 |            |        |                 |
| Measured                         | 106.47                                                                        | Litres/head/day                                                                                                                         |      |                                                                                                                                                                                                                                                                                                    |           |       |      |                                  |        |                 |          |        |                 |            |        |                 |
| Unmeasured                       | 204.21                                                                        | Litres/head/day                                                                                                                         |      |                                                                                                                                                                                                                                                                                                    |           |       |      |                                  |        |                 |          |        |                 |            |        |                 |
|                                  |                                                                               |                                                                                                                                         |      | <b><u>2025-26</u></b>                                                                                                                                                                                                                                                                              |           |       |      |                                  |        |                 |          |        |                 |            |        |                 |
|                                  |                                                                               |                                                                                                                                         |      | No new information available.                                                                                                                                                                                                                                                                      |           |       |      |                                  |        |                 |          |        |                 |            |        |                 |
| 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 | <b><u>2020/21</u></b><br>There have been no applications for sustainable waste management facilities during this monitoring period.                                                                                                                                                                |           |       |      |                                  |        |                 |          |        |                 |            |        |                 |
|                                  |                                                                               |                                                                                                                                         |      | <b><u>2021/22</u></b><br>There have been no applications for sustainable waste management facilities during this monitoring period.                                                                                                                                                                |           |       |      |                                  |        |                 |          |        |                 |            |        |                 |
|                                  |                                                                               |                                                                                                                                         |      | <b><u>2022/23</u></b><br>There have been no applications for sustainable waste management facilities during this monitoring period.                                                                                                                                                                |           |       |      |                                  |        |                 |          |        |                 |            |        |                 |
|                                  |                                                                               |                                                                                                                                         |      | <b><u>2023/24</u></b><br>There have been no applications for sustainable waste management facilities during this monitoring period                                                                                                                                                                 |           |       |      |                                  |        |                 |          |        |                 |            |        |                 |
|                                  |                                                                               |                                                                                                                                         |      | <b><u>2024/25</u></b><br>There have been no applications for sustainable waste management facilities during this monitoring period                                                                                                                                                                 |           |       |      |                                  |        |                 |          |        |                 |            |        |                 |
|                                  |                                                                               |                                                                                                                                         |      | <b><u>2025-26</u></b><br>There have been no applications for sustainable waste management facilities during this monitoring period                                                                                                                                                                 |           |       |      |                                  |        |                 |          |        |                 |            |        |                 |

|     |                                                                                   |                                                                  |                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|-----|-----------------------------------------------------------------------------------|------------------------------------------------------------------|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 14b | To promote mechanisms for waste minimisation, and increased re-use and recycling. | Percentage of household, industrial/ commercial waste recycling. | Stats of Wales | <p><b><u>2020/21</u></b><br/> Percentage of household waste re-used/re-cycled:<br/> Gwynedd – 35.7<br/> Conwy – 38.7</p> <p>Percentage of household waste composted:<br/> Gwynedd – 19.6<br/> Conwy – 26.1</p> <p><b><u>2021/22</u></b><br/> Percentage of household waste re-used/re-cycled:<br/> Gwynedd – 35.3<br/> Conwy – 38.1</p> <p>Percentage of household waste composted:<br/> Gwynedd – 16.7<br/> Conwy – 25.4</p> <p><b><u>2022/2023</u></b><br/> 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> <p><b><u>2023/2024</u></b><br/> The percentage of waste that is reused, recycled or composted for Gwynedd and Conwy is;<br/> Gwynedd – 65.5<br/> Conwy – 70.2</p> <p><b><u>2024/25</u></b><br/> The percentage of waste that is reused, recycled or composted for Gwynedd and Conwy is;<br/> Gwynedd – 64%<br/> Conwy – 70%</p> |
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|    |                                                         |                                                                            |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|----|---------------------------------------------------------|----------------------------------------------------------------------------|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|    |                                                         |                                                                            |  | <p><b><u>2025-26</u></b><br/>Data for this year is not currently available</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 15 | Improve the quantity and quality of publicly open space | Areas of SNPA open space lost to new development within the National Park. |  | <p><b><u>2020/2021</u></b><br/>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> <p><b><u>2021/22</u></b><br/>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><b><u>2022/23</u></b><br/>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> <p><b><u>2023/2024</u></b><br/>One application was granted within, or partially within, areas of open space during 2023/2024. The application was to replace existing wooden French doors and panels with Upvc French doors and panels (three sets) on the front elevation. It is not considered that there has been a significant loss to areas of Open Spaces and/or Green Wedges during this monitoring period.</p> <p><b><u>2024/2025</u></b><br/>8 applications were granted during this monitoring period which either intersected or were within areas designated as open spaces. None of these were for new developments or impacted on an open space area.</p> <p><b><u>2025-26</u></b><br/>11 applications were granted during this monitoring period which either intersected or were within areas designated as open spaces. None of these were for new developments or impacted on an open space area.</p> |

|     |                                       |                                                                               |                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|-----|---------------------------------------|-------------------------------------------------------------------------------|------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 16a | To provide housing to meet local need | Affordable dwellings completed as a percentage of all new housing completions | SNPA                   | <p><b><u>2020/2021</u></b> 150% 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><b><u>2021/2022</u></b> 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><b><u>2022/2023</u></b><br/>50% of all houses completed in the National Park were affordable houses. During the AMR period, 22 units were completed and 11 of these were affordable.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|     |                                       |                                                                               |                        | <p><b><u>2023/2024</u></b><br/>24% of all houses completed in the National Park were affordable houses. During the AMR period, 17 units were completed and 4 of these were affordable.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|     |                                       |                                                                               |                        | <p><b><u>2024/25</u></b><br/>24% of all houses completed in the National Park were affordable houses. During the AMR period, 17 units were completed and 4 of these were affordable.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 16b | To provide housing to meet local need | House price to income affordability ratio                                     | Land Registry and CACI | <p><b><u>2020/2021</u></b><br/>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"> <li>• HMA 11 (Conwy Valley) – 6.1:1</li> <li>• HMA 10 (Ffestiniog &amp; Porthmadog) – 5.4:1</li> <li>• HMA 9 (Machynlleth &amp; Aberdyfi) - 8.2:1</li> <li>• HMA 8 (Bala, Dolgellau &amp; Ardudwy) – 5.9:1</li> <li>• HMA 6 (Llandudno &amp; Conwy) – 7.3:1</li> <li>• HMA 4 (Caernarfon) – 6.0:1</li> <li>• HMA 3 (Bangor) - 12.0:1</li> </ul> |
|     |                                       |                                                                               |                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

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|--|--|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  |  |  | <p><b>2021/2022</b></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 2021 annual income, and as 2022 is not over yet, it focuses on 2021 house prices.</p> <ul style="list-style-type: none"> <li>• HMA 11 (Dyffryn Conwy) – 6.1:1</li> <li>• HMA 10 (Ffestiniog &amp; Porthmadog) – 8.4:1</li> <li>• HMA 9 (Machynlleth &amp; Aberdyfi) - 9.9:1</li> <li>• HMA 8 (Bala, Dolgellau &amp; Ardudwy) – 7:1</li> <li>• HMA 6 (Llandudno &amp; Conwy) – 8.1:1</li> <li>• HMA 4 (Caernarfon) – 6.3:1</li> <li>• HMA 3 (Bangor) - 8:1</li> </ul>                                                                                                                                                                                                          |
|  |  |  | <p><b>2022/2023</b></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. <b>In some HMA areas the number of properties sold is low and so the figure may not give a true reflection of the situation.</b></p> <ul style="list-style-type: none"> <li>• HMA 11 (Dyffryn Conwy) – 6.1:1</li> <li>• HMA 10 (Ffestiniog &amp; Porthmadog) – 5.1:1</li> <li>• HMA 9 (Machynlleth &amp; Aberdyfi) - 8.7:1</li> <li>• HMA 8 (Bala, Dolgellau &amp; Ardudwy) – 6.9:1</li> <li>• HMA 6 (Llandudno &amp; Conwy) – 4.6:1 *only 2 houses sold in this area</li> <li>• HMA 4 (Caernarfon) – 10.1:1 *only 8 houses sold in this area</li> <li>• HMA 3 (Bangor) - 11.5:1</li> </ul> |
|  |  |  | <p><b>2023/2024</b></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 2023 annual income, and it focuses on 2023 house prices. <b>In some HMA areas the number of properties sold is low and</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |

|  |  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|--|--|--|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  |  |  | <p><b>therefore the figure may not give a true reflection of the situation.</b></p> <ul style="list-style-type: none"> <li>• HMA 11 (Dyffryn Conwy) –6.6 : 1</li> <li>• HMA 10 (Ffestiniog &amp; Porthmadog) –5.3 : 1</li> <li>• HMA 9 (Machynlleth &amp; Aberdyfi) - 7.3 : 1</li> <li>• HMA 8 (Bala, Dolgellau &amp; Ardudwy) – 6.1 : 1</li> <li>• HMA 6 (Llandudno &amp; Conwy) – 4.9 : 1</li> <li>• HMA 4 (Caernarfon) – 7.1 : 1</li> <li>• HMA 3 (Bangor) - 5.5 : 1</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|  |  |  | <p><b>2024/25</b></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 2023 annual income, and it focuses on 2023 house prices. <b>In some HMA areas the number of properties sold is low and therefore the figure may not give a true reflection of the situation</b></p> <ul style="list-style-type: none"> <li>• HMA 11 (Dyffryn Conwy) – 7.2:1</li> <li>• HMA 10 (Ffestiniog &amp; Porthmadog) – 5.8:1</li> <li>• HMA 9 (Machynlleth &amp; Aberdyfi) - 7.7:1</li> <li>• HMA 8 (Bala, Dolgellau &amp; Ardudwy) – 6.7:1</li> <li>• HMA 6 (Llandudno &amp; Conwy) – 6.6:1 *only 3 houses sold in this area</li> <li>• HMA 4 (Caernarfon) – 5.2:1</li> <li>• HMA 3 (Bangor) - 4.2:1 *only 3 houses sold in this area</li> </ul> |
|  |  |  | <p><b>2025-26</b></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 2023 annual income, and it focuses on 2023 house prices. In some HMA areas the number of properties sold is low and therefore the figure may not give a true reflection of the situation</p> <ul style="list-style-type: none"> <li>• HMA 11 (Dyffryn Conwy) – 4.7:1</li> <li>• HMA 10 (Ffestiniog &amp; Porthmadog) – 5.3:1</li> <li>• HMA 9 (Machynlleth &amp; Aberdyfi) - 7.7:1</li> <li>• HMA 8 (Bala, Dolgellau &amp; Ardudwy) – 5.6:1</li> </ul>                                                                                                                                                                                                   |

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|  |  |  |  | <ul style="list-style-type: none"> <li>• HMA 6 (Llandudno &amp; Conwy) – 8.2:1 *only 6 houses sold in this area</li> <li>• HMA 4 (Caernarfon) – 6.3:1</li> <li>• HMA 3 (Bangor) - 6.7:1 *only 5 houses sold in this area</li> </ul> |
|--|--|--|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

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|-----|--------------------------------------------------------------------|-----------------------------------------------------------|------|---------------------------------------------------------|
| 17a | To promote improved access to local services and amenities for all | WIMD – Geographical Access to Services Deprivation Domain | WIMD | <b><u>2020/21</u></b>                                   |
|     |                                                                    |                                                           |      | No new up to date information                           |
|     |                                                                    |                                                           |      | <b><u>2021/22</u></b>                                   |
|     |                                                                    |                                                           |      | No new up to date information                           |
|     |                                                                    |                                                           |      | <b><u>2022/23</u></b>                                   |
|     |                                                                    |                                                           |      | <b>WIMD - Access to Services Gwynedd</b>                |
|     |                                                                    |                                                           |      | <b>Aberdovey / Bryn-crug / Llanfihangel 148</b>         |
|     |                                                                    |                                                           |      | <b>Abermaw 1 234</b>                                    |
|     |                                                                    |                                                           |      | <b>Arlechwedd 205</b>                                   |
|     |                                                                    |                                                           |      | <b>Bala 1295</b>                                        |
|     |                                                                    |                                                           |      | <b>Bowydd and Rhiw 399</b>                              |
|     |                                                                    |                                                           |      | <b>Brithdir and Llanfachreth/Ganllwyd/Llanelltyd 62</b> |
|     |                                                                    |                                                           |      | <b>Corris/Mawddwy 13</b>                                |
|     |                                                                    |                                                           |      | <b>Deiniolen 170</b>                                    |
|     |                                                                    |                                                           |      | <b>Dolbenmaen 92</b>                                    |
|     |                                                                    |                                                           |      | <b>Dolgellau North 546</b>                              |
|     |                                                                    |                                                           |      | <b>Dolgellau South 1189</b>                             |
|     |                                                                    |                                                           |      | <b>Dyffryn Ardudwy 277</b>                              |
|     |                                                                    |                                                           |      | <b>Gerlan 438</b>                                       |
|     |                                                                    |                                                           |      | <b>Harlech 237</b>                                      |
|     |                                                                    |                                                           |      | <b>Llanbedr 142</b>                                     |
|     |                                                                    |                                                           |      | <b>Llanberis 560</b>                                    |
|     |                                                                    |                                                           |      | <b>Llandderfel&amp;Llanuwchllyn 1 48</b>                |

|                                             |                    |  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |           |                    |                                             |    |                                         |     |
|---------------------------------------------|--------------------|--|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|--------------------|---------------------------------------------|----|-----------------------------------------|-----|
|                                             |                    |  |  | <div>Llandderfel&amp;Llanuwchllyn 2105</div> <div>Llangelynin 96</div> <div>Llanllyfni &amp;Clynnog 100</div> <div>Penrhyndeudraeth 1181</div> <div>Penrhyndeudraeth 2909</div> <div>Porthmadog - Tremadog 144</div> <div>Talysarn 117</div> <div>Teigl 236</div> <div>Trawsfynydd 174</div> <div>Tregarth&amp;Mynydd Llandygai220</div> <div>Tywyn 1395</div> <div>Waunfawr 246</div> <div>Conwy</div> <div>Betws-y-Coed161</div> <div>Caerhun122</div> <div>Capelulo447</div> <div>Conwy 1855</div> <div>Pandy815</div> <div>Pant-yr-afon/Penmaenan 11267</div> <div>Trefriw175</div> <div>Uwch Conwy 15</div> |           |                    |                                             |    |                                         |     |
|                                             |                    |  |  | <div>2023/24</div> <div>No change</div>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |           |                    |                                             |    |                                         |     |
|                                             |                    |  |  | <div>2024/25</div> <div>No change</div>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |           |                    |                                             |    |                                         |     |
|                                             |                    |  |  | <div>2025/2026</div> <div>Regions that are within the park boundary or that cross the boundary :</div> <table><tr><td>LSOA name</td><td>Rank (out of 1917)</td></tr><tr><td>Aberdyfi, Bryncrug &amp; Llanfihangel-y-Pennant</td><td>66</td></tr><tr><td>Abergwyngregyn, Llanllechid &amp; Llandygai</td><td>259</td></tr></table>                                                                                                                                                                                                                                                                                | LSOA name | Rank (out of 1917) | Aberdyfi, Bryncrug & Llanfihangel-y-Pennant | 66 | Abergwyngregyn, Llanllechid & Llandygai | 259 |
| LSOA name                                   | Rank (out of 1917) |  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |           |                    |                                             |    |                                         |     |
| Aberdyfi, Bryncrug & Llanfihangel-y-Pennant | 66                 |  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |           |                    |                                             |    |                                         |     |
| Abergwyngregyn, Llanllechid & Llandygai     | 259                |  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |           |                    |                                             |    |                                         |     |



|  |  |  |  |                                                  |      |  |
|--|--|--|--|--------------------------------------------------|------|--|
|  |  |  |  | Abermaw                                          | 403  |  |
|  |  |  |  | Arthog, Llangelynnin & Llanegryn                 | 9    |  |
|  |  |  |  | Beddgelert, Tremadog                             | 73   |  |
|  |  |  |  | Betws-y-Coed                                     | 95   |  |
|  |  |  |  | Bowydd & r Rhiw                                  | 768  |  |
|  |  |  |  | Brithdir & Llanfachreth, Y Ganllwyd & Llanelltud | 36   |  |
|  |  |  |  | Bryn                                             | 1052 |  |
|  |  |  |  | Caerhun                                          | 103  |  |
|  |  |  |  | Capel Llŷo                                       | 631  |  |
|  |  |  |  | Clynnog & Llanllyfni                             | 86   |  |
|  |  |  |  | Conwy 1                                          | 550  |  |
|  |  |  |  | Conwy 3                                          | 1200 |  |
|  |  |  |  | Corris & Mawddwy                                 | 7    |  |
|  |  |  |  | Crwst                                            | 1276 |  |
|  |  |  |  | De Dolgellau                                     | 1279 |  |
|  |  |  |  | De Tywyn                                         | 437  |  |
|  |  |  |  | Deiniolen                                        | 200  |  |
|  |  |  |  | Diffwys & Maenofferen                            | 1867 |  |
|  |  |  |  | Dolbenmaen                                       | 50   |  |
|  |  |  |  | Dyffryn Ardudwy & Llanbedr                       | 212  |  |
|  |  |  |  | Gerlan & Rachub                                  | 516  |  |
|  |  |  |  | Gogledd Dolgellau                                | 542  |  |
|  |  |  |  | Harlech                                          | 283  |  |
|  |  |  |  | Llanberis                                        | 968  |  |
|  |  |  |  | Llandderfel & Llanfor                            | 104  |  |
|  |  |  |  | Llandrillo                                       | 49   |  |
|  |  |  |  | Llanfrothen                                      | 221  |  |
|  |  |  |  | Llanuwchllyn & Llanycil                          | 120  |  |
|  |  |  |  | Machynlleth                                      | 1258 |  |

|                              |                                                                    |                                                                                                                              |      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |       |     |                             |      |                  |     |                  |    |       |     |             |    |         |    |                              |     |            |    |                    |     |        |      |
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|                              |                                                                    |                                                                                                                              |      | <table><tr><td>Pandy</td><td>778</td></tr><tr><td>Pant-yr-afon &amp; Phenmaenan 1</td><td>1547</td></tr><tr><td>Penrhyndeudraeth</td><td>801</td></tr><tr><td>Talysarn, Carmel</td><td>59</td></tr><tr><td>Teigl</td><td>199</td></tr><tr><td>Trawsfynydd</td><td>93</td></tr><tr><td>Trefriw</td><td>19</td></tr><tr><td>Tre-garth &amp; Mynydd Llandygai</td><td>237</td></tr><tr><td>Uwch Conwy</td><td>24</td></tr><tr><td>Waunfawr, Caeathro</td><td>191</td></tr><tr><td>Y Bala</td><td>1551</td></tr></table>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Pandy | 778 | Pant-yr-afon & Phenmaenan 1 | 1547 | Penrhyndeudraeth | 801 | Talysarn, Carmel | 59 | Teigl | 199 | Trawsfynydd | 93 | Trefriw | 19 | Tre-garth & Mynydd Llandygai | 237 | Uwch Conwy | 24 | Waunfawr, Caeathro | 191 | Y Bala | 1551 |
| Pandy                        | 778                                                                |                                                                                                                              |      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |       |     |                             |      |                  |     |                  |    |       |     |             |    |         |    |                              |     |            |    |                    |     |        |      |
| Pant-yr-afon & Phenmaenan 1  | 1547                                                               |                                                                                                                              |      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |       |     |                             |      |                  |     |                  |    |       |     |             |    |         |    |                              |     |            |    |                    |     |        |      |
| Penrhyndeudraeth             | 801                                                                |                                                                                                                              |      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |       |     |                             |      |                  |     |                  |    |       |     |             |    |         |    |                              |     |            |    |                    |     |        |      |
| Talysarn, Carmel             | 59                                                                 |                                                                                                                              |      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |       |     |                             |      |                  |     |                  |    |       |     |             |    |         |    |                              |     |            |    |                    |     |        |      |
| Teigl                        | 199                                                                |                                                                                                                              |      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |       |     |                             |      |                  |     |                  |    |       |     |             |    |         |    |                              |     |            |    |                    |     |        |      |
| Trawsfynydd                  | 93                                                                 |                                                                                                                              |      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |       |     |                             |      |                  |     |                  |    |       |     |             |    |         |    |                              |     |            |    |                    |     |        |      |
| Trefriw                      | 19                                                                 |                                                                                                                              |      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |       |     |                             |      |                  |     |                  |    |       |     |             |    |         |    |                              |     |            |    |                    |     |        |      |
| Tre-garth & Mynydd Llandygai | 237                                                                |                                                                                                                              |      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |       |     |                             |      |                  |     |                  |    |       |     |             |    |         |    |                              |     |            |    |                    |     |        |      |
| Uwch Conwy                   | 24                                                                 |                                                                                                                              |      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |       |     |                             |      |                  |     |                  |    |       |     |             |    |         |    |                              |     |            |    |                    |     |        |      |
| Waunfawr, Caeathro           | 191                                                                |                                                                                                                              |      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |       |     |                             |      |                  |     |                  |    |       |     |             |    |         |    |                              |     |            |    |                    |     |        |      |
| Y Bala                       | 1551                                                               |                                                                                                                              |      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |       |     |                             |      |                  |     |                  |    |       |     |             |    |         |    |                              |     |            |    |                    |     |        |      |
| 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><b><u>2020/2021</u></b></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><b><u>2021/2022</u></b></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><b><u>2022/2023</u></b></p> <p>There were no applications for new community facilities during 2022/2023.</p> |       |     |                             |      |                  |     |                  |    |       |     |             |    |         |    |                              |     |            |    |                    |     |        |      |

|                                                                                |                                                      |                                                                    |                | <p><b>2023/2024</b><br/>Two applications for new community facilities (or improvements to the facilities) were granted during this monitoring period. The applications included;</p> <ul style="list-style-type: none"> <li>• Conversion of a former church to a community building including external changes along with the construction of an extension</li> <li>• Replace the existing 'helter-skelter' slide with a tower containing a spiral slide and replace the existing see-saw equipment. Addition of a basket swing and bowl spinner to the playground equipment. Replacement and extension of wet-pour surface.</li> </ul> <p><b>2024/2025</b><br/>There were no 'new' community facilities during this period</p> <p><b>2025/2026</b><br/>One application for new community facilities was granted during this monitoring period. This was me for a new band room.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |            |       |  |       |  |        |   |        |   |                            |        |       |           |       |                                 |       |      |         |      |                                                                             |              |            |                |             |                                                                                |              |             |                |             |                                     |        |      |           |      |                                          |       |     |         |     |
|--------------------------------------------------------------------------------|------------------------------------------------------|--------------------------------------------------------------------|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-------|--|-------|--|--------|---|--------|---|----------------------------|--------|-------|-----------|-------|---------------------------------|-------|------|---------|------|-----------------------------------------------------------------------------|--------------|------------|----------------|-------------|--------------------------------------------------------------------------------|--------------|-------------|----------------|-------------|-------------------------------------|--------|------|-----------|------|------------------------------------------|-------|-----|---------|-----|
| 18a                                                                            | To promote safe, healthy and sustainable communities | Percentage of persons with long-term limiting illness in Snowdonia | WAG SNPA       | <p><b>2020/21</b> No new up to date information</p> <p><b>2021/2022</b> 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><b>2022/2023</b></p> <table border="1"> <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><b>Disabled under the Equality Act: Day-to-day activities limited a lot</b></td><td><b>1,887</b></td><td><b>7.7</b></td><td><b>319,406</b></td><td><b>10.3</b></td></tr> <tr> <td><b>Disabled under the Equality Act: Day-to-day activities limited a little</b></td><td><b>2,644</b></td><td><b>10.8</b></td><td><b>350,860</b></td><td><b>11.3</b></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</td><td>1,615</td><td>6.6</td><td>206,540</td><td>6.6</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 | <b>Disabled under the Equality Act: Day-to-day activities limited a lot</b> | <b>1,887</b> | <b>7.7</b> | <b>319,406</b> | <b>10.3</b> | <b>Disabled under the Equality Act: Day-to-day activities limited a little</b> | <b>2,644</b> | <b>10.8</b> | <b>350,860</b> | <b>11.3</b> | Not disabled under the Equality Act | 19,887 | 81.4 | 2,437,228 | 78.4 | Not disabled under the Equality Act: Has | 1,615 | 6.6 | 206,540 | 6.6 |
| 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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |            |       |  |       |  |        |   |        |   |                            |        |       |           |       |                                 |       |      |         |      |                                                                             |              |            |                |             |                                                                                |              |             |                |             |                                     |        |      |           |      |                                          |       |     |         |     |
| <b>Disabled under the Equality Act: Day-to-day activities limited a lot</b>    | <b>1,887</b>                                         | <b>7.7</b>                                                         | <b>319,406</b> | <b>10.3</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |            |       |  |       |  |        |   |        |   |                            |        |       |           |       |                                 |       |      |         |      |                                                                             |              |            |                |             |                                                                                |              |             |                |             |                                     |        |      |           |      |                                          |       |     |         |     |
| <b>Disabled under the Equality Act: Day-to-day activities limited a little</b> | <b>2,644</b>                                         | <b>10.8</b>                                                        | <b>350,860</b> | <b>11.3</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |            |       |  |       |  |        |   |        |   |                            |        |       |           |       |                                 |       |      |         |      |                                                                             |              |            |                |             |                                                                                |              |             |                |             |                                     |        |      |           |      |                                          |       |     |         |     |
| Not disabled under the Equality Act                                            | 19,887                                               | 81.4                                                               | 2,437,228      | 78.4                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |            |       |  |       |  |        |   |        |   |                            |        |       |           |       |                                 |       |      |         |      |                                                                             |              |            |                |             |                                                                                |              |             |                |             |                                     |        |      |           |      |                                          |       |     |         |     |
| Not disabled under the Equality Act: Has                                       | 1,615                                                | 6.6                                                                | 206,540        | 6.6                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |            |       |  |       |  |        |   |        |   |                            |        |       |           |       |                                 |       |      |         |      |                                                                             |              |            |                |             |                                                                                |              |             |                |             |                                     |        |      |           |      |                                          |       |     |         |     |

|     |                                                      |                                                                                    |        |                                                                                         |        |       |           |       |  |
|-----|------------------------------------------------------|------------------------------------------------------------------------------------|--------|-----------------------------------------------------------------------------------------|--------|-------|-----------|-------|--|
|     |                                                      |                                                                                    |        | long term physical or mental health condition but day-to-day activities are not limited |        |       |           |       |  |
|     |                                                      |                                                                                    |        | Not disabled under the Equality Act: No long term physical or mental health conditions  | 18,272 | 74.8  | 2,230,688 | 71.8  |  |
|     |                                                      |                                                                                    |        | <b>2023/24</b><br>No change                                                             |        |       |           |       |  |
|     |                                                      |                                                                                    |        | <b>2024/25</b><br>No change                                                             |        |       |           |       |  |
|     |                                                      |                                                                                    |        | <b>2025/26</b><br>No change                                                             |        |       |           |       |  |
| 18b | To promote safe, healthy and sustainable communities | Percentage of persons whose health was 'good' over the last 12 months in Snowdonia | Census | <b>2020/21</b> No new up to date information                                            |        |       |           |       |  |
|     |                                                      |                                                                                    |        | <b>2021/22</b> No new up to date information.                                           |        |       |           |       |  |
|     |                                                      |                                                                                    |        | <b>2022/2023 Cyfrifiad 2021</b>                                                         |        |       |           |       |  |
|     |                                                      |                                                                                    |        | 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   |  |
|     |                                                      |                                                                                    |        | <b>2023/24</b><br>No change                                                             |        |       |           |       |  |
|     |                                                      |                                                                                    |        | <b>2024/25</b><br>No change                                                             |        |       |           |       |  |
|     |                                                      |                                                                                    |        | <b>2025-26</b><br>No change                                                             |        |       |           |       |  |
| 18c | To promote                                           | WIMD                                                                               | -WIMD  | <b>2022/2023 (Census 2021)</b>                                                          |        |       |           |       |  |

|  |                                           |                           |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|--|-------------------------------------------|---------------------------|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | safe, healthy and sustainable communities | Health Deprivation Domain |  | <ul style="list-style-type: none"> <li>• Aberdovey / Bryn-crug / Llanfihangel 1779</li> <li>• Abermaw 1 1037</li> <li>• Arllechwedd 1428</li> <li>• Bala 1094</li> <li>• Bowydd and Rhiw 709</li> <li>• Brithdir and Llanfachreth/Ganllwyd/Llanelltyd 1567</li> <li>• Corris/Mawddwy 1502</li> <li>• Deiniolen 899</li> <li>• Dolbenmaen 1302</li> <li>• Dolgellau North 1347</li> <li>• Dolgellau South 1120</li> <li>• Dyffryn Ardudwy 1497</li> <li>• Gerlan 961</li> <li>• Harlech 1284</li> <li>• Llanbedr 1450</li> <li>• Llanberis 1189</li> <li>• Llandderfel&amp;Llanuwchllyn 1 1380</li> <li>• Llandderfel&amp;Llanuwchllyn 2 1767</li> <li>• Llangelynin 1142</li> <li>• Llanllyfni &amp;Clynnog 1267</li> <li>• Penrhyndeudraeth 1 1700</li> <li>• Penrhyndeudraeth 2 1058</li> <li>• Porthmadog - Tremadog 1471</li> <li>• Talysarn 1039</li> <li>• Teigl 942</li> <li>• Trawsfynydd 1505</li> <li>• Tregarth&amp;Mynydd Llandygai 1546</li> <li>• Tywyn 1 1233</li> <li>• Waunfawr 1525</li> <li>• Betws-y-Coed 1710</li> <li>• Caerhun 1673</li> <li>• Capelulo 1349</li> <li>• Conwy 1 881</li> <li>• Pandy 1477</li> </ul> |
|--|-------------------------------------------|---------------------------|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                                                  |                    |  | <ul style="list-style-type: none"><li>• Pant-yr-afon/Penmaenan 1 1168</li><li>• Trefriw 1369</li><li>• Uwch Conwy 1721</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |           |                    |                                         |      |        |      |                 |     |                                                  |      |                  |      |           |     |                       |     |            |      |                   |      |              |     |                 |      |         |      |           |      |                       |      |                         |      |                                  |      |                      |      |             |      |                  |      |
|--------------------------------------------------|--------------------|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|--------------------|-----------------------------------------|------|--------|------|-----------------|-----|--------------------------------------------------|------|------------------|------|-----------|-----|-----------------------|-----|------------|------|-------------------|------|--------------|-----|-----------------|------|---------|------|-----------|------|-----------------------|------|-------------------------|------|----------------------------------|------|----------------------|------|-------------|------|------------------|------|
|                                                  |                    |  | <b>2023/24</b><br>No change                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |           |                    |                                         |      |        |      |                 |     |                                                  |      |                  |      |           |     |                       |     |            |      |                   |      |              |     |                 |      |         |      |           |      |                       |      |                         |      |                                  |      |                      |      |             |      |                  |      |
|                                                  |                    |  | <b>2024/25</b><br>No change                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |           |                    |                                         |      |        |      |                 |     |                                                  |      |                  |      |           |     |                       |     |            |      |                   |      |              |     |                 |      |         |      |           |      |                       |      |                         |      |                                  |      |                      |      |             |      |                  |      |
|                                                  |                    |  | <b>2025/2026</b><br>Regions that are within the park boundary or that cross the boundary:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |           |                    |                                         |      |        |      |                 |     |                                                  |      |                  |      |           |     |                       |     |            |      |                   |      |              |     |                 |      |         |      |           |      |                       |      |                         |      |                                  |      |                      |      |             |      |                  |      |
|                                                  |                    |  | <table><tr><th>LSOA name</th><th>Rank (out of 1917)</th></tr><tr><td>Abergwyngregyn, Llanllechid a Llandygai</td><td>1550</td></tr><tr><td>Y Bala</td><td>1245</td></tr><tr><td>Bowydd a'r Rhiw</td><td>491</td></tr><tr><td>Brithdir a Llanfachreth, Y Ganllwyd a Llanelltud</td><td>1557</td></tr><tr><td>Corris a Mawddwy</td><td>1578</td></tr><tr><td>Deiniolen</td><td>935</td></tr><tr><td>Diffwys a Maenofferen</td><td>673</td></tr><tr><td>Dolbenmaen</td><td>1215</td></tr><tr><td>Gogledd Dolgellau</td><td>1312</td></tr><tr><td>De Dolgellau</td><td>928</td></tr><tr><td>Gerlan a Rachub</td><td>1080</td></tr><tr><td>Harlech</td><td>1355</td></tr><tr><td>Llanberis</td><td>1225</td></tr><tr><td>Llandderfel a Llanfor</td><td>1486</td></tr><tr><td>Llanuwchllyn a Llanycil</td><td>1852</td></tr><tr><td>Arthog, Llangelynnin a Llanegryn</td><td>1103</td></tr><tr><td>Clynnog a Llanllyfni</td><td>1247</td></tr><tr><td>Llanfrothen</td><td>1615</td></tr><tr><td>Penrhyndeudraeth</td><td>1021</td></tr></table> | LSOA name | Rank (out of 1917) | Abergwyngregyn, Llanllechid a Llandygai | 1550 | Y Bala | 1245 | Bowydd a'r Rhiw | 491 | Brithdir a Llanfachreth, Y Ganllwyd a Llanelltud | 1557 | Corris a Mawddwy | 1578 | Deiniolen | 935 | Diffwys a Maenofferen | 673 | Dolbenmaen | 1215 | Gogledd Dolgellau | 1312 | De Dolgellau | 928 | Gerlan a Rachub | 1080 | Harlech | 1355 | Llanberis | 1225 | Llandderfel a Llanfor | 1486 | Llanuwchllyn a Llanycil | 1852 | Arthog, Llangelynnin a Llanegryn | 1103 | Clynnog a Llanllyfni | 1247 | Llanfrothen | 1615 | Penrhyndeudraeth | 1021 |
| LSOA name                                        | Rank (out of 1917) |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |           |                    |                                         |      |        |      |                 |     |                                                  |      |                  |      |           |     |                       |     |            |      |                   |      |              |     |                 |      |         |      |           |      |                       |      |                         |      |                                  |      |                      |      |             |      |                  |      |
| Abergwyngregyn, Llanllechid a Llandygai          | 1550               |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |           |                    |                                         |      |        |      |                 |     |                                                  |      |                  |      |           |     |                       |     |            |      |                   |      |              |     |                 |      |         |      |           |      |                       |      |                         |      |                                  |      |                      |      |             |      |                  |      |
| Y Bala                                           | 1245               |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |           |                    |                                         |      |        |      |                 |     |                                                  |      |                  |      |           |     |                       |     |            |      |                   |      |              |     |                 |      |         |      |           |      |                       |      |                         |      |                                  |      |                      |      |             |      |                  |      |
| Bowydd a'r Rhiw                                  | 491                |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |           |                    |                                         |      |        |      |                 |     |                                                  |      |                  |      |           |     |                       |     |            |      |                   |      |              |     |                 |      |         |      |           |      |                       |      |                         |      |                                  |      |                      |      |             |      |                  |      |
| Brithdir a Llanfachreth, Y Ganllwyd a Llanelltud | 1557               |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |           |                    |                                         |      |        |      |                 |     |                                                  |      |                  |      |           |     |                       |     |            |      |                   |      |              |     |                 |      |         |      |           |      |                       |      |                         |      |                                  |      |                      |      |             |      |                  |      |
| Corris a Mawddwy                                 | 1578               |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |           |                    |                                         |      |        |      |                 |     |                                                  |      |                  |      |           |     |                       |     |            |      |                   |      |              |     |                 |      |         |      |           |      |                       |      |                         |      |                                  |      |                      |      |             |      |                  |      |
| Deiniolen                                        | 935                |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |           |                    |                                         |      |        |      |                 |     |                                                  |      |                  |      |           |     |                       |     |            |      |                   |      |              |     |                 |      |         |      |           |      |                       |      |                         |      |                                  |      |                      |      |             |      |                  |      |
| Diffwys a Maenofferen                            | 673                |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |           |                    |                                         |      |        |      |                 |     |                                                  |      |                  |      |           |     |                       |     |            |      |                   |      |              |     |                 |      |         |      |           |      |                       |      |                         |      |                                  |      |                      |      |             |      |                  |      |
| Dolbenmaen                                       | 1215               |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |           |                    |                                         |      |        |      |                 |     |                                                  |      |                  |      |           |     |                       |     |            |      |                   |      |              |     |                 |      |         |      |           |      |                       |      |                         |      |                                  |      |                      |      |             |      |                  |      |
| Gogledd Dolgellau                                | 1312               |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |           |                    |                                         |      |        |      |                 |     |                                                  |      |                  |      |           |     |                       |     |            |      |                   |      |              |     |                 |      |         |      |           |      |                       |      |                         |      |                                  |      |                      |      |             |      |                  |      |
| De Dolgellau                                     | 928                |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |           |                    |                                         |      |        |      |                 |     |                                                  |      |                  |      |           |     |                       |     |            |      |                   |      |              |     |                 |      |         |      |           |      |                       |      |                         |      |                                  |      |                      |      |             |      |                  |      |
| Gerlan a Rachub                                  | 1080               |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |           |                    |                                         |      |        |      |                 |     |                                                  |      |                  |      |           |     |                       |     |            |      |                   |      |              |     |                 |      |         |      |           |      |                       |      |                         |      |                                  |      |                      |      |             |      |                  |      |
| Harlech                                          | 1355               |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |           |                    |                                         |      |        |      |                 |     |                                                  |      |                  |      |           |     |                       |     |            |      |                   |      |              |     |                 |      |         |      |           |      |                       |      |                         |      |                                  |      |                      |      |             |      |                  |      |
| Llanberis                                        | 1225               |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |           |                    |                                         |      |        |      |                 |     |                                                  |      |                  |      |           |     |                       |     |            |      |                   |      |              |     |                 |      |         |      |           |      |                       |      |                         |      |                                  |      |                      |      |             |      |                  |      |
| Llandderfel a Llanfor                            | 1486               |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |           |                    |                                         |      |        |      |                 |     |                                                  |      |                  |      |           |     |                       |     |            |      |                   |      |              |     |                 |      |         |      |           |      |                       |      |                         |      |                                  |      |                      |      |             |      |                  |      |
| Llanuwchllyn a Llanycil                          | 1852               |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |           |                    |                                         |      |        |      |                 |     |                                                  |      |                  |      |           |     |                       |     |            |      |                   |      |              |     |                 |      |         |      |           |      |                       |      |                         |      |                                  |      |                      |      |             |      |                  |      |
| Arthog, Llangelynnin a Llanegryn                 | 1103               |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |           |                    |                                         |      |        |      |                 |     |                                                  |      |                  |      |           |     |                       |     |            |      |                   |      |              |     |                 |      |         |      |           |      |                       |      |                         |      |                                  |      |                      |      |             |      |                  |      |
| Clynnog a Llanllyfni                             | 1247               |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |           |                    |                                         |      |        |      |                 |     |                                                  |      |                  |      |           |     |                       |     |            |      |                   |      |              |     |                 |      |         |      |           |      |                       |      |                         |      |                                  |      |                      |      |             |      |                  |      |
| Llanfrothen                                      | 1615               |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |           |                    |                                         |      |        |      |                 |     |                                                  |      |                  |      |           |     |                       |     |            |      |                   |      |              |     |                 |      |         |      |           |      |                       |      |                         |      |                                  |      |                      |      |             |      |                  |      |
| Penrhyndeudraeth                                 | 1021               |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |           |                    |                                         |      |        |      |                 |     |                                                  |      |                  |      |           |     |                       |     |            |      |                   |      |              |     |                 |      |         |      |           |      |                       |      |                         |      |                                  |      |                      |      |             |      |                  |      |

|     |                                                          |                                                   |      |                                                                                                                                                                                                       |      |  |
|-----|----------------------------------------------------------|---------------------------------------------------|------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|--|
|     |                                                          |                                                   |      | Beddgelert, Tremadog                                                                                                                                                                                  | 1293 |  |
|     |                                                          |                                                   |      | Talysarn, Carmel                                                                                                                                                                                      | 1045 |  |
|     |                                                          |                                                   |      | Teigl                                                                                                                                                                                                 | 1023 |  |
|     |                                                          |                                                   |      | Trawsfynydd                                                                                                                                                                                           | 1680 |  |
|     |                                                          |                                                   |      | Tre-garth a Mynydd Llandygai                                                                                                                                                                          | 1394 |  |
|     |                                                          |                                                   |      | De Tywyn                                                                                                                                                                                              | 1115 |  |
|     |                                                          |                                                   |      | Waunfawr, Caeathro                                                                                                                                                                                    | 1493 |  |
|     |                                                          |                                                   |      | Betws-y-Coed                                                                                                                                                                                          | 1730 |  |
|     |                                                          |                                                   |      | Bryn                                                                                                                                                                                                  | 684  |  |
|     |                                                          |                                                   |      | Caerhun                                                                                                                                                                                               | 1713 |  |
|     |                                                          |                                                   |      | Capel Llud                                                                                                                                                                                            | 1432 |  |
|     |                                                          |                                                   |      | Conwy 1                                                                                                                                                                                               | 850  |  |
|     |                                                          |                                                   |      | Conwy 3                                                                                                                                                                                               | 1433 |  |
|     |                                                          |                                                   |      | Crwst                                                                                                                                                                                                 | 752  |  |
|     |                                                          |                                                   |      | Pandy                                                                                                                                                                                                 | 1411 |  |
|     |                                                          |                                                   |      | Pant-yr-afon a Phenmaenan 1                                                                                                                                                                           | 792  |  |
|     |                                                          |                                                   |      | Trefriw                                                                                                                                                                                               | 1271 |  |
|     |                                                          |                                                   |      | Uwch Conwy                                                                                                                                                                                            | 1822 |  |
|     |                                                          |                                                   |      | Machynlleth                                                                                                                                                                                           | 808  |  |
|     |                                                          |                                                   |      | Aberdyfi, Bryn-crug a Llanfihangel-y-Pennant                                                                                                                                                          | 1586 |  |
|     |                                                          |                                                   |      | Dyffryn Ardudwy a Llanbedr                                                                                                                                                                            | 1588 |  |
|     |                                                          |                                                   |      | Abermaw                                                                                                                                                                                               | 1200 |  |
| 19a | To promote and facilitate improved community involvement | WIMD – Geographical Access to Services Deprivatio | SNPA | <b>2022/2023 (Census 2021)</b><br>Aberdovey / Bryn-crug / Llanfihangel 148<br>Abermaw 1 234<br>Arlechwedd 205<br>Bala 1295<br>Bowydd and Rhiw 399<br>Brithdir and Llanfachreth/Ganllwyd/Llanelltyd 62 |      |  |

|  |  |          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|--|--|----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  |  | n Domain | <p> Corris/Mawddwy 13<br/> Deiniolen 170<br/> Dolbenmaen 92<br/> Dolgellau North 546<br/> Dolgellau South 1189<br/> Dyffryn Ardudwy 277<br/> Gerlan 438<br/> Harlech 237<br/> Llanbedr 142<br/> Llanberis 560<br/> Llandderfel&amp;Llanuwchllyn 1 48<br/> Llandderfel&amp;Llanuwchllyn 2 105<br/> Llangelynin 96<br/> Llanllyfni &amp;Clynnog 100<br/> Penrhyndeudraeth 1 181<br/> Penrhyndeudraeth 2 909<br/> Porthmadog - Tremadog 144<br/> Talysarn 117<br/> Teigl 236<br/> Trawsfynydd 174<br/> Tregarth&amp;Mynydd Llandygai 220<br/> Tywyn 1 395<br/> Waunfawr 246<br/> <br/> Betws-y-Coed 161<br/> Caerhun 122<br/> Capelulo 447<br/> Conwy 1 855<br/> Pandy 815<br/> Pant-yr-afon/Penmaenan 1 1267<br/> Trefriw 175<br/> Uwch Conwy 15 </p> <p><b>2023/24</b><br/>No change</p> |
|--|--|----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|



|  |  |  |  |                                  |
|--|--|--|--|----------------------------------|
|  |  |  |  | <b>2024/25</b><br>No change      |
|  |  |  |  | <b>2025-26</b><br>As above (17a) |

|     |                                                          |                                                                                      |      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|-----|----------------------------------------------------------|--------------------------------------------------------------------------------------|------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 19b | To promote and facilitate improved community involvement | Number of new community facilities granted planning permission in the National Park. | SNPA | <p><b>2020/2021</b></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><b>2021/2022</b></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> |
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|--|--|--|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  |  |  |  | <p><b>2022/2023</b></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> <p><b>2023/2024</b></p> <p>Two applications for new community facilities (or improvements to the facilities) were granted during this monitoring period. The applications included;</p> <ul style="list-style-type: none"> <li>• Conversion of a former church to a community building including external changes along with the construction of an extension</li> <li>• Replace the existing 'helter-skelter' slide with a tower containing a spiral slide and replace the existing see-saw equipment. Addition of a basket swing and bowl spinner to the playground equipment. Replacement and extension of wet-pour surface.</li> </ul> <p><b>2024/25</b></p> <p>There were no 'new' community facilities during this period</p> <p><b><u>2025/2026</u></b></p> <p>As above (17b)</p> <p>One application for new community facilities was granted during this monitoring period. This was for a new band room.</p> |
|--|--|--|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|



|  |  |  |  |                                           |      |        |  |
|--|--|--|--|-------------------------------------------|------|--------|--|
|  |  |  |  | footprint - Llanuwchllyn Community Centre |      |        |  |
|  |  |  |  | New windows - Talsarnau Community Centre  | 183m | 24.4km |  |
|  |  |  |  |                                           |      |        |  |

|  |  |  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|--|--|--|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  |  |  |  | <p><b><u>2022/2023</u></b></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>                                                                                                                                                                                                                                                                                                                                                                         |
|  |  |  |  | <p><b><u>2023/2024</u></b></p> <p>One application for new community facilities was granted during this monitoring period. This application was;</p> <ul style="list-style-type: none"> <li>• Conversion of a former church to a community building including external changes along with the construction of an extension</li> </ul> <p>This application was within 0.5km of a bus/public transport stop,</p>                                                                                                                                                                                                                                                                                                                                                                                                     |
|  |  |  |  | <p><b><u>2024/2025</u></b></p> <p>Five applications for improved or new community facilities were granted during this monitoring period:</p> <ul style="list-style-type: none"> <li>• Planning permission was granted to change the use of land to a community area including the installation of play equipment and landscaping work in Abergwyngregyn.</li> <li>• Planning permission was granted for the installation of 4 skylights in the Memorial Hall, Penmachno.</li> <li>• Planning permission was granted for external changes to the existing hall to relocate an entrance and create an accessible access ramp in the Village Hall, Llanfachreth.</li> <li>• Planning permission was granted for the erection of a gazebo to be used in connection with a children's nursery in Dolgellau.</li> </ul> |

|  |  |  |  |                                                                                                                                                                                                                                                            |
|--|--|--|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  |  |  |  | <ul style="list-style-type: none"> <li>Planning permission was granted for an extension to the rear along with minor changes to Canolfan Cymuned, Parc.</li> </ul>                                                                                         |
|  |  |  |  | <p><b><u>2025/2026</u></b></p> <p>One application for new community facilities was granted during this monitoring period. This was for a new band room.</p> <p>New band room in Abergynolwyn: 50m from bus stop and 12.2km from nearest train station.</p> |

|                                                                                                                                                               |                                                           |                                                              |        |                                                                                                                                                                    |  |               |              |               |              |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|--------------------------------------------------------------|--------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|---------------|--------------|---------------|--------------|
| 20a,b                                                                                                                                                         | Promote good transport links to support the local economy | Distance of new employment development from public transport | ENPA   | <b>2022/ 2023</b>                                                                                                                                                  |  |               |              |               |              |
|                                                                                                                                                               |                                                           |                                                              |        | No new employment developments during the year                                                                                                                     |  |               |              |               |              |
|                                                                                                                                                               |                                                           |                                                              |        | <b>2023/2024</b>                                                                                                                                                   |  |               |              |               |              |
|                                                                                                                                                               |                                                           |                                                              |        | Two applications for new employment development were granted during this period, and three for a cafe or restaurant, and they were all within 1.5km of a bus stop. |  |               |              |               |              |
|                                                                                                                                                               |                                                           |                                                              |        | <b>2024/25</b>                                                                                                                                                     |  |               |              |               |              |
| Two applications for new employment development were granted during this period.Both were within 1.5km and one within 0.5km of a bus or public transport stop |                                                           |                                                              |        |                                                                                                                                                                    |  |               |              |               |              |
| <b>2025/2026</b>                                                                                                                                              |                                                           |                                                              |        |                                                                                                                                                                    |  |               |              |               |              |
| 5 applications for new employment development were granted during this period. They were all within 1.5km of a bus or public transport stop.                  |                                                           |                                                              |        |                                                                                                                                                                    |  |               |              |               |              |
|                                                                                                                                                               |                                                           |                                                              |        |                                                                                                                                                                    |  |               |              |               |              |
|                                                                                                                                                               |                                                           | Distance residents in Eryri Travel to work                   | Census | <b>2022/2023</b>                                                                                                                                                   |  |               |              |               |              |
|                                                                                                                                                               |                                                           |                                                              |        | <b>Distance travelled to work</b>                                                                                                                                  |  | <b>Eryri</b>  |              | <b>Wales</b>  |              |
|                                                                                                                                                               |                                                           |                                                              |        |                                                                                                                                                                    |  | <b>number</b> | <b>%</b>     | <b>number</b> | <b>%</b>     |
|                                                                                                                                                               |                                                           |                                                              |        | Total: All usual residents aged 16 years and over in employment the week before the census                                                                         |  | 11,222        | <b>100.0</b> | 1,368,449     | <b>100.0</b> |
|                                                                                                                                                               |                                                           |                                                              |        | Less than 2km                                                                                                                                                      |  | 1,124         | <b>10.0</b>  | 158,919       | <b>11.6</b>  |
|                                                                                                                                                               |                                                           |                                                              |        | 2km to less than 5km                                                                                                                                               |  | 579           | <b>5.2</b>   | 163,384       | <b>11.9</b>  |
|                                                                                                                                                               |                                                           |                                                              |        | 5km to less than 10km                                                                                                                                              |  | 794           | <b>7.1</b>   | 174,625       | <b>12.8</b>  |
|                                                                                                                                                               |                                                           |                                                              |        | 10km to less than 20km                                                                                                                                             |  | 1,068         | <b>9.5</b>   | 174,245       | <b>12.7</b>  |
|                                                                                                                                                               |                                                           |                                                              |        | 20km to less than 30km                                                                                                                                             |  | 769           | <b>6.9</b>   | 75,403        | <b>5.5</b>   |
|                                                                                                                                                               |                                                           |                                                              |        | 30km to less than 40km                                                                                                                                             |  | 410           | <b>3.7</b>   | 31,059        | <b>2.3</b>   |
|                                                                                                                                                               |                                                           |                                                              |        | 40km to less than 60km                                                                                                                                             |  | 468           | <b>4.2</b>   | 22,351        | <b>1.6</b>   |
|                                                                                                                                                               |                                                           |                                                              |        | 60km and over                                                                                                                                                      |  | 469           | <b>4.2</b>   | 27,546        | <b>2.0</b>   |
|                                                                                                                                                               |                                                           |                                                              |        | Works mainly from home                                                                                                                                             |  | 3,502         | <b>31.2</b>  | 350,470       | <b>25.6</b>  |
|                                                                                                                                                               |                                                           |                                                              |        |                                                                                                                                                                    |  |               |              |               |              |
|                                                                                                                                                               |                                                           |                                                              |        |                                                                                                                                                                    |  |               |              |               |              |
|                                                                                                                                                               |                                                           |                                                              |        |                                                                                                                                                                    |  |               |              |               |              |
|                                                                                                                                                               |                                                           |                                                              |        |                                                                                                                                                                    |  |               |              |               |              |
|                                                                                                                                                               |                                                           |                                                              |        |                                                                                                                                                                    |  |               |              |               |              |
|                                                                                                                                                               |                                                           |                                                              |        |                                                                                                                                                                    |  |               |              |               |              |
|                                                                                                                                                               |                                                           |                                                              |        |                                                                                                                                                                    |  |               |              |               |              |

|  |  |  |  |                                                                                |       |      |         |      |  |
|--|--|--|--|--------------------------------------------------------------------------------|-------|------|---------|------|--|
|  |  |  |  | Works mainly at an offshore installation, in no fixed place, or outside the UK | 2,039 | 18.2 | 190,447 | 13.9 |  |
|  |  |  |  | <b>2023/2024</b><br>No change from previous year                               |       |      |         |      |  |
|  |  |  |  | <b>2024/25</b><br>No change                                                    |       |      |         |      |  |
|  |  |  |  | <b>2025-26</b><br>No change                                                    |       |      |         |      |  |

| 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):Inemployment: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):Inemployment: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):                                                       | 417    | 2.0   | 29,896    | 1.2   |  |

|  |  |  |  |                                                                                                               |       |      |         |     |  |
|--|--|--|--|---------------------------------------------------------------------------------------------------------------|-------|------|---------|-----|--|
|  |  |  |  | In employment: Self-employed with employees: Full-time                                                        |       |      |         |     |  |
|  |  |  |  | Economically active (excluding full-time students):Inemployment: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:Inemployment: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:Inemployment: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:Inemployment:Self-employed without                                | 17    | 0.1  | 2,224   | 0.1 |  |



|  |  |                          |      |                                                                                                        |       |      |           |      |  |
|--|--|--------------------------|------|--------------------------------------------------------------------------------------------------------|-------|------|-----------|------|--|
|  |  |                          |      | employees                                                                                              |       |      |           |      |  |
|  |  |                          |      | 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  |  |
|  |  |                          |      |                                                                                                        |       |      |           |      |  |
|  |  |                          |      | <b>2023/2024</b><br>No change from previous year                                                       |       |      |           |      |  |
|  |  |                          |      | <b>2024/25</b><br>No change                                                                            |       |      |           |      |  |
|  |  |                          |      | <u><b>2025-26</b></u><br>No change                                                                     |       |      |           |      |  |
|  |  | Number of new employment | ENPA | <b>2022/2023</b><br>No new employment developments during 2022/2023.                                   |       |      |           |      |  |

|  |  |  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|--|--|--|--|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  |  |  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|  |  |  |  | <b>2023/2024</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|  |  |  |  | No new employment developments during this monitoring period                                                                                                                                                                                                                                                                                                                                                                                                                               |
|  |  |  |  | <b>2024/2025</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|  |  |  |  | Two small scale new employment applications have been granted during this period, including; <ul style="list-style-type: none"> <li>• Retrospective application to build a workshop</li> <li>• Erection of ancillary facilities/office building</li> </ul>                                                                                                                                                                                                                                 |
|  |  |  |  | <b>2025-26</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|  |  |  |  | Two new small-scale employment applications were granted permission during this period, including: <ul style="list-style-type: none"> <li>• An application for a home office pod.</li> <li>• An application to erect a part single-storey and part two-storey building for ancillary functions associated with the operation of the campsite, including an ancillary café and shop for campsite customers, staff room/sick bay, administration office, dry store and log store.</li> </ul> |

## 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 |
| 16      | Controlling the Use of Houses as Holiday Homes (Second Homes and Short Term Holiday Accommodation) | Adopted June 2025      |
|         | 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 (80% open market, 20% 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. In 2025, it was stated that the intention is to sell the site. Comments were received from Dŵr Cymru during 2025 confirming that Bala WwTW has a temporary phosphates licence of 5 mg/l; it will be limited to 4 mg/l by 31/3/2030. It was stated that there will be no obstacle to developing the site according to the timing shown in the trajectory..                                        |
| 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             | Adra was given planning permission for 2 large units (for the needs of large families) in 2026. The development was constrained by flood zones and protected species. Adra has already indicated that they can look to change the permission to 4 units, by modifying the 2 units, according to a change in need.                                                                                                                                                                                                                                                                                            |
| Land adjacent to Capel Horeb, Dyffryn Ardudwy (50% open market, 50% affordable housing to meet local need)                                                                            | 5              | Planning permission was granted for 3 units (2 open market, one affordable) in 2026. A viability case was accepted that no commutation amount payment was required.                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 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. 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. The application was withdrawn by the developer due to viability reasons. Due to the financial viability of the plan and the strong objections of local residents to the development - Adra has no intention of progressing with the development within the period of the current development |

|                                                                                                    |    |                                                                                                                                                                                                                                                                                                                        |
|----------------------------------------------------------------------------------------------------|----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                    |    | plan.                                                                                                                                                                                                                                                                                                                  |
| Dolgellau (100% affordable housing to meet local need)                                             | 15 | This is a new allocation within the ELDP 2016-31. The landowner, Adra, has no intention of developing the site within the period of the current development plan. 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 GrŵpCynefin Housing Association. Intention to submit a planning application for 7 units in 2026/27, aiming for completion by 28/29.                                                                                                                                                           |
| Land adjacent to Lawnt y Plas, Dinas Mawdddy (100% affordable housing to meet local need)          | 6  | This is a new allocation within the ELDP 2016-31. Site owned by Adra. Adra has no intention of developing the site within the period of the current development plan.                                                                                                                                                  |
| 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. Contact was made by the owner in 2025 stating that the land was needed for other reasons; it was not confirmed if there is an intention to develop housing.                  |
| 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. A housing needs assessment was undertaken by the Rural Housing Enabler in 2024.                                                                                        |
| 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 which was permitted during April 2024 (amended to 19 units). GrŵpCynefin completed the site during 25/26. .      |
| 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 housing in the near future.                                                                                         |
| Land adjacent to Bryn Deiliog, Llanbedr, (100% to meet local need)                                 | 6  | This is a new allocation within the ELDP 2016-31. The site landowner, Adra, has no intention of developing the site by 2030/31.                                                                                                                                                                                        |
| Land adjacent to Bro Prysor, Trawsfynydd, (100% to meet local need)                                | 10 | This is a new allocation within the ELDP 2016-31. Adra has no intention of developing the site within the period of the current development plan. 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. It is foreseen that the landowner, Adra, will complete the site by 2026/27. Rural Housing Enabler has completed a housing needs survey. A planning application was submitted during 2021/22 for 5 units. Planning permission was granted during December 2023 and the houses are being built.. |
| <b>Total</b>                                                                  | <b>184</b> |                                                                                                                                                                                                                                                                                                                                                  |

## **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 (2026-2031) |     |      |      |      |      |      | Units beyond the plan period |
|----------------------|------------------------------------------------|---------------------|--------------------------------------------|-------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|-----------------------------------------------|-----|------|------|------|------|------|------------------------------|
|                      |                                                |                     | Time period for pre-application discussion | Time between submission of planning application and determination | Time taken from planning consent to the discharge of relevant conditions to enable site construction | Completions                                   | U/C | 2026 | 2027 | 2028 | 2029 | 2030 |                              |
| Local Service Centre | Land behind the Red Lion, Bala                 | 55                  | 1 month                                    |                                                                   |                                                                                                      | 0                                             | 0   |      |      | 18   | 20   |      | 17                           |
| Secondary Settlement | Land adjacent to Pentre Uchaf, Dyffryn Ardudwy | 10                  | 4 months                                   | 3 years, 1 month                                                  |                                                                                                      | 0                                             | 0   |      |      |      |      | 4    |                              |
| Secondary Settlement | Land at Former Woolen Mill,                    | 5                   |                                            |                                                                   |                                                                                                      | 0                                             | 0   |      |      |      |      |      | 5                            |
| Secondary Settlement | Land adjacent to Y Rhos                        | 8                   |                                            |                                                                   |                                                                                                      | 0                                             | 0   |      |      |      |      |      | 8                            |
| Secondary Settlement | Land adjacent to Bryn Deiliog,                 | 6                   |                                            |                                                                   |                                                                                                      | 0                                             | 0   |      |      |      |      |      | 6                            |
| Secondary Settlement | Land adjacent to Maesteg,                      | 5                   |                                            | 2 years 2 months                                                  |                                                                                                      | 0                                             | 5   | 5    |      |      |      |      |                              |
| Service Settlement   | Land adjacent Bro Prysor,                      | 10                  |                                            |                                                                   |                                                                                                      | 0                                             | 0   |      |      |      |      |      | 10                           |
| Secondary Settlement | Land adjacent to Lawnt y Plas, Dinas Mawddwy   | 6                   |                                            |                                                                   |                                                                                                      | 0                                             | 0   |      |      |      |      |      | 6                            |
| Service Settlement   | Land adjacent Penrhwylyfa, Harlech             | 24                  | 1 month                                    | 13 months                                                         |                                                                                                      | 0                                             | 0   |      |      |      |      |      |                              |
| Secondary Settlement | Land adjacent to Capel Horeb, Dyffryn Ardudwy  | 5                   | 1 month                                    |                                                                   |                                                                                                      | 0                                             | 0   |      |      | 3    |      |      |                              |
| Local Service Centre | Land behind Wenallt Uchaf,                     | 15                  |                                            |                                                                   |                                                                                                      | 0                                             | 0   |      |      |      | 15   |      |                              |
| Secondary Settlement | Land adjacent to Rathbone Terrace, Dolwyddelan | 6                   |                                            |                                                                   |                                                                                                      | 0                                             | 0   |      |      |      |      |      | 6                            |
| Secondary Settlement | Land adj Garreg Frech Llanfrothen              | 6                   |                                            |                                                                   |                                                                                                      | 0                                             | 0   |      |      |      |      |      | 6                            |
| Local Service Centre | Land at Cysgod y Coleg, Bala                   | 10                  | 1 month                                    | 10 months                                                         | 7 months                                                                                             | 9                                             | 0   |      |      |      |      |      |                              |
| Secondary Settlement | Land adjacent to Maes y Pandy, Llanuwchllyn    | 7                   |                                            |                                                                   |                                                                                                      | 0                                             | 0   |      |      | 7    |      |      |                              |
| Service Settlement   | Former Primary School,                         | 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 (2026 -2031) |     |      |      |      |      |      |      |                              |
|----------------------|--------------------------------------------------------------------------------|---------------------|-----------------------------------------------------------------------|-----|------|------|------|------|------|------|------------------------------|
|                      |                                                                                |                     | Comple-tions                                                          | U/C | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | Units beyond the plan period |
| Local Service Centre | National Westminster Bank Buildings and land to rear, 44-46 High Street, Bala. | 5                   | 4                                                                     | 0   |      |      |      |      |      |      | 2                            |
| Secondary Settlement | OS 465, Trian, Brithdir                                                        | 5                   | 4                                                                     | 0   |      |      |      | 1    |      |      |                              |
| Service Settlement   | Cae Main, Hwylfa'r Nant, Harlech                                               | 5                   | 4                                                                     | 0   |      |      |      | 1    |      |      |                              |
| Secondary Settlement | Tir ger Neuadd y Pentref, Rhydymain                                            | 5                   | 2                                                                     | 2   |      |      | 2    |      | 1    |      |                              |
| Secondary Settlement | O.S. Field No. 9687, Penybont, Talybont.                                       | 5                   | 0                                                                     | 5   | 5    |      |      |      |      |      |                              |
| Service Settlement   | Parc Trawsafon, Betws y Coed                                                   | 6                   | 4                                                                     | 0   |      |      |      |      | 1    | 1    |                              |
| Secondary Settlement | Land adjacent to village hall, Rhydymain                                       | 8                   | 5                                                                     | 0   |      |      |      |      | 2    | 1    |                              |
| Service Settlement   | Land at Maes y Waen, Penmachno                                                 | 12                  | 6                                                                     | 0   |      |      |      |      |      |      | 6                            |
| Local Service Centre | Arran Buildings, Bala                                                          | 13                  | 11                                                                    | 2   |      |      |      | 1    | 1    |      |                              |
| Secondary Settlement | Land adj. Village School, Llanfachreth                                         | 13                  | 0                                                                     | 0   |      |      |      |      |      |      | 13                           |
| Secondary Settlement | Abbey Arms Hotel, Ffestiniog                                                   | 14                  | 6                                                                     | 0   |      |      |      |      |      |      | 8                            |
| Secondary Settlement | Pant yr Onnen, Llanfair                                                        | 15                  | 7                                                                     | 1   |      |      |      |      | 2    | 2    | 4                            |
| Local Service Centre | Land at Maes Brith, Dolgellau.                                                 | 17                  | 5                                                                     | 1   |      |      |      |      |      |      | 12                           |
| Service Settlement   | OS 1266 Bryn Madog Trawsfynydd                                                 | 18                  | 4                                                                     | 0   |      |      |      |      |      |      | 14                           |
| Service Settlement   | Hillside, Aberdyfi                                                             | 23                  | 21                                                                    | 2   |      |      | 1    |      | 1    |      |                              |
| Secondary Settlement | Land r/o Smithy Garage, Dyffryn Ardudwy                                        | 31                  | 9                                                                     | 0   |      |      | 1    | 1    | 3    | 4    | 13                           |
| Local Service Centre | Fronallt (Coed y Bryn), Dolgellau                                              | 46                  | 15                                                                    | 0   |      |      |      |      |      |      | 31                           |
| Service Settlement   | Ty Canol Estate, Harlech                                                       | 73                  | 70                                                                    | 0   |      |      |      | 1    |      |      | 2                            |
| Local Service Centre | Uwch y Maes (Wenallt), Dolgellau                                               | 82                  | 69                                                                    | 0   |      |      | 2    | 3    | 3    | 3    | 2                            |
| Secondary Settlement | Land adj Craig y Nos, Maentwrog                                                | 15                  | 12                                                                    | 2   | 1    | 1    |      |      |      |      |                              |
| Local Service Centre | Llety'r Bugail, Dolgellau                                                      | 5                   | 0                                                                     | 0   |      |      |      |      | 3    | 2    |                              |
| Service Settlement   | Merthyr Isaf, Hwylfa'r Nant, Harlech.                                          | 7                   | 0                                                                     | 0   |      |      |      | 2    | 3    | 2    |                              |
| Service Settlement   | Land to rear of Medical Surgery, Betws-y-Coed                                  | 5                   | 0                                                                     | 5   | 5    |      |      |      |      |      |                              |

## APPENDIX 5: Council Tax data per Community Council (April/May 2026)

| Cyngor Cymuned/Tref -<br>Community/Town Council | Cyfanswm nifer eiddo<br>dometig y gymuned (sy'n<br>cynnwys yr ail gartrefi<br>domestig - Total number of<br>domestic properties (incl.<br>second homes). | Class A<br>(restrictio<br>n on<br>occupatio<br>n) Dos. A<br>(cyfyngiad<br>ar<br>feddiannu<br>) | Dos. B (Dim treth<br>premiwm) - Class. B (no<br>tax premium) | Ail Gartrefi -<br>Second Homes | Cyfanswm (Ail<br>Gartrefi + Dos A)<br>Total (Second<br>homes + Class B) | % o ail gartrefi<br>- % of second<br>homes | Unedau<br>Gwyliau Hunan<br>Gynhaliol - Self<br>Catering<br>Holiday Units | % cyfunol ail<br>gartrefi a unedau<br>gwyliau - %<br>combined<br>second homes<br>and holiday<br>units as a<br>percentage of<br>all properties |
|-------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|--------------------------------------------------------------|--------------------------------|-------------------------------------------------------------------------|--------------------------------------------|--------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| ABER                                            | 121                                                                                                                                                      | 0                                                                                              | 1                                                            | 3                              | 4                                                                       | 3.31%                                      | 0                                                                        | 3.3%                                                                                                                                          |
| ABERDYFI                                        | 900                                                                                                                                                      | 87                                                                                             | 18                                                           | 293                            | 311                                                                     | 34.56%                                     | 104                                                                      | 45.3%                                                                                                                                         |
| ABERMAW                                         | 1378                                                                                                                                                     | 3                                                                                              | 4                                                            | 164                            | 168                                                                     | 12.19%                                     | 96                                                                       | 17.9%                                                                                                                                         |
| ARTHOG                                          | 700                                                                                                                                                      | 8                                                                                              | 7                                                            | 95                             | 102                                                                     | 14.57%                                     | 45                                                                       | 19.9%                                                                                                                                         |
| BALA                                            | 1037                                                                                                                                                     | 1                                                                                              | 4                                                            | 27                             | 31                                                                      | 2.99%                                      | 21                                                                       | 4.9%                                                                                                                                          |
| BEDDGELERT                                      | 308                                                                                                                                                      | 0                                                                                              | 0                                                            | 62                             | 62                                                                      | 20.13%                                     | 67                                                                       | 34.4%                                                                                                                                         |
| BETWS GARMON                                    | 134                                                                                                                                                      | 1                                                                                              | 2                                                            | 14                             | 16                                                                      | 11.94%                                     | 17                                                                       | 22.0%                                                                                                                                         |
| BRITHDIR & LLANFRACHETH                         | 419                                                                                                                                                      | 1                                                                                              | 2                                                            | 57                             | 59                                                                      | 14.08%                                     | 25                                                                       | 19.0%                                                                                                                                         |
| BRYNCRUG                                        | 364                                                                                                                                                      | 49                                                                                             | 1                                                            | 15                             | 16                                                                      | 4.40%                                      | 16                                                                       | 9.7%                                                                                                                                          |
| CLYNNOG                                         | 498                                                                                                                                                      | 3                                                                                              | 5                                                            | 33                             | 38                                                                      | 7.63%                                      | 24                                                                       | 11.9%                                                                                                                                         |
| CORRIS                                          | 372                                                                                                                                                      | 12                                                                                             | 2                                                            | 21                             | 23                                                                      | 6.18%                                      | 11                                                                       | 9.2%                                                                                                                                          |
| DOLBENMAEN                                      | 659                                                                                                                                                      | 0                                                                                              | 3                                                            | 52                             | 55                                                                      | 8.35%                                      | 39                                                                       | 13.5%                                                                                                                                         |
| DOLGELLAU                                       | 1479                                                                                                                                                     | 0                                                                                              | 6                                                            | 89                             | 95                                                                      | 6.42%                                      | 67                                                                       | 10.5%                                                                                                                                         |
| DYFFRYN ARDUDWY                                 | 855                                                                                                                                                      | 12                                                                                             | 4                                                            | 61                             | 65                                                                      | 7.60%                                      | 50                                                                       | 12.9%                                                                                                                                         |
| FFESTINIOG                                      | 2560                                                                                                                                                     | 0                                                                                              | 2                                                            | 119                            | 121                                                                     | 4.73%                                      | 92                                                                       | 8.0%                                                                                                                                          |
| HARLECH                                         | 882                                                                                                                                                      | 1                                                                                              | 2                                                            | 112                            | 114                                                                     | 12.93%                                     | 38                                                                       | 16.5%                                                                                                                                         |
| LLANBEDR                                        | 350                                                                                                                                                      | 10                                                                                             | 7                                                            | 37                             | 44                                                                      | 12.57%                                     | 25                                                                       | 18.9%                                                                                                                                         |
| LLANBERIS                                       | 975                                                                                                                                                      | 0                                                                                              | 2                                                            | 39                             | 41                                                                      | 4.21%                                      | 51                                                                       | 9.0%                                                                                                                                          |
| LLANDEINIOLLEN                                  | 2239                                                                                                                                                     | 1                                                                                              | 4                                                            | 42                             | 46                                                                      | 2.05%                                      | 25                                                                       | 3.1%                                                                                                                                          |
| LLANDDERFEL                                     | 525                                                                                                                                                      | 1                                                                                              | 1                                                            | 34                             | 35                                                                      | 6.67%                                      | 26                                                                       | 11.1%                                                                                                                                         |
| LLANDWROG                                       | 1234                                                                                                                                                     | 2                                                                                              | 4                                                            | 34                             | 38                                                                      | 3.08%                                      | 26                                                                       | 5.1%                                                                                                                                          |
| LLANDYGAI                                       | 1130                                                                                                                                                     | 0                                                                                              | 2                                                            | 22                             | 24                                                                      | 2.12%                                      | 15                                                                       | 3.4%                                                                                                                                          |
| LLANEGRYN                                       | 169                                                                                                                                                      | 0                                                                                              | 1                                                            | 13                             | 14                                                                      | 8.28%                                      | 7                                                                        | 11.9%                                                                                                                                         |
| LLANELLYD                                       | 280                                                                                                                                                      | 1                                                                                              | 0                                                            | 33                             | 33                                                                      | 11.79%                                     | 17                                                                       | 16.9%                                                                                                                                         |
| LLANFAIR                                        | 296                                                                                                                                                      | 1                                                                                              | 5                                                            | 55                             | 60                                                                      | 20.27%                                     | 33                                                                       | 28.4%                                                                                                                                         |
| LLANFIHANGEL Y PENNANT                          | 238                                                                                                                                                      | 2                                                                                              | 3                                                            | 38                             | 41                                                                      | 17.23%                                     | 12                                                                       | 21.4%                                                                                                                                         |
| LLANFROTHERN                                    | 244                                                                                                                                                      | 0                                                                                              | 1                                                            | 14                             | 15                                                                      | 6.15%                                      | 6                                                                        | 8.4%                                                                                                                                          |
| LLANGELYNNIN                                    | 410                                                                                                                                                      | 3                                                                                              | 3                                                            | 56                             | 59                                                                      | 14.39%                                     | 13                                                                       | 17.1%                                                                                                                                         |
| LLANGYWAIR                                      | 131                                                                                                                                                      | 0                                                                                              | 0                                                            | 14                             | 14                                                                      | 10.69%                                     | 4                                                                        | 13.3%                                                                                                                                         |
| LLANLLECHID                                     | 371                                                                                                                                                      | 1                                                                                              | 3                                                            | 8                              | 11                                                                      | 2.96%                                      | 7                                                                        | 4.8%                                                                                                                                          |
| LLANLLYFNI                                      | 2003                                                                                                                                                     | 0                                                                                              | 5                                                            | 44                             | 49                                                                      | 2.45%                                      | 25                                                                       | 3.6%                                                                                                                                          |
| LLANUWCHLYN                                     | 327                                                                                                                                                      | 1                                                                                              | 1                                                            | 23                             | 24                                                                      | 7.34%                                      | 12                                                                       | 10.7%                                                                                                                                         |
| LLANYCIL                                        | 201                                                                                                                                                      | 1                                                                                              | 0                                                            | 16                             | 16                                                                      | 7.96%                                      | 9                                                                        | 12.0%                                                                                                                                         |
| MAENTWROG                                       | 334                                                                                                                                                      | 2                                                                                              | 3                                                            | 30                             | 33                                                                      | 9.88%                                      | 18                                                                       | 14.6%                                                                                                                                         |
| MAWDDWY                                         | 372                                                                                                                                                      | 6                                                                                              | 4                                                            | 26                             | 30                                                                      | 8.06%                                      | 26                                                                       | 14.3%                                                                                                                                         |
| PENNAL                                          | 251                                                                                                                                                      | 21                                                                                             | 14                                                           | 23                             | 37                                                                      | 14.74%                                     | 13                                                                       | 20.6%                                                                                                                                         |
| PENRHYNDEUDRAETH                                | 993                                                                                                                                                      | 0                                                                                              | 1                                                            | 46                             | 47                                                                      | 4.73%                                      | 14                                                                       | 6.1%                                                                                                                                          |
| TALSARNAU                                       | 357                                                                                                                                                      | 2                                                                                              | 5                                                            | 50                             | 55                                                                      | 15.41%                                     | 11                                                                       | 18.0%                                                                                                                                         |
| TRAWSFYNYDD                                     | 742                                                                                                                                                      | 287                                                                                            | 1                                                            | 29                             | 30                                                                      | 4.04%                                      | 33                                                                       | 12.9%                                                                                                                                         |
| TYWYN                                           | 1972                                                                                                                                                     | 28                                                                                             | 58                                                           | 141                            | 199                                                                     | 10.09%                                     | 42                                                                       | 12.1%                                                                                                                                         |
| WAUNFAWR                                        | 691                                                                                                                                                      | 36                                                                                             | 0                                                            | 14                             | 14                                                                      | 2.03%                                      | 22                                                                       | 5.3%                                                                                                                                          |
| Y GANLLWYD                                      | 86                                                                                                                                                       | 0                                                                                              | 0                                                            | 5                              | 5                                                                       | 5.81%                                      | 10                                                                       | 15.6%                                                                                                                                         |
| BETWS Y COED                                    | 276                                                                                                                                                      | 3                                                                                              |                                                              | 30                             | 34                                                                      | 12.32%                                     | 34                                                                       | 20.8%                                                                                                                                         |
| BRO GARMON                                      | 323                                                                                                                                                      | 1                                                                                              | 2                                                            | 29                             | 38                                                                      | 11.76%                                     | 38                                                                       | 19.2%                                                                                                                                         |
| BRO MACHNO                                      | 415                                                                                                                                                      | 1                                                                                              |                                                              | 68                             | 27                                                                      | 6.51%                                      | 27                                                                       | 21.5%                                                                                                                                         |
| CAERHUN                                         | 670                                                                                                                                                      | 2                                                                                              |                                                              | 52                             | 18                                                                      | 2.69%                                      | 18                                                                       | 10.2%                                                                                                                                         |
| CAPEL CURIG                                     | 112                                                                                                                                                      | 0                                                                                              |                                                              | 18                             | 13                                                                      | 11.61%                                     | 13                                                                       | 24.8%                                                                                                                                         |
| CONWY                                           | 8,064                                                                                                                                                    | 6                                                                                              |                                                              | 274                            | 117                                                                     | 1.45%                                      | 117                                                                      | 4.8%                                                                                                                                          |
| DOLGARROG                                       | 210                                                                                                                                                      | 0                                                                                              |                                                              | 1                              | 3                                                                       | 1.43%                                      | 3                                                                        | 1.9%                                                                                                                                          |
| DOLWYDDELAN                                     | 277                                                                                                                                                      | 1                                                                                              |                                                              | 31                             | 18                                                                      | 6.50%                                      | 18                                                                       | 16.7%                                                                                                                                         |
| HENRYD                                          | 349                                                                                                                                                      | 1                                                                                              |                                                              | 16                             | 37                                                                      | 10.60%                                     | 37                                                                       | 13.8%                                                                                                                                         |
| LLANFAIRFECHAN                                  | 1,807                                                                                                                                                    | 0                                                                                              | 1                                                            | 45                             | 12                                                                      | 0.66%                                      | 12                                                                       | 3.2%                                                                                                                                          |
| LLANRWST                                        | 1,572                                                                                                                                                    | 0                                                                                              |                                                              | 27                             | 13                                                                      | 0.83%                                      | 13                                                                       | 2.5%                                                                                                                                          |
| PENMAENMAWR                                     | 2,253                                                                                                                                                    | 1                                                                                              | 6                                                            | 72                             | 28                                                                      | 1.24%                                      | 28                                                                       | 4.6%                                                                                                                                          |
| TREFRIW                                         | 414                                                                                                                                                      | 1                                                                                              |                                                              | 21                             | 16                                                                      | 3.86%                                      | 16                                                                       | 8.6%                                                                                                                                          |
| YSBYTY IFAN                                     | 98                                                                                                                                                       | 0                                                                                              |                                                              | 9                              | 7                                                                       | 7.14%                                      | 7                                                                        | 15.2%                                                                                                                                         |



**PLANNING AND ACCESS COMMITTEE**  
**14 OCTOBER 2026**

**SECTION 106 AGREEMENTS**

**SNOWDONIA NATIONAL PARK AUTHORITY  
PLANNING AND ACCESS COMMITTEE 14 OCTOBER 2026**

**SECTION 106 AGREEMENTS**

| <b>Rhif</b> | <b>Application No.</b> | <b>Date application was received</b> | <b>Location</b>                            | <b>Development</b>                                                                                                                                                                                                              | <b>Present Position</b>                                                                                           |
|-------------|------------------------|--------------------------------------|--------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|
| 1.          | NP3/15/T173C           | 01/08/2024                           | Yr Helfa, Llanberis. LL55 4UW              | Change of use of short-term holiday letting dwelling (Use Class C6) to open market dwellinghouse (Use Class C3)                                                                                                                 | Applicants in the process of selling their property so that they can pay the commuted sum                         |
| 2.          | NP4/32/L205A           | 15/12/2025                           | Former Primary School, Trefriw. LL27 0RX   | Conversion of former primary school into a single dwelling (C3 use class)                                                                                                                                                       | Draft agreement sent 18/5/2026                                                                                    |
| 3.          | NP5/55/60L             | 14/11/2025                           | Land at Ffordd-y-Felin, Bryncrug. LL36 9NT | Residential development (comprising 8 open market dwellings and 4 affordable dwellings) and associated development, including open space, parking, access and drainage infrastructure (amended plans & supporting Information). | Letter sent to applicant.                                                                                         |
| 4.          | NP5/61/647A            | 12/03/2024                           | Ty'n y Gwater, Harlech. LL46 2UW           | Demolition of existing buildings and construction of a rural enterprise dwelling (Re-submission).                                                                                                                               | Applicants in the process of purchasing the property they rent so that only they will need to sign the agreement. |

Number of applications on committee list 09 September 2026 = 3

**APPLICATIONS SUBJECT TO A SECTION 106 AGREEMENT AND WHICH HAVE BEEN COMPLETED SINCE  
PLANNING & ACCESS COMMITTEE 09 SEPTEMBER 2026**

| <b>Application No.</b> | <b>Location</b> | <b>Development</b> |
|------------------------|-----------------|--------------------|
|                        |                 |                    |

**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 09 SEPTEMBER 2026**

| Application No. | Location | Development |
|-----------------|----------|-------------|
|                 |          |             |



## **PLANNING AND ACCESS COMMITTEE**

**14 OCTOBER 2026**

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

## SNOWDONIA NATIONAL PARK AUTHORITY

### PLANNING AND ACCESS COMMITTEE 14 OCTOBER 2026 OUTSTANDING APPLICATIONS WHERE MORE THAN 13 WEEKS HAVE ELAPSED

#### Awaiting Ecology Information / Response / Resolutions

|              |          |                                           |                                                                                                         |
|--------------|----------|-------------------------------------------|---------------------------------------------------------------------------------------------------------|
| NP5/58/569D  | 24/03/26 | Bwlch Cae, Dyffryn Ardudwy. LL44 2HX      | Erection of side sun lounge extension,                                                                  |
| NP5/59/L522G | 22/04/26 | Plas Blaenddol, Llan Ffestiniog. LL41 4PH | Creation of new driveway to provide dwelling with private access,                                       |
| NP5/73/LB74Y | 01/06/26 | Plas Dol Moch, Maentwrog                  | Erection of a new single-storey standalone building to provide additional pupil and staff accommodation |
| NP5/72/254   | 22/01/24 | Ddol Hir, Fron Goch, Bala, LL237NT        | Construction of a rural enterprise dwelling and installation of a package treatment plant.              |

#### Awaiting Details from Agent / Applicant

|              |          |                                                                        |                                                                                                                                                                                                                                                                                    |
|--------------|----------|------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| NP2/11/L9D   | 17/04/26 | Glan Gwynant, Nant Gwynant. LL55 4NW                                   | Change of use from guesthouse to dwelling (Use Class C3) and rebuilding works.                                                                                                                                                                                                     |
| NP2/11/679H  | 30/09/25 | Cae Du Camping Site, Beddgelert. LL55 4NE.                             | Enhancement to tourist accommodation and facilities through creation of additional touring/camping pitches, erection of new toilet blocks, and improvements to landscaping and biodiversity enhancement together with associated works                                             |
| NP3/15/92D   | 22/05/26 | Cae Gwyn, Nant Peris. LL55 4UH                                         | Retrospective application for the siting of a Shepherd's Hut for short term holiday accommodation use associated with the campsite.                                                                                                                                                |
| NP3/15/92F   | 22/05/26 | Cae Gwyn, Nant Peris. LL55 4UH                                         | Erection of stone barn to form shower and toilet block following partial collapse and demolition of previous stone barn (Part retrospective)                                                                                                                                       |
| NP3/21/LB67A | 07/05/26 | Ffrancon House, Nant Ffrancon, Bethesda. LL57 3LX                      | Listed Building Consent to replace five rotted front windows like for like.                                                                                                                                                                                                        |
| NP4/11/337E  | 15/01/25 | Land adjacent to Hendre Farm, Pentre Du, Betws-y-Coed. LL24 0BN        | Discharge Conditions 3 (Details Relating to Private Sewerage System), 4 (Slate Details), 6 (Stonework Sample) & 10 (Details of External Lighting) attached to Planning Consent NP4/11/337D dated 05/01/2024.                                                                       |
| NP4/32/L155E | 08/04/26 | Capel Ebeneser, Crafnant Road, Trefriw. LL27 0JQ                       | Conversion of former chapel to form 9 self-contained holiday apartments (Use Class C6) and extension to vestry roof to create dedicated bat loft (Re-submission).                                                                                                                  |
| NP5/53/T154N | 17/06/24 | National Westminster Bank Buildings, 44-46 High Street, Bala. LL23 7NE | Change of use of the ground floor from A2 use (Financial and professional services) to A1 use (Retail shops and stores), omit the previously consented semi-detached dwellings (2) and omit the previously consented single storey extension to the rear of the existing building. |
| NP5/56/153D  | 13/11/24 | Dyfi Bike Park, Pantperthog. SY20 9AS                                  | Retrospective application for the construction of café/admin block, erection of uplift shelter, additional tracks and associated jumps and amendments to opening hours,                                                                                                            |
| NP5/56/153E  | 12/02/25 | Dyfi Bike Park, Pantperthog. SY20 9AS                                  | Re-instatement of track and extension to existing site boundary                                                                                                                                                                                                                    |
| NP5/57/494W  | 10/11/25 | Coleg Meirion Dwyfor, Ffordd Ty'n y Coed, Dolgellau. LL40 2SW          | Construction of a educational building and associated development, including access tracks and walkways, solar PV panels, external plant including air-source heat pumps, retaining walls, drainage, an allotment area and landscaping,                                            |
| 329          |          |                                                                        |                                                                                                                                                                                                                                                                                    |

|              |          |                                             |                                                                                                                                                                                                                                                                                                                                                                                    |
|--------------|----------|---------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| NP5/58/227E  | 23/10/24 | Land adjoining Tan-y-Foel, Dyffryn Ardudwy. | Erection of 3 detached dwellings (1 affordable and 2 open market).                                                                                                                                                                                                                                                                                                                 |
| NP5/63/281   | 15/05/24 | Gorseddau, Cwmtirmynach, Bala. LL23 7EB     | Part retrospective application for replacement roof with increased eaves height to rear creating additional accommodation at first floor level, removal of 2 chimneys and addition of 2 new chimneys, installation of 4 dormer windows and 4 rooflights, alteration/addition of windows and doors, and landscaping including creation of hardstanding for parking and turning area |
| NP5/73/LB27S | 24/11/25 | The Grapes Hotel, Maentwrog. LL41 4HN       | Change of use of land to create additional car parking area, together with a new vehicular entrance from the existing car park and relocation of existing bins compound,                                                                                                                                                                                                           |
| NP5/73/LB27T | 24/11/25 | The Grapes Hotel, Maentwrog. LL41 4HN       | Listed Building Consent for formation of car park, together with the formation of a new vehicular entrance in the boundary wall of the existing car park,                                                                                                                                                                                                                          |
| NP5/73/440   | 05/09/25 | Land opposite 1 & 2 Cefn Lllys, Gellilydan. | LL41 4ED Outline application for the erection of a single detached dwelling (open market dwelling) with all matters reserved,                                                                                                                                                                                                                                                      |

#### Awaiting Amended Plans

|              |          |                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|--------------|----------|----------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| NP2/11/53A   | 22/08/25 | Eryri National Park Authority Car Park, Pont Bethania, Nant Gwynant. | Installation of package treatment plant, campervan cartridge disposal tank, construction of gabion retaining walls and associated works                                                                                                                                                                                                                                                                                                                                                                                                             |
| NP4/13/258A  | 04/04/25 | Land at Coed Bryn Engan, Capel Curig. LL24 0ES                       | Installation of a 27.5m high lattice tower to be finished with a non-reflective matt green (RAL6009) installed on a 3000 x 2500mm concrete base, 9 no. antennas, 2 no. Å600mm transmission dishes and associated ancillary development including installation of ground equipment which includes 1. no meter cabinet, 1 no. generator, 1 no. viper cabinet, 1 no. M35 cabinet, 1 no. primary AIRO with IP rated sub-enclosure cabinet, 1 no. MK4 link AC cabinet, 1 no. Ericsson 6130 cabinet, 1 no. PSC cabinet, 3 no. GPS nodes and access track. |
| NP5/73/LB74V | 01/06/26 | Plas Dol Moch, Maentwrog                                             | Erection of 5 shelters, with 3 measuring 3.22m by 3.22m and 2 measuring 3.22m by 4.26m                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

#### Awating Response from Consultee's on recent submitted details

|               |          |                                                              |                                                                                                                    |
|---------------|----------|--------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|
| NP2/16/472    | 30/01/26 | Aberdunant Hall Holiday Park, Prenteg. LL49 9SR              | Erection of a new wellness building, and minor amendments to an existing access                                    |
| NP2/16/AD472A | 11/03/26 | Aberdunant Hall Holiday Park, Prenteg. LL49 9SR              | Advertisement Consent for one permanent floor mounted slate sign                                                   |
| NP4/11/73H    | 19/12/24 | Gwydyr Hotel, Betws y Coed. LL24 0AB                         | Retrospective application for erection of detached summer house, new landscaping and re-surfacing of parking area. |
| NP4/11/AD383H | 20/02/26 | Alpine Coffee Shop, Station Approach, Betws y Coed. LL24 0AE | Advertisement Consent to display non-illuminated external signage.                                                 |
| NP4/26/348A   | 23/12/25 | Land adjoining A470, near Hendre Wen, Llanrwst.              | Proposed cattle and manure store & associated works.                                                               |
| 330           |          |                                                              |                                                                                                                    |



|               |          |                                                                 |                                                                                                                                                                                                                                                                                                             |
|---------------|----------|-----------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| NP5/53/576D   | 18/12/25 | Land at Bala.                                                   | Discharge Conditions 2 (Planned improvements to Bala Wastewater Treatment Works), 7 (CEMP / Method Statement), 11 (Construction Traffic Management Plan), 12 (Scheme of remediation in relation to highway work) & 15 (Detailed lighting plan) attached to Planning Permission NP5/53/576B dated 03/09/2025 |
| NP5/54/376C   | 19/05/26 | Hafod Owen, Abergeirw, Dolgellau. LL40 2PF                      | Change of use from C5 (Second Home) to Unique Use (Sui Generis) as a writers' retreat (amended plans/supporting information received).                                                                                                                                                                      |
| NP5/55/250    | 11/05/26 | 5 Dol Fathew, Bryncrug. LL36 9PX                                | Retrospective application for the change of use of land shown as a "hedge screen & wildlife zone" on Planning Consent NP5/55/5C to residential curtilage, and the formation of a car parking area in association with landscaping on land opposite (AMENDED PLANS RECEIVED),                                |
| NP5/57/34D    | 19/05/26 | Livestock Market, Bala Road, Dolgellau. LL40 2YF                | Alterations and extension to existing offices and café                                                                                                                                                                                                                                                      |
| NP5/57/1102C  | 21/04/26 | Ysgol Bro Idris, Dolgellau. LL40 2YW                            | Demolish buildings and create a yard and netball court.                                                                                                                                                                                                                                                     |
| NP5/58/629A   | 26/02/26 | Land between Plas Meini & Swyn y Môr, Dyffryn Ardudwy. LL42 2BH | Outline Application for the erection of 3 dwellings with integral garages (2 open market and 1 affordable), and formation of new vehicular access on to the A496                                                                                                                                            |
| NP5/62/LB297B | 05/10/22 | Capel Gwynfryn, Llanbedr. LL45 2PA                              | Conversion of chapel to dwelling, alterations to existing access (Relocate plinth), and installation of package treatment plant and associated drainage.                                                                                                                                                    |
| NP5/67/352    | 07/08/25 | Coed y Fedw, Abergynolwyn.                                      | Vehicular access to public highway and construction of access track for forestry purposes.                                                                                                                                                                                                                  |
| NP5/70/6H     | 19/12/25 | Maesyfallen, Rhosygwaliau. LL23 7EY                             | Construction of an agricultural storage building                                                                                                                                                                                                                                                            |
| NP5/71/140A   | 22/12/25 | Weirglodd Ddu, Llanuwchllyn. LL23 7SU                           | Conversion of outbuilding to form annexe accommodation and installation of package treatment plant                                                                                                                                                                                                          |
| NP5/71/145B   | 14/01/26 | Craig-y-Tan, Llanuwchllyn. LL23 7TA                             | Construction of rural enterprise dwelling.                                                                                                                                                                                                                                                                  |
| NP5/73/LB74W  | 17/02/26 | Plas Dol-y-Moch, Maentwrog. LL41 3YT                            | Listed Building Consent for the erection of single storey infill extension within existing kitchen wing courtyard along with minor alterations, and minor alterations to internal arrangement of dormitory and bathroom facilities on upper floors.                                                         |
| NP5/73/LB74X  | 17/02/26 | Plas Dol-y-Moch, Maentwrog. LL41 3YT                            | Erection of single storey infill extension within existing kitchen wing courtyard and minor alterations.                                                                                                                                                                                                    |

#### Awaiting Applicants Response to S.106 Request Letter

|             |          |                                        |                                                                                                                                                                       |
|-------------|----------|----------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| NP4/12/228C | 01/10/24 | Ysgol Tal-y-Bont, Tal-y-Bont. LL32 8QF | Demolition of former classroom cabin and conversion of former school and headmaster's lodge into two dwellings and new double garage / workshop (Repeat Application). |
|-------------|----------|----------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|

Total applications on list = 42

Total applications on list Committee 09 September 2026 = 41



**PLANNING AND ACCESS  
COMMITTEE 14 OCTOBER 2026**

**DELEGATED DECISIONS**

# SNOWDONIA NATIONAL PARK AUTHORITY

## PLANNING AND ACCESS COMMITTEE 14 OCTOBER 2026

### DELEGATED DECISIONS

#### Applications Approved

|     | <b>Application No.</b> | <b>Proposed</b>                                                                                                                                            | <b>Location</b>                                              | <b>Decision Date</b> | <b>Case Officer</b> |
|-----|------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------|----------------------|---------------------|
| 1.  | NP2/11/T356A           | Replacement windows                                                                                                                                        | Ty Newydd, Beddgelert. LL55 4YW                              | 10/08/26             | Mr Ben Jones        |
| 2.  | NP3/10/105B            | Siting of solar panels and storage battery                                                                                                                 | Ty Canol, Abergwyngregyn. LL33 0LF                           | 27/08/26             | Mr Ben Jones        |
| 3.  | NP4/11/100J            | Discharge of Conditions 5 (Visibility splays), 6 (Parking area) and 11 (Boundary treatment) attached to Planning Permission NP4/11/100F dated 19/06/2014   | Tan y Bryn, Pentre Felin, Betws y Coed. LL24 0BB             | 17/08/26             | Mr Richard Thomas   |
| 4.  | NP4/11/141A            | Rear extension and alterations                                                                                                                             | Ty'n Celyn, 5 Dolydd Terrace, Betws y Coed. LL24 0BU         | 12/08/26             | Mr. Dafydd Thomas   |
| 5.  | NP4/11/383G            | New shop front                                                                                                                                             | Alpine Coffee Shop, Station Approach, Betws y Coed. LL24 0AE | 19/08/26             | Mr. Dafydd Thomas   |
| 6.  | NP4/32/284B            | Discharge Conditions 4 (Construction Method Statement) & 12 (Biodiversity Enhancement Scheme) attached to Planning Permission NP4/32/284A dated 29/06/2021 | Maes Mawr, Crafnant Road, Trefriw. LL27 0JZ                  | 17/08/26             | Mr Ben Jones        |
| 7.  | NP5/50/367A            | Full application for alterations                                                                                                                           | Morwylfa, Hopeland Road, Aberdyfi. LL35 0NH                  | 26/08/26             | Mr David Jones      |
| 8.  | NP5/50/707B            | Installation of balconet                                                                                                                                   | 16 Cae Argoed, Aberdyfi. LL35 0DY                            | 24/08/26             | Mr David Jones      |
| 9.  | NP5/50/95D             | Alterations to shopfront and installation of refrigerated/air condensing units                                                                             | 4-5 Sea View Terrace, Aberdyfi. LL35 0EE                     | 26/08/26             | Mr David Jones      |
| 10. | NP5/50/AD95E           | Advertisement Consent for illuminated fascia and vinyl signage                                                                                             | 4-5 Sea View Terrace, Aberdyfi. LL35 0EE                     | 25/08/26             | Mr David Jones      |

|     |                 |                                                                                                                                                                                                               |                                                        |          |                |
|-----|-----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|----------|----------------|
| 11. | NP5/50/LB59F    | Listed Building Consent to replace existing dormer windows and for internal alterations                                                                                                                       | 14 Glandyfi Terrace, Aberdyfi. LL35 0EB                | 05/08/26 | Miss Eva Jones |
| 12. | NP5/50/LB59G    | Replacement of existing dormer windows                                                                                                                                                                        | 14 Glandyfi Terrace, Aberdyfi. LL35 0EB                | 05/08/26 | Miss Eva Jones |
| 13. | NP5/55/234B     | Siting of a diesel generator, internal upgrades to the existing meter cabinet and ancillary development                                                                                                       | Land near Dolgoch Farm, Brynchrug. LL36 9UP            | 26/08/26 | Mr David Jones |
| 14. | NP5/57/L73C     | Change of use of the second and third floors from a single flat to office use (Use Class A2 of the Use Classes Order 1987 (as amended))                                                                       | Bod Arran, Smithfield Square, Dolgellau. LL40 1EU      | 19/08/26 | Mr David Jones |
| 15. | NP5/58/280C     | Removal of chimney and installation of 3 rooflights                                                                                                                                                           | 11 Glan Ysgethin, Talybont. LL43 2BB                   | 17/08/26 | Mr Ben Jones   |
| 16. | NP5/58/505E     | Variation of Conditions 1 (Approved plans) & 3 (Surfacing of parking areas including emergency vehicle parking) attached to Planning Permission NP5/58/505C dated 14/10/2025                                  | Llecheiddior Isaf, Talybont. LL43 2BA                  | 04/08/26 | Mr Aled Lloyd  |
| 17. | NP5/58/596B     | Change of Use of former railway waiting room from A1 (shops) to C3 (residential) as an extension to the existing station house                                                                                | Station House, Station Road, Dyffryn Ardudwy. LL44 2EU | 17/08/26 | Mr Aled Lloyd  |
| 18. | NP5/61/678C     | Discharge of Condition 4 (Stonework panel) attached to Planning Consent NP5/61/678B dated 28/04/2026                                                                                                          | 17 Parc Bron-y-Graig, Harlech. LL46 2SR                | 17/08/26 | Mr Aled Lloyd  |
| 19. | NP5/61/LULB280F | Certificate of Lawful Use (Existing) for use of first floor flat as a dwellinghouses (Use Class C3) used as a sole or main residence and occupied for more than 183 days in any calendar year (Re-Submission) | Plas Flat, Spar Shop, High Street, Harlech. LL46 2YA   | 05/08/26 | Mr Aled Lloyd  |

|     |             |                                                                                                                                                                                                                                                                        |                                             |          |                |
|-----|-------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|----------|----------------|
| 20. | NP5/68/6F   | Section 73 Application to vary Condition 2 (Detailed plans) attached to planning consent NP5/68/6D dated 08/12/21 to install 32 solar panels on roof, amendment to the roof pitch design to the utility extension and minor alterations to position of window openings | Rhiw Goch, Penrhyndeudraeth. LL48 6DR       | 11/08/26 | Mr Aled Lloyd  |
| 21. | NP5/78/601  | Rebuilding of wall and installation of new windows                                                                                                                                                                                                                     | Arwel, Pen-y-Garreg, Trawsfynydd. LL41 4UB  | 13/08/26 | Mr Ben Jones   |
| 22. | NP5/79/319D | Erection of garage and workshop                                                                                                                                                                                                                                        | Pant-yr-Owen, Cwm Maethlon, Tywyn. LL36 9HU | 24/08/26 | Mr David Jones |

### Applications Refused

|    | App No.       | Proposed                                                                                                                                                                                        | Location                                 | Reason for Refusal                                                                                                                                                                                                        | Case Officer    |
|----|---------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| 1. | NP4/29/LU509F | Certificate of Lawful Use (Existing) for repair and restoration works to an existing stone barn                                                                                                 | Beudy Nant-y-Mynach, Penmachno. LL24 0YR | 26/08/26<br>The works carried out to the building are considered to constitute operational development under Section 55 of the Town and Country Planning Act 1990, for which planning permission is required.             | Mrs. Alys Tatum |
| 2. | NP5/61/LU335G | Certificate of Lawful Use (Existing) to confirm that the use has changed from combined mixed use of Residential (Use Class C3) and Restaurant (Use Class A3) to Residential (Use Class C3) only | Gwalia, High Street, Harlech. LL46 2YB   | 07/08/26<br>It has not been demonstrated on the balance of probabilities that the use has changed from combined mixed use of Residential (Use Class C3) and Restaurant (Use Class A3) to Residential (Use Class C3) only. | Mr Aled Lloyd   |