Snowdonia National Park Authority
Eryri Local Development Plan
Annual Monitoring Report
October 2019
SNOWDONIA NATIONAL PARK AUTHORITY

ERYRI LOCAL DEVELOPMENT PLAN

ANNUAL MONITORING REPORT

For the period 1\textsuperscript{st} April 2018 to 31\textsuperscript{st} of March 2019

October 2019
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1 INTRODUCTION

1.1 Following adoption of the Eryri Local Development Plan 2007-2022 (LDP) in July 2011, work started on monitoring the LDP to demonstrate the extent to which the policies are being achieved. This is the seventh formal Annual Monitoring Report (AMR) and covers the period April 2018 to the end of March 2019. The AMR will be submitted to the Welsh Government by October 31st 2019. The monitoring report also includes some data for the period since the plan base date (2007), further data from the first adoption (13th July 2011), and the newly adopted LDP 2016-2031, following a short form review (adopted 6th February, 2019) to provide a fuller picture about plan progress and performance.

1.2 The Annual Monitoring Report aims to demonstrate the extent to which the Eryri Local Development Plan 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 the formal review to the LDP.

1.3 This report has been set out to follow a similar structure to the Eryri Local Development Plan 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. Minor amendments will be incorporated within the next monitoring report in order to reflect the newly adopted LDP 2016-2031. However within each chapter of this report, there is a section entitled ‘Changes presented in the adopted LDP 2016-2031 following the Short Form Revision Process’. This section identifies issues and changes that have been addressed in the short form revision and adopted within the plan (2016-2031). Case studies have also been included at the end of each chapter to provide examples of how policies have been taken into consideration in determining planning applications.

1.4 The monitoring report will be considered by the Eryri Forum and reported to the Planning & Access Committee prior to submitting to the Welsh Government in October 2019. The report will also be published on the Authority's website.

Indicators, Targets and Trigger levels

1.5 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.

1.6 As a visual aid in monitoring the effectiveness of policies and to provide an overview of performance, key indicators and outcomes are highlighted as follows:
Targets / objectives are being achieved.

Targets have not been achieved or poor performance, but no concerns over implementation of policy / objectives.

Monitoring indicates area of concern over implementation of policy/objectives.

No conclusion can be drawn due to limited amount of data

1.7 Consideration has been given to the relevant core indicators identified in the Welsh Government Local Development Plan Manual (Edition 2 2015). Some of these have been included, others adapted as local indicators to suit local circumstances, and others discarded as being irrelevant. All the monitoring indicators were agreed during the Examination of the Plan in 2011. Minor additions will be incorporated within the next Monitoring Report following the Examination of the revised Plan in Summer 2018, and Adoption in 2019. Additional indicators of change for the National Park are included in the 2015 State of the Park Report.

1.8 The monitoring framework includes reference to other organisations and other plans and strategies that may have a proactive influence on the implementation of policies.

1.9 The Authority has reviewed the LDP 2007-2022 and has formally adopted the revised LDP 2016-2031, following a short form review process. This process included a Delivery Agreement agreed with the Welsh Government, and a formal consultation with Specific, and General Consultees on a Review Report that outlines the main areas where the Authority considered change was required. The areas where changes are proposed in the Review Report have been based on evidence collated in previous Annual Monitoring Reports, changes in National and Local guidance and other National and Local Evidence sources. After consulting on the Review Report, and preparing the revised Local Development Plan, the Authority consulted on the revised deposit Eryri Local Development Plan during the summer of 2017. 41 representors responded to this consultation, which included 216 separate representations. During January 2018, the Authority submitted the revised deposit LDP and supporting documents to the Welsh Government for Independent Examination. Following this, the Planning Inspectorate Wales appointed Mr Richard Duggan BSc (Hons) DipTP MRTPI to conduct the Examination. At the request of the Inspector, the Authority prepared a Focussed Changes document for public consultation from 16th March 2018 until 27th April 2018. The Hearing Sessions of the Local Development Plan Revision Examination were held from Tuesday 17th July to Thursday 19th July at the Snowdonia National Park Authority’s offices in Penrhyneddudraeth. Following the Examination Hearing Sessions, the Authority made amendments to the revised Eryri Local Development Plan. The changes proposed by the Authority are included in a Matters Arising Changes document that was subject to public consultation until October 2018. The revised Eryri Local Development Plan (2016-2031) was adopted by Snowdonia National Park Authority on the 6th of February, 2019.
Sustainability Appraisal Monitoring

1.10 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.
2 KEY FINDINGS AND EXECUTIVE SUMMARY

2.1 The conclusions for the seventh monitoring report indicate that:

- This monitoring report period overlaps two adopted LDPs, LDP 2007-2022 which guided the determination of planning applications between 01/04/2018 until 08/02/2019, and the revised LDP 2016-2031 that guides the determination of planning applications from 09/02/2019 onwards.

- There have been no significant developments permitted which undermine the statutory purposes of the National Park or the strategic policies of the Plan (2007-2022) and (2026-2031).

- The Eryri LDP policies have been effective in determining land use planning applications and in defending appeals.

- The number of housing completions for 2018/2019 was 17, which is low compared with previous years. The number of residential units granted planning permission and completed since the first adoption in 2011 has been relatively good considering recent market conditions. However, this year’s figure reflects the lower end of the range which has been experienced in recent years. This is explored further within indicator MF24.

- The Plan has a housing land supply of (5(5.08) years - Joint Housing Land Availability Study (JHLAS) 2019).

- The number of new planning permissions granted for housing units during 2018/2019 was 40. The number of affordable housing permitted in 2018-19 was 22 units (55%) which is close to the target of 26 units set in the Eryri LDP.

- The total number of affordable dwellings completed for the period April 2018 to end of March 2019 was 6 units (35% of the total completions for the same period), which is below the ambitious target of 26 set in the Eryri LDP and the target of 25 in the revised ELDP 2016-2031.

- The scale of new development within Snowdonia is relatively small and as a result one unanticipated development on a windfall site or a large site within one year can yield results which exceed the % target for a given settlement tier. However, in general the spatial development strategy is being achieved with permissions and completions in accordance with the plan’s spatial development policy.

- 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 newly 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.

- 113 new Hydro Electric Schemes have been permitted in Snowdonia since the Eryri Local Development Plan was adopted. Of the hydro applications granted planning permission since adoption, the known installed capacity is 7.56MW with most of the schemes being agricultural diversification projects creating extra income on farms. However, between 2018/2019 35 applications were received for Hydro schemes compared with 6 received between 2017/2018. It can be assumed that this is due to the changes in Tariff payments.

- 2 Rural Enterprise dwellings have been given planning permission in 2018-19.

- There have been six applications permitted during 2018/2019 that resulted in an increase of new floor space for employment purposes. These applications include development such as a 335m² industrial storage building at a dog food site near Dolwyddelan. Approval was also granted for a change of use of a 63m² agricultural building to a coffee roasting unit. Also a Mountain Bike Training Venue at Pantperthog was given permission during this Monitoring period.

- Between 2018 and 2019, there were 5 applications approved for new or improved community facilities in Local Service Centres and Secondary Settlements. These were for the change of use from law court to a dental surgery in Dolgellau, a construction of a lychgate on the site of an existing gated access to a churchyard to house World War I Memorial Tablet, extensions to two cemeteries, and an erection of a supporters control barrier on either side of a rugby field with a creation of footway behind.

- There has been no or little development of significance to impact on other policies in the Plan.
3 GENERAL CONTEXT

Planning applications 2018 - 2019

3.1 Snowdonia National Park Authority determined 473 planning applications during 2018-19, including Discharge of Condition applications, Non-material amendments, and Listed Building Consents. In line with previous years, approvals continued to be high at 90.1%.

3.2 Following the adoption of the ELDP on July 13th 2011, and the revised LDP 2016 - 2031, the Authority has been monitoring all the planning decisions made by the type of development proposed in the National Park. The following chart gives a clearer picture of the type of development that has been determined during 2018-19, and it follows a similar pattern of findings to those of previous years.

<table>
<thead>
<tr>
<th>Development Type</th>
<th>Percentage %</th>
</tr>
</thead>
<tbody>
<tr>
<td>Advertisments and signs</td>
<td>1.1</td>
</tr>
<tr>
<td>Agricultural and Fisheries</td>
<td>3.0</td>
</tr>
<tr>
<td>Car Parks</td>
<td>1.3</td>
</tr>
<tr>
<td>Community Services</td>
<td>0.6</td>
</tr>
<tr>
<td>Forestry</td>
<td>1.1</td>
</tr>
<tr>
<td>Holiday Accommodation - Conversion</td>
<td>5.3</td>
</tr>
<tr>
<td>Holiday Parks</td>
<td>1.3</td>
</tr>
<tr>
<td>Householder Development</td>
<td>33.8</td>
</tr>
<tr>
<td>Industry and Business</td>
<td>1.7</td>
</tr>
<tr>
<td>Minerals</td>
<td>0.2</td>
</tr>
<tr>
<td>Minor Development Other Buildings</td>
<td>1.1</td>
</tr>
<tr>
<td>Recreation and Leisure</td>
<td>3.6</td>
</tr>
<tr>
<td>Renewable - Hydro</td>
<td>4.2</td>
</tr>
<tr>
<td>Renewable - Other</td>
<td>0.6</td>
</tr>
<tr>
<td>Renewable - Solar</td>
<td>1.3</td>
</tr>
<tr>
<td>Residential</td>
<td>11.2</td>
</tr>
<tr>
<td>Restaurant and Cafes</td>
<td>0.4</td>
</tr>
<tr>
<td>Retail</td>
<td>1.3</td>
</tr>
<tr>
<td>Static Caravans</td>
<td>1.5</td>
</tr>
<tr>
<td>Tents and touring caravans</td>
<td>2.7</td>
</tr>
<tr>
<td>Transport</td>
<td>0.4</td>
</tr>
<tr>
<td>Utilities and infrastructure</td>
<td>3.8</td>
</tr>
<tr>
<td>Discharge of Conditions</td>
<td>7.6</td>
</tr>
<tr>
<td>Non-material amendments</td>
<td>5.3</td>
</tr>
<tr>
<td>Listed Building Consents</td>
<td>5.7</td>
</tr>
</tbody>
</table>
Use of Eryri Local Development Plan Policies

3.3 There are 40 policies in the LDP 2007-2022, and 46 policies within the revised LDP 2016-2031. 38 policies including some of the new additional policies, have been taken into consideration in determining planning applications during 2018-19. 8 of the policies, 3 of which were introduced within the revised LDP 2016-2031, have not been used within the monitoring period. The policies that have not been used are the following:

- Strategic Policy Ch: Social and Physical Infrastructure in New Developments
- Strategic Policy Dd: Climate Change
- Strategic Policy F: Waste
- Development Policy 13: Gypsy and Traveller Sites
- Development Policy 27: Snowdonia Enterprise Zone
- Development Policy 20: Agricultural Diversification
- Development Policy 28: New Build Serviced Accommodation
- Development Policy 29: Alternative Holiday Accommodation

Appeals

3.4 The number of appeals allowed against the Authority was very low compared to the total number of applications decided upon. Of the five appeals lodged during 2018-2019, one appeal was granted, two were upheld, and two were dismissed. The appeal granted was for the removal of a condition on a planning permission to allow the siting of caravans all year round within a Holiday Village. The two upheld appeals were for amendments or removal of conditions.

Decisions in accordance with Eryri LDP policies

3.5 Between 2018 and 2019, 1 planning decision (0.21% of all planning decisions) was refused contrary to an officer’s recommendation to permit with conditions. This application was for alterations to an existing dwelling and extension at ground and lower ground level, a construction of new external patio area including alterations to existing retaining wall, construction of garage with swimming pool above, and engineering works to create additional parking areas in Aberdyfi. Officers considered the proposal was over-development and therefore contrary to Development Policy 15 of the Eryri LDP. However the elected members disagreed with this conclusion. During this monitoring period, there were no departures from the policies contained in the plan.

Annual meeting with agents and planners

3.6 On the 17th May 2018, the Authority held a meeting with agents and planners, with a good number in attendance. Five main topics were presented at the meeting which were:
• Effective Communication between the Local Planning Authority and Planning Agents.
• The Website and Planning Portal – Making effective use of.
• The Review of the Eryri Local Development Plan.
• Delivering Biodiversity Gain through the Planning Process
• Future meetings and workshops for agents.

At the end of the meeting, the Planning Agents were given questionnaires to complete. Overall, satisfaction levels were relatively satisfactory, with some complaints such as the time take to determine applications. Overall the agents were happy with the department and the service provided by the SNPA.

Meeting with Town and Community Councils

3.7 In October 2018, the Authority held 3 meetings across the National Park with the town and community councils. The two planning topics presented were:

• Responding to planning applications – good practice; and
• An update on the progress of the revised Eryri Local Development Plan.

At the end of each meeting, feedback questionnaires were handed out to the Councillors. The feedback showed high satisfaction levels, with participants being appreciative of the Authority’s commitment to continue to engage and update town and community councillors with recent developments.
4 THE DEVELOPMENT STRATEGY

Aim of Strategy:

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

Context

National Park purposes and duty

4.2 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.

4.3 National Park Policy Statement - Consultation on the Welsh Governments ‘Taking the Long View’ draft policy statement for Protected Landscapes in Wales took place in Summer 2013. The implications of the final policy statement will need to be taken into consideration in future monitoring reports.

4.4 The Independent Review of Designated Landscapes in Wales, commissioned by the Welsh Government, was reported in the summer of 2015. Following this report, a Future Landscapes of Wales Working Group was established to explore the Marsden recommendations and the case for changes and to report their findings. On 9th May 2017, the ‘Future Landscapes: Delivering for Wales’ report was published. The proposals set the designated landscapes on a path to drive the sustainable management of natural resources in their areas and working beyond their current boundaries. It draws on the strengths and opportunities of genuine partnership and collaboration. In doing so, it advocates greater flexibility in structures in order to meet the needs of places and communities.

Sustainable Development

4.5 The Future Generations and Wellbeing Act (2015) aims to make the public bodies listed in the Act think more about the long term, work better with people and communities and each other, look to prevent problems and take a more joined-up approach. Also this act will mean that, for the first time, public bodies listed are required to undertake their duties in a sustainable way.
Public bodies need to ensure that decision-making takes into account the impact they could have on future generations of Wales.

It will expect them to:

- work together better
- involve people reflecting the diversity of communities
- look to the long term as well as focusing on now
- take action to try and stop problems getting worse - or even stop them happening in the first place.

The Act also establishes a statutory Future Generations Commissioner for Wales, whose role is to act as a guardian for the interests of future generations in Wales, and to support the public bodies listed in the Act to work towards achieving the well-being goals.

4.6 The Act also establishes Public Services Boards (PSBs) for each local authority area in Wales. Each PSB must improve the economic, social, environmental and cultural well-being of its area by working to achieve the well-being goals. The Authority will ensure that the ELDP conforms with the requirements of the Act when making revisions to the plan. Furthermore, the Authority will ensure its involvement with the drafting of the well-being plans where necessary.

Scale of Development

4.7 In comparison with other larger planning authority areas, the scale of development proposed in the Eryri Local Development Plan is modest. The scale and location of development is considered important when assessing the impact of development on the National Park landscape. Given the sensitive environment of the Park and the scale of local communities, larger development could have significant effects on the character of the landscape and the integrity of the Park environment. National policy is clear in that major development should not take place in National Parks except in exceptional circumstances. This is set out in Strategic Policy B: Major Development. No planning applications have been approved since adoption contrary to Strategic Policy B: Major Development.

Spatial Development Strategy

4.8 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, 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 LDP 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.

Implications for the Plan review process (2016-2019):

4.9 The Authority prepared a Review Report (July 2016) which outlined the issues identified as part of the review including trends identified from the AMR’s, what should be considered in the review and what kind of revision should then be made to the Eryri LDP. The Authority did not consider there was a need for any significant changes to the existing plan in a Plan review. The scale of necessary alterations did not go to the heart of the LDP Strategy. The Authority considered that the existing Eryri LDP Spatial Strategy continued to be the correct approach and proposed rolling forward the existing strategy of seeking to maintain the viability and vibrancy of local communities in a sustainable way appropriate to the National Park. It was considered that rolling forward the time period for the Plan was likely to require the identification of additional land in line with the existing spatial strategy. The changes proposed by the Authority in the Review Report were as follows:

- To roll forward the end date of the ELDP to 2031.
- Decide on a new plan housing requirement and how this could be met through the;
  - allocation of new sites, and amendments to housing development boundaries,
  - contribution from windfall sites. This is likely to have a small impact on the distribution,
  - of housing development in the settlement hierarchy.
- Recognition of the Dark Sky Reserve designation.
- Amendment of Housing Policies as required along with associated text.
- Cross referencing of existing policies and text with Supplementary Planning Guidance prepared since adoption.
- Updating the proposals map accordingly.
- Identifying the designation of the Snowdonia Enterprise Zone on the Proposals Map and introduce a new policy to manage new development within the zone.
- Reviewing policies dealing with types of tourism accommodation and related contextual policies.
- Amending retail policy to provide more flexibility on alternative uses.
• Updating minor consequential changes to policies and supporting text.

4.10 Due to the minimal changes proposed and the implications for the rest of the plan it is was considered that a short form revision with limited changes would be the most appropriate method of moving forward and completing the revision in a timely and cost efficient manner.

4.11 The consultation on the Review Report was carried out between July and September 2016 and 74 comments were received from 11 different individuals/organisations. The comments were used to inform the Deposit Version of the Revised Local Development Plan.

Call for Candidate Sites.

4.12 As outlined above it was noted in the Review Report that further land was required to ensure sufficient land for housing development. A call for candidate sites was undertaken from September- November 2016 and a total of 79 candidate sites were submitted during this period. The sites were assessed and those with reasonable potential for allocation were assessed further for potential inclusion in the deposit LDP. A candidate site register was prepared by the Authority and is available on the Authority’s website.

Deposit Consultation.

4.13 The Deposit Consultation took place between 05/07/2017 and 30/08/2017, where the Revised Eryri Local Development Plan documents were subject to public consultation for eight weeks. In order to ensure full awareness of the consultation period, a letter was sent during April 2017 to the Community Council Clerks to announce that the consultation period would take place over the summer months. 41 representors responded to the Consultation on the Eryri Local Development Plan short form revision, which included 216 separate representations. The main topics raised within the consultation were as follows;

• Snowdonia Enterprise Zone
• Affordable Housing Viability
• Renewable Energy
• Alternative Holiday Accommodation

Submission to the Welsh Government.

4.14 During January 2018, the revised Eryri Local Development Plan was submitted to the Welsh Government for Independent Examination, along with supporting documents such as the Main Issues for Examination, and the Soundness Self-Assessment. Following the formal acceptance of the submitted Eryri LDP on 29th January, 2018, the Ministers of the Welsh Government appointed Inspector Richard Duggan BSc(Hons) DipTP MRTPI to conduct the independent examination to assess the soundness of the LDP. On completion of the Examination, the Inspector issued a Report to the Authority giving binding recommendations for action to the Authority.
Focussed Changes.

4.15 At the request of the Inspector, the Authority prepared a Focussed Change document for public consultation. The Focussed Change document was based on the changes that have emerged from the Authority’s recommendations following consideration of the representations received at deposit stage. These Focussed Changes, with accompanying documents were subject to a formal public consultation from 16th March 2018 until 27th April 2018.

Examination.

4.16 Three Hearing Sessions of the Local Development Plan Revision Examination were held from Tuesday 17th July to Thursday 19th July at the Snowdonia National Park Authority’s office in Penrhyndeudraeth. The three main topics discussed during these three Hearing Sessions are the following;

- The Local Development Plan’s Development Strategy and Housing Provision.
- The revised policies and guidance regarding the Sustainable Rural Economy, in particular Employment, Retail and Tourism.
- The revised policies and guidance regarding the Natural, Cultural and Historic Environment.

4.17 Following the Examination Hearing Sessions, the Authority made amendments to the revised Eryri Local Development Plan. The changes proposed by the Authority are included in the Matters Arising Changes document (September 2018), and were subject to public consultation between 12th September and 25th October 2018.

Adoption.

4.18 The revised Eryri Local Development Plan (2016-2031) was formally adopted by the Snowdonia National Park Authority on the 6th February, 2019, superseding the LDP 2007-2022, and becoming a material consideration in the determination of planning applications.
5 PROTECTING, ENHANCING AND MANAGING THE NATURAL ENVIRONMENT

This section delivers a response to the following objectives:

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

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

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

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

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

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

Supplementary Planning Guidance

5.1 The joint Landscape Sensitivity and Capacity Study commissioned by the Authority, in partnership with Gwynedd and Ynys Mon Councils has been published. The Authority has adapted this document and presented it as a Supplementary Planning Guidance (October 2016), the aim of which is to provide developers and agents with information on the impact development may have on the landscapes of Snowdonia and how to avoid, mitigate or compensate any adverse impacts. The document can be viewed on the Authority’s website.

Dark Skies Reserve

5.2 In November 2015, the Snowdonia National Park was awarded the status of Dark Sky Reserve. A Dark Skies Reserve designation is a prestigious award given by the International Dark Sky Association (IDA) to those discrete areas that have proven that the quality of their night sky is outstanding and have demonstrated that real efforts are being made to reduce obtrusive light pollution. Each year the Authority has to submit a report to the IDA by the 1st October, which serves to show that the Reserve continues to meet the minimum program requirements, sustains partnerships, outreach and interpretive efforts and makes adequate progress towards at least 90% compliance with Lighting Management Plans. This report can be viewed on the International Dark Sky Reserves website.
5.3 During October 2016, the Supplementary Planning Guidance on Obtrusive Lighting (Light Pollution) was published. Whilst the whole of the National Park is designated a Dark Skies Reserve, there are a number of core areas, shown on the Proposals Map, where new lighting will be more strictly controlled and must be compliant with the requirements of the “Snowdonia Dark Sky Reserve External Lighting Masterplan” produced by Lighting Consultancy And Design Services Ltd. The adopted Local Development Plan (2016-2031) regarding the Dark Sky Reserve addresses the Dark Sky status within the Plan, and the "core areas" are identified on the proposals map.

5.4 Between 2016 and 2017, there have been a number of meetings and discussions between the SNPA, Community Councils and specific Organisations to try and maintain and implement the Dark Sky Reserve through various projects that raise awareness and seek protection. One of these projects was Gwynedd Street Light, which, in March 2017, managed to reduce over 50% of Gwynedd's streetlights, thereby securing further protection for the Dark Sky Reserve. During Summer 2017, Gwynedd Council submitted a funding bid for another major investment, a three year project to dim the remaining 7,500 street lights in Gwynedd.

5.5 Between 2017 and 2019, there has been an emphasis on working in the community to support local people to take ownership of light pollution in their areas. Events and advice on dark sky friendly lighting have been well received with many communities requesting further events and support to ensure they are protecting the darkness where they live. This is important to the Reserve as it means the areas that fall outside the reserve will become darker and hopefully create a darker reserve. The Park has entered into a partnership with the three AONB’s of Ynys Môn, Clwydian Range and Dee Valley, and Pen Llŷn to help protect night skies over a larger area of North Wales, impacting positively on wildlife, habitat, residents and tourists on a much larger scale.

Environment (Wales) Act 2016

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

5.7 Policies within the Local Development Plan (2016-2031) work towards the aims of this act and specific policies within it are included with the aim of protecting biodiversity and the environment.
<table>
<thead>
<tr>
<th>Indicators</th>
<th>Policy Targets</th>
<th>Trigger Level</th>
</tr>
</thead>
<tbody>
<tr>
<td>Area of undeveloped coast 3,499 ha</td>
<td>No significant loss of undeveloped coast</td>
<td>1 or more developments resulting in significant loss for 3 consecutive years</td>
</tr>
</tbody>
</table>

**Analysis 2012/2013**
Planning consent was granted for a new bridge to replace Pont Briwet. This will not lead to any significant loss of Undeveloped Coast in the National Park. There have been a number of other planning consents granted for minor developments, again there will be no significant reduction in the area of Undeveloped Coast.

**Analysis 2013/2014:**
There have been a small number of other planning consents (4) granted for minor developments, there will be no significant reduction in the area of Undeveloped Coast.

**Analysis 2014/2015:**
There have been a number of householder applications and applications for minor works which, individually and cumulatively, have not led to a significant loss of undeveloped coast.

**Analysis 2015/2016:**
There have been a very small number of householder applications and applications for minor works which, individually and cumulatively, have not led to a significant loss of undeveloped coast.

**Analysis 2016/2017:**
There have been a small number of householder applications and applications for minor works, such as installing information panels, which individually and cumulative without leading to a significant loss of undeveloped coast. One application received and permitted was to carry out engineering works to stabilize eroded dunes at the southern end of Llandanwg beach for the next five years. It is a small-scale development will secure and protect the undeveloped coast.

**Analysis 2017/2018:**
One application was received within the Area of Undeveloped Coast, which was for the construction of a two storey front extension, single side storey extension and front porch. The application was refused and there was no loss of undeveloped coast.

**Analysis 2018/2019:**
Two applications intersecting a small area of the Area of Undeveloped Coast have been permitted during this monitoring period. However these applications were for a householder development of a single storey side extension, and a minor development of the construction of a new quay wall. Therefore, these permitted applications have not led to a significant loss of undeveloped coast.
<table>
<thead>
<tr>
<th>Indicators</th>
<th>Policy Targets</th>
<th>Trigger Level</th>
</tr>
</thead>
<tbody>
<tr>
<td>Area of SPA, SAC, SSSI or Ramsar sites lost to development</td>
<td>No significant net loss</td>
<td>No loss</td>
</tr>
</tbody>
</table>

**Analysis 2012/2014:**
No developments leading to loss

**Analysis 2013/2014:**
A number of micro-hydro schemes have been permitted along with a refurbishment of the Ysbyty Ifan Water Treatment Works. None of these developments has led to a significant loss of habitat.

**Analysis 2014/2015:**
No significant areas of N2K sites and SSSI lost to development

**Analysis 2015/2016:**
A number of micro-hydro schemes have been permitted along with a very small number of householder applications and other miscellaneous minor works involving no significant loss

**Analysis 2016/2017:**
- **SPA** – There were no applications on SPA areas, therefore there was no land loss.
- **SAC** – The majority of applications, did not require the development of underdeveloped land and therefore no significant loss ensued. Most of the applications related to developing and renovating already developed land, such as improving a car park, or requesting permission to insert a new valve. One application permitted was for engineering works to stabilize eroded dunes, which would mean protecting that site.
- **SSSI** – Once again, there have been a large number of applications, but most involved the renovation or replacement of already developed sites, resulting in no significant loss of these sites.
- **RAMSAR** – No applications, therefore there was no loss.

**Analysis 2017/2018:**
- **SPA** – One application was permitted within a SPA, which was for the installation of access steps and handrail on the Llyn Arenig Fawr Dam, Llanycil.
- **SAC** – Small number of householder applications, minor works and non-material amendments were permitted both within, and intersecting, a SAC area.
- **SSSI** – No new developments were permitted that were either within or intersecting a SSSI area. The applications permitted included householder developments, minor building works, replacement buildings, discharge of conditions and non-material amendments. An application was permitted for the extension of a caravan site from 25 to 30 tourers however it was agreed that there would be no adverse impact on the relevant SSSI.
- **RAMSAR** – An application to install a pontoon on Llyn Tegid was permitted.
No areas of SPA, SAC, SSSI and RAMSAR were negatively affected due to development.

**Analysis 2018/2019:**
- **SPA** – Two applications were permitted with conditions within or intersecting a SPA; one for a small-scale hydro scheme (9KW) and the second for the construction of a new quay wall in Aberdyfi.
- **SAC** – A small number of minor developments were permitted within, partly within and intersecting the Special Areas of Conservation. These developments included 3 small scale hydro schemes, the installation of weather monitoring equipment on the roof of Hafod Eryri, the construction of a new quay wall at Aberdyfi, and two minor householder developments.
- **SSSI** – Eight applications were permitted for minor developments within areas of an SSSI designation, and three applications permitted partly within a SSSI. These developments include the above mentioned small scale hydro schemes, the installation of weather monitoring equipment on the roof of Hafod Eryri, and the construction of a new quay wall at Aberdyfi. Additional developments included remedial works to an existing dam embankment incorporating repair and improvements, a telecommunications mast, the siting of two storage containers for a temporary period, and building a food outlet to replace existing food tents, extend existing toilet block and reception building.
- **RAMSAR** – One application was permitted with conditions partly intersecting a Ramsar designation, for the construction of a new quay wall in Aberdyfi.

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

**MF03**

<table>
<thead>
<tr>
<th>Indicators</th>
<th>Policy Targets</th>
<th>Trigger Level</th>
</tr>
</thead>
<tbody>
<tr>
<td>Natural heritage and Natura 2000 improvements via S106/conditions or other factors</td>
<td>Increase in areas improved</td>
<td></td>
</tr>
</tbody>
</table>

**Analysis 2012/2013:**
None of the planning permissions granted required improvements to Natura 2000 sites either through conditions or S106 Agreements.

**Analysis 2013/2014:**
None of the planning permissions granted required improvements to Natura 2000 sites either through conditions or S106 Agreements.
Analysis 2014/2015:
None of the planning permissions granted required improvements to Natura 2000 sites either through conditions or S106 Agreements.

Analysis 2015/2016:
None of the planning permissions granted required improvements to Natura 2000 sites either through conditions or S106 Agreements.

Analysis 2016/2017:
None of the Planning permissions granted included the need to make improvements to Natura 2000 sites either through conditions or S106 Agreements.

Analysis 2017/2018:
None of the planning permissions granted required improvements to Natura 2000 sites either through conditions or S106 Agreements.

Analysis 2018/2019:
None of the planning permissions granted required improvements to Natura 2000 sites either through conditions or S106 Agreements.

MF04

<table>
<thead>
<tr>
<th>Indicators</th>
<th>Policy Targets</th>
<th>Trigger Level</th>
</tr>
</thead>
<tbody>
<tr>
<td>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</td>
<td>No development permitted that conflicts with TAN 15 (not including those considered exceptions in TAN 15)</td>
<td>1 development</td>
</tr>
</tbody>
</table>

Analysis 2012/2013:
Within C1 and C2 floodplain planning permissions were predominantly for minor changes/alterations to existing buildings. No applications for sensitive developments received.

Analysis 2013/2014
Within C1 and C2 floodplain planning permissions were predominantly for minor changes/alterations to existing buildings. A number of small-scale hydro schemes were also approved. No applications for sensitive developments received.

Analysis 2014/2015:
Apart for consent for a flood alleviation scheme in Dolgellau by Natural Resources Wales, planning permissions within C1 and C2 floodplain planning permissions were predominantly for minor changes/alterations to existing buildings. A number of small-scale hydro schemes were also approved. No applications for sensitive developments received.
### Analysis 2015/2016:
Planning permissions within C1 and C2 floodplain planning permissions were predominantly for minor changes/alterations to existing buildings. A number of small-scale hydro schemes were also approved. No applications for sensitive developments received.

### Analysis 2016/2017:
During the period of this AMR, one planning permission was given to an application received regarding land within the flood plain of C1 and C2. The application was for a change of use of part of an already existing building to a tattooing studio. No applications for sensitive developments were received.

### Analysis 2017/2018:
- **C1** – The majority of applications permitted within C1 zones were householder and minor developments, change of use and/or applications to remove conditions. One example included the change of use of a bank to a restaurant which included flats on the 1st and 2nd floors and a pair of semi-detached dwellings at the rear of the site in Y Bala. There was also an application permitted for an affordable dwelling which was to replace an extant permission for two dwellings, which is considered a betterment.
- **C2** – In terms of applications permitted within C2 zones, the majority were variation of conditions, householder developments and minor developments. There were three applications permitted for telecommunications masts and following consultation with NRW and the developers they were deemed to be suitable in their locations.

### Analysis 2018/2019:
- **C1** – The majority of applications permitted within C1 zones were householder and minor developments, change of use and/or applications to remove conditions. One example included a change of use from a law court to a dental surgery in Dolgellau.
- **C2** – In terms of applications permitted within C2 zones, the majority were variation of conditions, householder developments and minor developments. Four of the applications were for the construction of a new quay wall at Aberdyfi, the erection of a plant room in Betws Garmon, an erection of a garden room and raised patio area, and the erection of an agricultural building.

No applications were considered unacceptable in terms of the potential consequences of flooding, and with each development proposal NRW were consulted.
<table>
<thead>
<tr>
<th>Indicators</th>
<th>Policy Targets</th>
<th>Trigger Level</th>
</tr>
</thead>
<tbody>
<tr>
<td>% of new developments with Sustainable Drainage Systems (SUDS)</td>
<td>100% of all developments of 3 or more houses</td>
<td>30% or more of new development of 3 or more houses without SUDS.</td>
</tr>
</tbody>
</table>

**Analysis 2012/2013**
This is not currently monitored by the Authority. The Authority is working on a way of collecting this information and will make it available next year.

**Analysis 2013/2014:**
This is not currently monitored by the Authority. The Authority is working on a way of collecting this information and will make it available next year.

**Analysis 2014/2015:**
Seven new dwellings were granted planning permission at Capel Horeb, Dyffryn Arudwy, which will incorporate SuDS. This represents 100% of all new housing developments granted permission of over 3 houses within the period of this AMR.

**Analysis 2015/2016:**
A development of 12 dwellings in Dolgellau incorporated SuDS as did a development of eight dwellings in Trefriw allowed on Appeal. This represents 100% of all new housing developments granted permission of over 3 houses within the period of this AMR.

**Analysis 2016/2017:**
The application at Fronallt, Dolgellau and the application for 4 units in Harlech referred to SUDS principles as part of their development. The second application in Harlech was only an outline application so SUDS’s requirements were not relevant. This means that 100% of new housing developments of 3 or more houses that have been permitted during this monitoring report have used the SUDS principles.

**Analysis 2017/2018:**
The application permitted for the redevelopment of existing touring and camping site (195 pitches) at the Eryri Forestry Park, Beddgelert, to provide 16 single storey cabins and up to 59 touring pitches and 26 camping pitches; also including the erection of staff accommodation, ancillary works, together with improved internal landscaping; referred to SUDS principles as part of their development. All surface drainage on the site will be discharged using SUDS methods with roof drainage discharging directly to ground and road drainage being made using infiltration strips.

**Analysis 2018/2019:**
From 7th January 2019, all new developments of more than one dwelling house or where the construction area is 100m² or more, will require Sustainable Drainage Systems (SuDS) for surface water. SuDS on new developments must be designed and built in accordance with the Statutory SuDS Standards published by the Welsh Ministers and SuDS Schemes must be approved by the local authority acting in its SAB role, before construction work begins. The application permitted for the demolition of the former Aberdyfi primary school and construction of 11 dwellings with new...
access road and parking submitted a drainage strategy that complies with the relevant legislation of TAN 15, SuDS hierarchy and Approved Document H of the Building Regulations 2010.

<table>
<thead>
<tr>
<th>MF06</th>
<th>Indicators</th>
<th>Policy Targets</th>
<th>Trigger Level</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Number of new licensed waste management facilities permitted.</td>
<td>Area of B2 employment land (sq m) developed for waste management facilities</td>
<td>No new facilities granted permission by 2013</td>
</tr>
</tbody>
</table>

**Analysis 2012/2013:**
No applications for new waste management facilities were received. Gwynedd Council gained retrospective planning permission for waste transfer activities being undertaken at their existing waste management facility at their depot in Dolgellau.

**Analysis 2013/2014:**
No applications for new waste management facilities were received during the relevant period.

**Analysis 2014/2015:**
No applications for new waste management facilities were received during the relevant period.

**Analysis 2015/2016:**
No applications for new waste management facilities were received during the relevant period.

**Analysis 2016/2017:**
No applications for new waste management facilities were received during the relevant period.

**Analysis 2017/2018:**
No applications for new waste management facilities were received during the relevant period.

**Analysis 2018/2019:**
No applications for new waste management facilities were received during the relevant period.
<table>
<thead>
<tr>
<th>Indicators</th>
<th>Policy Targets</th>
<th>Trigger Level</th>
</tr>
</thead>
<tbody>
<tr>
<td>Area of open space (68.5 ha) and green wedge (54.7 ha)</td>
<td>No significant net loss</td>
<td>1 development resulting in significant loss for 3 consecutive years or 3 developments resulting in significant loss in 1 year</td>
</tr>
</tbody>
</table>

**Analysis 2012/2013:**
A modest extension to Bala Rugby Club changing rooms was granted consent. This did not result in a significant reduction in the area of Green Wedge. There were a number of minor householder applications, none of which led to a significant loss of Open Space/Green Wedge.

**Analysis 2013/2014:**
There were a number of minor householder applications, none of which led to a significant loss of Open Space/Green Wedge.

**Analysis 2014/2015:**
There were a number of householder and minor applications relating to existing properties within Open Space/Green Wedge. No new land take in these areas.

**Analysis 2015/2016:**
There were a number of minor householder applications, none of which led to a significant loss of Open Space/Green Wedge.

**Analysis 2016/2017:**
- **Open Spaces:** The majority of applications related to alterations, adaptations, refurbishment, carrying out some external cladding and demolition of chimney near open space areas, but none of these applications resulted in areas loss from open space land.
- **Green Wedges:** Two applications related to development within a green wedge area. One of these was a retrospective application to retain a container for a temporary period. The second was the rebuilding of a garage and existing workshop. This meant that no applications were approved between 2016-2017, which resulted in a significant loss of land within green wedge areas.

**Analysis 2017/2018:**
- **Open Spaces:** The applications permitted were for the construction of cricket nets. This development is located next to the cricket field within recreation ground utilised by the Dolgellau cricket, Rugby and Football clubs and is a facility that would not be out of keeping with the use of the land. Also permitted were the erection of a 20m telecommunications mast, discharge of conditions, siting of 10 static caravans in lieu of 18 touring caravan pitches and a retrospective application to retain a wall. None of these applications resulted in areas lost from open space land.
• **Green Wedges**: Only one application was permitted within a green wedge area during 2017/2018, which was for the formation of a replacement vehicular access. As a replacement vehicular access this does not result in a negative impact on the green wedge designation.

**Analysis 2018/2019:**

- **Open Spaces**: Three applications were permitted for the erection of a supporters control barrier on either side of a rugby field and the creation of footway behind, an advertisement consent to display up to 25 non-illuminated boards of the supporters control barrier around the rugby pitch, and for the creation of a new access and alteration to layout to allow buses to use the car park. None of these applications resulted in areas lost from open space land.

- **Green Wedges**: Two applications were permitted within a green wedge area during 2018/2019, which were for the replacement of 3 existing 8m floodlight masts with one 15m high mast, and for a non-material amendment.

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### MF08

<table>
<thead>
<tr>
<th>Indicators</th>
<th>Policy Targets</th>
<th>Trigger Level</th>
</tr>
</thead>
<tbody>
<tr>
<td>Monitor planning applications and decisions within the Green Wedge</td>
<td>No inappropriate development</td>
<td>1 development resulting in loss of openness</td>
</tr>
</tbody>
</table>

**Analysis 2012/2013:**

A modest extension to Bala Rugby Club changing rooms was granted consent. This was considered appropriate given that the Green Wedge in this vicinity comprises rugby pitches along with training areas. A number of minor householder developments were granted consent. There has been no loss of openness.

**Analysis 2013/2014:**

A small number (3) number of minor householder developments were granted consent. An extension to Bala Rugby Club was also permitted. There has been no loss of openness.

**Analysis 2014/2015:**

There were a number of householder and minor applications relating to existing properties within Open Space/Green Wedge. No new land take in these areas.

**Analysis 2015/2016:**

There were a number of householder and minor applications relating to existing properties within Open Space/Green Wedge. No new land take in these areas.

**Analysis 2016/2017:**

There were numerous applications from householders and minor applications relating to existing properties within Open Space / Green Wedges. No new land has been taken in these areas.

**Analysis 2017/2018:**

Only one application was permitted within a green wedge area during 2017/2018, which was for the formation of a replacement vehicular access. As a replacement vehicular access this does not result in a negative impact on the green wedge designation.
Analysis 2018/2019:
Two applications were permitted within a green wedge area during 2018/2019, which were for the replacement of 3 existing 8m floodlight masts with one 15m high mast, and for a non-material amendment. As these applications relate to existing developments, no new land was required.

MF11

<table>
<thead>
<tr>
<th>Indicators</th>
<th>Policy Targets</th>
<th>Trigger Level</th>
</tr>
</thead>
<tbody>
<tr>
<td>Monitor progress of the Shoreline Management Plan</td>
<td>Monitor progress</td>
<td></td>
</tr>
</tbody>
</table>

Analysis 2012/2013:
No developments brought forward during monitoring period. A number of workshops were convened to consider the impacts of sea level rise on coastal communities in future epochs (50 -100 years).

Analysis 2013/2014:
No developments brought forward during monitoring period. A number of meetings were convened to consider the impacts of sea level rise on coastal communities in future SMP epochs (50 -100 years).

Analysis 2014/2015:
The SNPA is represented on the Fairbourne Project Board and is kept abreast of issues affecting the community arising from the SMP.

Analysis 2015/2016:
No developments brought forward during monitoring period. The SNPA is represented on the Fairbourne Project Board.

Analysis 2016/2017:
No advances were brought forward during the monitoring period. The SNPA was represented on the Fairbourne / Fairbourne Project Board.

Analysis 2017/2018:
No advances were brought forward during the monitoring period. The SNPA was represented on the Fairbourne / Fairbourne Project Board.

Analysis 2018/2019
No advances were brought forward during the monitoring period. The SNPA was represented on the Fairbourne / Fairbourne Project Board.
Changes presented in the adopted LDP 2016-2031 following the Short Form Revision Process

5.8 The Eryri LDP review provided an opportunity to amend the Proposals Map to show areas of high quality aggregate minerals to be safeguarded. This information was not available when the Plan was first published. The Areas of Natural Beauty were reviewed and the Proposals Map to reflect the changes that have occurred since 2011.

5.9 The safeguarding policy and other policies in the LDP aimed at protecting nature conservation and landscape interests have been revised to acknowledge this new information.

5.10 The Proposals Map has been amended to include the location of aggregate minerals safeguarding areas and to acknowledge these changes in the Written Statement and policy.

5.11 The Proposals Map has been amended to reflect the changes (an increase) in Areas of Natural Beauty since 2011, arising from a policy of not re-planting some upland conifer plantations on peat soils.

5.12 Issues were acknowledged within the Coastal and Marine Background Paper regarding the matters facing Fairbourne community arising from the Shoreline Management Plan (SMP), including possible drawback from the coast and re-location into the National Park at some future point in time.

5.13 Information on the Dark Skies Reserve has been included within the reasoned justification to ‘Development Policy 2: Development and the Landscape in order to protect the core areas from any unacceptable developments. Additionally, applications will be monitored through the monitoring framework.

5.14 Information on the Dyfi Biosphere Reserve has been included within the reasoned justification and has been included in Development Policy 2: Development and the Landscape in order to protect the designation from any unacceptable developments. Additionally, applications will be monitored through the monitoring framework.

5.15 Information on the Landscapes and Seascapes of Eryri and Landscape Sensitivity and Capacity has been included in the reasoned justification and has been added to Development Policy 2: Development and the Landscape in order to protect the designation from any unacceptable developments.

5.16 Strategic Policy E has been split into three parts for clarity, which include; Minerals Safeguarding Policy (E1), Large Scale Minerals Development (E2) and Removal of Slate Waste and Building Stone Quarries (E3).
Case Studies

Small hydro-power schemes

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.

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

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

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

<table>
<thead>
<tr>
<th>Number</th>
<th>Permitted</th>
<th>Refused</th>
<th>Withdrawn</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>113</td>
<td>19</td>
<td>3</td>
</tr>
</tbody>
</table>

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 the generation of renewable energy and supporting income generation for farmers who can export excess electricity to the national grid.
Dark Skies Reserve

In 2015, the Snowdonia National Park was designated as an International Dark Sky Reserve by the International Dark Sky Association (IDA) – one of 11 others in the world. This prestigious designation is awarded only to destinations that have proven that the quality of their nightly environment is outstanding and that real efforts are made to reduce light pollution.

Light pollution in the UK has increased significantly over recent years. For example, between 1993 and 2000, there was a 24% increase. Over 90% of the UK population lives under a very corrupted sky. As there is an increase in light pollution, opportunities to enjoy the night sky and its stars are becoming limited. Also, this can be worrying as excessive or inappropriate light can have adverse effects on humans and the natural environment.

Since the designation, the SNPA, together with a variety of partners from outside organisations, have been working together to:

- Form a Dark Sky Partnership, which includes a range of interested parties, who meet each year to inform each other about developments and discuss ways of developing the designation.
- Work with local Councils and the Highways Agency to improve the efficiency of street lighting.
- Work in Partnership with the three PCs in Wales to develop promotional and advertising material.
- Measuring Dark Sky Quality in different locations across the Park with support from SNPA staff and the Snowdonia Society volunteers.
- Raise awareness by holding a variety of evening talks to community groups and launching a star-sighted photography competition.

Between 2016 and 2017, meetings and discussions were held between the SNPA, Community Councils and specific Organizations to try and maintain and implement the Dark Sky Reserve through different projects that raise awareness and seek protection.

An update of a project that was decided at the end of 2016: Gwynedd Street Light

- This is a three year project aimed at reducing around 10,000 (out of 17,500) of Gwynedd street lights by replacing the original street light (Halogen) with an LED one.
- By the end of March 2017, the aim was to dim 50% of light – we understand that this target has been met.
- By the end of the Summer 2017, the intention is to submit a bid for funding for another three year project to drop the remaining 7,500 street lights in Gwynedd.

Update 2017/2018

International Dark Sky Reserves (IDSR) have to submit an annual report to the International Dark Sky Association (IDA) by the 1st of October each year detailing activities and progress towards fulfilling IDA/IDSR goals during the previous year. The Authority has presented a report to the IDSR and can be viewed on their website under the Snowdonia National Park section.

Update 2018/2019

Between 2017 and 2019, there has been an emphasis on working in the community to support local people to take ownership of light pollution in their areas. Events and advice on dark sky friendly lighting have been well received with many communities requesting further events and support to ensure they are protecting the darkness where they live. This is important to the Reserve as it means the areas that fall outside the reserve will become darker and hopefully create a darker reserve. The Park has entered into a partnership with the three AONB’s of Ynys Môn, Clwydian Range and Dee Valley and Pen Llŷn to help protect night skies over a larger area of North Wales, impacting positively on wildlife, habitat, residents and tourists on a much larger scale.
6 PROTECTING AND ENHANCING THE CULTURAL HERITAGE

This section delivers a response to the following objectives:

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

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

The Historic Environment Act (2016) Bill

6.1 The Historic Environment Act (2016) offers more effective protection to listed buildings and scheduled monuments, enhances existing mechanisms for the sustainable management of the historic environment and introduces greater transparency and accountability into decisions taken on the historic environment. The Local Development Plan (LDP) 2016-2031 has also included a Policy protecting the Candidate World Heritage Site – ‘The Slate Landscape of North-West Wales’. The LDP has given consideration to the Act and consideration will also be given to the Act when drafting the Historic Environment SPG. Protection needs to be given to sites that are within the National Park on the tentative list of World Heritage nominations with UNESCO in the future.

6.2 During 2016 the Authority was successful in securing funding for the Townscape Heritage Initiative in Dolgellau which will run from 2016-2021. This project offers eligible property owners an opportunity to receive a grant to repair buildings, restore lost architectural features along with bringing empty floors back into economic use. Another objective of the initiative is to promote awareness of the town’s heritage and encourage the community and visitors to have greater involvement in their cultural heritage. Work is almost complete on two sites and a grant has been proposed for a third project, with work expected to start in the near future. Other projects are also being programmed to go out to tender.

Volunteers held an open day at the Library where the public was invited to share memories, old photographs, and stories about the old industries of the town. The information collected will feed into the preparation of a third volume of the history of the town that will focus on the old industries of the town. There was also a collaboration with Dolgellau Partnership to establish the Dolgellau app that is now live and working. A town heritage trail leaflet and accompanying postcards have been printed and are on sale in local shops. This project was a collaborative project between Dolgellau THI, Coleg Meirion Dwyfor and the Dolgellau Partnership, and was designed by two students from the college.
### MF12

<table>
<thead>
<tr>
<th>Indicators</th>
<th>Policy Targets</th>
<th>Trigger Level</th>
</tr>
</thead>
<tbody>
<tr>
<td>Preparation &amp; adoption of SPG on Historic Environment</td>
<td>By 2013</td>
<td></td>
</tr>
</tbody>
</table>

**Analysis 2012/2013:**
Any new proposals introduced in the Heritage Bill will need to be taken into consideration and has resulted in delaying the SPG. Scoping for the Historic Environment SPG is ongoing by officers. The SPG will be completed once further information is available in the Heritage Bill. With the aim of having a draft When the Heritage Act is completed.

**Analysis 2013/2014:**
It is considered that the SPG should now be drafted once the contents of the Heritage Bill and the other associated documents have been produced. This will ensure that the SPG is current and contains the appropriate information, guidance and measures to assist the LDP policies in delivering the requirements of the Heritage Bill.

**Analysis 2014/2015**
As stated in previously, until the Heritage Bill is finalised this SPG will be on hold. This will ensure that the SPG is current and contains the appropriate information, guidance and measures to assist the LDP policies in delivering the requirements of the Heritage Bill.

**Analysis 2015/2016:**
The Historic Environment Act has now been passed. Consideration will be given to the Act and any changes in planning policy as a result of the act in the forthcoming LDP review. Once the LDP review has been carried out and any policy amendments to the Historic Environment have been made, work can commence on the Historic Environment SPG.

**Analysis 2016/2017:**
Once the LDP review has been undertaken and any policy amendments have been made to the part on the Historic Environment, work can commence on the Historic Environment SPG.

**Analysis 2017/2018:**
Once the revised LDP has been adopted, work will commence on the Historic Environment SPG.

**Analysis 2018/2019:**
Following the adoption of the revised LDP in February 2019, SPG preparation and revision are underway in order to support the adopted policies.
### MF13

<table>
<thead>
<tr>
<th>Indicators</th>
<th>Policy Targets</th>
<th>Trigger Level</th>
</tr>
</thead>
<tbody>
<tr>
<td>Preparation &amp; adoption of SPG on Sustainable Design - locally distinct</td>
<td>By 2012</td>
<td></td>
</tr>
</tbody>
</table>

**Analysis 2012/2013:**
This SPG is in the process of being drafted but due to other priority SPG work is unlikely to be completed by the end of 2013.

**Analysis 2013/2014:**
This SPG is still in the early stages of drafting, other SPG’s have taken priority and therefore this SPG has not progressed.

**Analysis 2014/2015**
This SPG is still in the early stages of drafting, other SPG’s have taken priority and therefore this SPG has not progressed.

**Analysis 2015/2016**
This SPG is still in the early stages of drafting, other SPG’s have taken priority and therefore this SPG has not progressed.

**Analysis 2016/2017:**
This SPG is still in the early drafting stages, other SPGs have taken precedence and therefore this SPG has not progressed.

**Analysis 2017/2018:**
This SPG is still in the early drafting stages, other SPGs have taken precedence and therefore this SPG has not progressed.

**Analysis 2018/2019:**
Following the adoption of the revised LDP in February 2019, SPG preparation and revision are underway in order to support the adopted policies.

### MF14

<table>
<thead>
<tr>
<th>Indicators</th>
<th>Policy Targets</th>
<th>Trigger Level</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of Conservation Areas with up to date Area Assessments (14)</td>
<td>Complete Area Assessments by 2012 and review every 5 years</td>
<td></td>
</tr>
</tbody>
</table>

**Analysis 2012/2013:**
13 of the 14 Conservation Areas Assessments have now been completed in draft form.

**Analysis 2013/2014:**
The Conservation Area Assessments are still in draft form and the Area Assessment for Bala still needs to be completed. Other work commitments have prevented the Area Assessments from being finalised.
Analysis 2014/2015:
The Conservation Area Assessments are still in draft form and the Area Assessment for Bala still needs to be completed. Other work commitments have prevented the Area Assessments from being finalised.

Analysis 2015/2016:
The Conservation Area Assessments are still in draft form and the Area Assessment for Bala still needs to be completed. Other work commitments have prevented the Area Assessments from being finalised.

Analysis 2016/2017:
The Conservation Area Assessments are still in draft form and the Assessment for the Bala area needs to be completed. Due to other work commitments, Area Assessments have been suspended from completion.

Analysis 2017/2018:
The Conservation Area Assessments are still in draft form and the Assessment for the Bala area needs to be completed. Due to other work commitments, Area Assessments have been prevented from completion; however, the Assessment for Dolgellau has been completed.

Analysis 2018/2019:
The Conservation Area Assessments are still in draft form and the Assessment for the Bala area needs to be completed. Due to other work commitments, further work on Area Assessments have been suspended for the time being.

MF15

<table>
<thead>
<tr>
<th>Indicators</th>
<th>Policy Targets</th>
<th>Trigger Level</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of Conservation Areas with up to date Management Plans</td>
<td>Complete Management Plans and review every 5 years.</td>
<td></td>
</tr>
</tbody>
</table>

Analysis 2012/2013:
Due to the completion of the conservation area assessments, the number of management plans remains the same. There are completed management plans for Dolgellau and Harlech. There is also a World Heritage Site Management Plan which covers the area around and including Castell Harlech.

Analysis 2013/2014:
As the conservation area assessments have still not been finalised the management plans have not been completed. The number remains the same as outlined above.

Analysis 2014/2015:
As the conservation area assessments have still not been finalised the management plans have not been completed. The number remains the same as outlined above.

Analysis 2015/2016:
As the conservation area assessments have still not been finalised the management plans have not been completed. The number remains the same as outlined above. The Dolgellau Management Plan has been update as part of the bid for Heritage Lottery Funding.

Analysis 2016/2017:
The number of conservation areas with current Management Plans continue this year as outlined above. The Dolgellau Management Plan has been updated as part of the bid for Heritage Lottery Funding.
Analysis 2017/2018:
The number of conservation areas with current Management Plans continue this year as outlined above. The Dolgellau Management Plan has been updated as part of the bid for Heritage Lottery Funding.

Analysis 2018/2019:
The number of conservation areas with current Management Plans continue this year as outlined above.

MF16

<table>
<thead>
<tr>
<th>Indicators</th>
<th>Policy Targets</th>
<th>Trigger Level</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of listed buildings at risk (323)</td>
<td>To reduce the number of listed buildings at risk and monitor the reason for increase in number.</td>
<td></td>
</tr>
</tbody>
</table>

Analysis 2012/2013:
The number of buildings at risk is 320 which is a reduction in the number from last year. Five buildings have been given a grant by the Authority in order to bring them back up to a standard which means they are no longer at risk.

Analysis 2013/2014:
The number of buildings at risk is 312 which is a reduction in the number from last year. Eight buildings have been given a grant by the Authority to bring them back up to a standard which means they are no longer at risk. Two within category 1 (Extreme risk) two within category 2 (grave risk) and four within category 3 (at risk).

Analysis 2014/2015:
The number of buildings at risk is 301 which is a reduction in the number from last year. Five buildings have been given a grant by the Authority to bring them back to a standard which means they are no longer at risk, one building was brought back up to standard through the Dolgellau THI and a further four through private funding of the owners.

Analysis 2015/2016:
The number of buildings at risk is 305, while this is higher than previous years the number of buildings at risk in category 2 has been reduced. The increase by 4 is within category 3 at risk, rather than extreme (category 2) or grave risk (category 3). Three buildings have been given a grant by the Authority to bring them back up to a standard which means they are no longer at risk. Two within category 3 and one within category 2. Other buildings have been given grants but the work is not yet completed. This will be reviewed again next year.

Analysis 2016/2017:
The number of listed buildings at risk this year is 304, which is less than last year. In category three (at risk) the number has decreased 2, while the number in category two (serious risk) has increased by one. With category one (extreme risk), the number has remained the same. This will be reviewed again next year.
Analysis 2017/2018:
The number of listed buildings at risk this year is 305, which is more than last year. In category three (at risk) the number has increased by 2, while the number in category two (serious risk) has decreased by 7. With category one (extreme risk), the number has increased by 6. This deterioration is due to the lack of resources able to tackle the issue. Also many agricultural buildings have been left to deteriorate because they are no longer used. This will be reviewed again next year.

Analysis 2018/2019:
The number of listed buildings at risk this year is 303, which is less than last year. In category three (at risk) the number has decreased by 6, while the number in category two (serious risk) has increased by 2. With category one (extreme risk), the number has remained the same as last year. This will be reviewed again next year.

### MF17

<table>
<thead>
<tr>
<th>Indicators</th>
<th>Policy Targets</th>
<th>Trigger Level</th>
</tr>
</thead>
<tbody>
<tr>
<td>Monitor planning applications in and adjacent to Historic Parks and Gardens that may have an impact.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Analysis 2012/2013:**
There have been 13 planning applications for various developments within a 100m buffer of historic parks and gardens, all of which have been granted planning permission. Their impact on the Historic Parks and Garden has been taken into consideration and none of the applications are considered to have a negative impact on the Historic Parks and Gardens.

**Analysis 2013/2014:**
There have been 14 planning applications for various developments within a 100m buffer of historic parks and gardens, all of which have been granted planning permission. The impact of the developments on the Historic Parks and gardens have been taken into consideration and none were thought to have a negative impact.

**Analysis 2014/2015:**
There have been 16 planning applications for various developments within a 100m buffer of historic park and gardens, all of which have been granted permission. The impact of the developments on the historic parks and gardens have been taken into consideration as part of the determination process.

**Analysis 2015/2016:**
There have been 12 planning applications for various developments within 100m buffer of historic parks and gardens, all of which have been granted permission. The impact of developments on the historic parks and gardens have been taken into consideration where necessary and none were considered to have an adverse impact on the historic park and garden or its setting.

**Analysis 2016/2017:**
Just over 11 planning applications were granted for various developments within 100m buffer zone of historic parks and gardens, all of which are either minor
development or already renovated / adapted / replaced an existing development. The impact of the developments on the historic parks and gardens was considered as part of the decision making process, and none of them was considered to have an adverse effect on the historic park or its setting.

**Analysis 2017/2018:**
There have been 7 planning applications for various developments within 100m buffer of historic parks and gardens, all of which were granted permission. These applications were all either minor developments such as a change of use of land from agricultural use to form a domestic parking area, or alterations to improve existing developments. The impact of the developments on the historic parks and gardens was considered as part of the decision making process, and none of them was considered to have an adverse effect on the historic park or its setting.

**Analysis 2018/2019:**
There have been 13 planning applications for various developments within the 100m buffer of historic parks and gardens, all of which were granted permission. These applications were all minor developments for alterations to improve existing properties. The impact of the developments on the historic parks and gardens was considered as part of the decision making process, and none of them was considered to have an adverse effect on the parks or their setting.

### MF18 +19

<table>
<thead>
<tr>
<th>Indicators</th>
<th>Policy Targets</th>
<th>Trigger Level</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of Scheduled Ancient Monuments at risk. Monitor planning applications which may have an impact on a Scheduled Ancient Monument</td>
<td>To reduce the number at risk</td>
<td>+</td>
</tr>
</tbody>
</table>

**Analysis 2012/2013:**
The record of SAM’s at risk is kept by CADW. There have been 18 applications within a 100m buffer of a SAM. One application was for the formation of a cycle track and the construction of three bridges. The proposed route did not impact on the SAM. The remainder have been minor applications that are not considered to have an impact on a SAM.

**Analysis 2013/2014:**
17 applications have been permitted within a 100m buffer of a SAM, none were considered to have an impact on a SAM. However three applications were permitted with a condition which outlined the requirement for the applicant to prepare a programme of works to meet all the relevant standards to be agreed by the authority before the commencement of work and that the work should be carried out in strict accordance with the programme of works.

**Analysis 2014/2015**
13 applications have been permitted within a 100m of a SAM, any potential impacts on the SAMs were considered as part of the determination process. As a result of this two applications for proposed Hydro –Electric schemes were permitted with a
condition which outlined the requirement for the applicant to prepare a programme of works to meet all the relevant standards to be agreed by the authority before the commencement of work and that the work should be carried out in strict accordance with the programme of works.

<table>
<thead>
<tr>
<th>Analysis 2015/2016</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>The record of SAM’s at risk is kept by CADW.</strong> There have been 10 planning applications for various developments within a 100m meter buffer of a SAM, any potential impact on the SAMs were considered as part of the determination process. Two of these applications were Hydro-Electric Schemes, in one the applicant moved part of the development to ensure that the SAM was not affected and in the other there was a requirement for the applicant to prepare a programme of works to meet all the relevant standards to be agreed by the Authority before commencement of the work and that the work should be carried out in strict accordance with the programme of works. Furthermore SAM consent would be required from CADW before commencing any works.</td>
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<table>
<thead>
<tr>
<th>Analysis 2016/2017:</th>
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</thead>
<tbody>
<tr>
<td><strong>A record of SAM at risk is maintained by CADW.</strong> Within a 100m SAM buffer zone, 11 planning applications were permitted for various minor developments. Any potential impact on SAM was considered as part of the decision-making process.</td>
</tr>
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</table>

<table>
<thead>
<tr>
<th>Analysis 2017/2018:</th>
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<tbody>
<tr>
<td><strong>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.</strong> Within a 100m SAM buffer zone, 1 planning application was permitted for the siting of 9 units between 11 August 2017 and 11 September 2017 as part of Croeso Cymru, ‘Year of Legends’ project. This application intersects the boundary of the Castell y Bere SAM designation at Top y Rofft and Llechwedd Fields, Caerberllan, Llanfihangel y Pennant. Any potential impact on SAM was considered as part of the decision-making process.</td>
</tr>
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<table>
<thead>
<tr>
<th>Analysis 2018/2019:</th>
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<tbody>
<tr>
<td><strong>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.</strong> Within a 100m SAM buffer zone, there were no planning applications approved for new developments, however minor proposals to existing developments were approved during this monitoring period, such as alterations and change of use. Any potential impact on SAM was considered as part of the decision-making process.</td>
</tr>
<tr>
<td>Indicators</td>
</tr>
<tr>
<td>---------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Number of archaeological sites, Scheduled Ancient Monuments and Conservation Areas preserved or enhanced by development proposals</td>
</tr>
</tbody>
</table>

**Analysis 2012/2013:**
Due to the very high numbers of archaeological sites of varying importance within the National Park this indicator is difficult to measure. Policies within the Local Development Plan ensure that developments do not have negative impacts on archaeological sites, Scheduled Ancient Monuments or Conservation Areas. The Townscape Heritage Initiative in Dolgellau is having a very positive conservation benefit on the Town by bringing Listed Buildings back into use which in turn enhances the conservation area.

**Analysis 2013/2014:**
As outlined above this is difficult to measure due to the high number of archaeological sites within the National Parks. Policies within the LDP protect these areas of importance. As the conservation area assessments have yet to be finalised it is not possible to report on these. During the review the ability to monitor this indicator should be considered and a different indicator may be required. The Townscape Heritage Initiative in Dolgellau continues to have a positive conservation benefit on the Town by bringing Listed Buildings back into use which in turn enhances the conservation area.

**Analysis 2014/2015:**
This indicator is difficult to measure as has been outlined in previous years, it will be refined or edited as part of the LDP review. As the Conservation Area assessments and management plans have not yet been finalised it is hard to determine whether conservation areas have been enhanced by development proposals. Work to listed buildings in Dolgellau as part of the THI is ongoing and these are making a positive contribution to the Dolgellau Conservation Area.

**Analysis 2015/2016:**
As has been outlined in previous years, this indicator is difficult to measure, it will be refined or edited as part of the LDP review. As the Conservation Area assessments and management plans have not yet been finalised it is hard to determine whether conservation areas have been enhanced by development proposals. Work to listed buildings in Dolgellau as part of the THI is ongoing and these are making a positive contribution to the Dolgellau Conservation Area.

**Analysis 2016/2017:**
As outlined in previous years, this indicator is difficult to measure - it will be refined or edited as part of the LDP review. As the Conservation Area assessments and management plans have not yet been completed, it is difficult to determine if conservation areas have been improved by development proposals. Work on listed
buildings in Dolgellau as part of the Townscape Heritage Initiative is under way, and these make a positive contribution to the Dolgellau Conservation Area.

**Analysis 2017/2018:**
As the Conservation Area assessments and management plans have not yet been completed, it is difficult to determine if conservation areas have been improved by development proposals.

**Analysis 2018/2019:**
As the Conservation Area assessments and management plans have not yet been completed, it is difficult to determine if conservation areas have been improved by development proposals.

### MF21

<table>
<thead>
<tr>
<th>Indicators</th>
<th>Policy Targets</th>
<th>Trigger Level</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of residential developments meeting the National target for Code for Sustainable Homes</td>
<td>All developments to meet the requirement</td>
<td></td>
</tr>
</tbody>
</table>

**Analysis 2012/2013:**
All new residential development met the National target for the code for sustainable homes.

**Analysis 2013/2014:**
All new residential development met the National target for the code for sustainable homes.

**Analysis 2014/2015:**
All new residential development met the National target for the code for sustainable homes.

**Analysis 2015/2016:**
The Welsh Government has now removed the requirement Code for Sustainable Homes and this indicator will be removed from the next Annual Monitoring Report.

**Analysis 2016/2017:**
As the Welsh Government has now removed the Code for Sustainable Homes requirement, this indicator will be withdrawn as part of the review.

**Analysis 2017/2018:**
As the Welsh Government has now removed the Code for Sustainable Homes requirement, this indicator will be withdrawn next year.

**Analysis 2018/2019:**
Following the short form revision of the Eryri Local Development Plan (LDP), this indicator has been withdrawn from the LDP Monitoring Framework, and will therefore be removed from the Annual Monitoring Report during the next monitoring period.
<table>
<thead>
<tr>
<th>Indicators</th>
<th>Policy Targets</th>
<th>Trigger Level</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of non-residential development over 1000 sq m on a site over 1 ha meeting National target for BREEAM standard</td>
<td>All development to meet the requirement</td>
<td></td>
</tr>
<tr>
<td><strong>Analysis 2012/2013:</strong></td>
<td></td>
<td>+</td>
</tr>
<tr>
<td>The new school in Llanegryn was designed to reach ‘excellent’ BREEAM standard.</td>
<td></td>
<td></td>
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</tbody>
</table>

| **Analysis 2013/2014:** | | + |
| The refurbishment and extension to former Harlech Castle Hotel to create a new visitor centre for the Castle has been designed with the aim of attaining maximum BREEAM credits. | |  |

| **Analysis 2014/2015:** | |  |
| There have been no developments which reach this threshold within the period of this AMR. | |  |

| **Analysis 2015/2016** | |  |
| This target is no longer required by the Welsh Government and this indicator will be removed from the next Annual Monitoring Report. | |  |

| **Analysis 2016/2017:** | |  |
| As this target is no longer required by the Welsh Government, this indicator will be removed from the Annual Monitoring Report as part of the review. | |  |

| **Analysis 2017/2018:** | |  |
| As the Welsh Government no longer requires this target, this indicator will be removed from the Annual Monitoring Report next year. | |  |

| **Analysis 2018/2019:** | |  |
| Following the short form revision of the Eryri Local Development Plan (LDP), this indicator has been withdrawn from the LDP Monitoring Framework, and will therefore be removed from the Annual Monitoring Report during the next monitoring period. | |  |
Changes presented in the adopted LDP 2016-2031 following the Short Form Revision Process

6.3 It is considered that there weren’t any major implications for the revision of the LDP in this section, however minor amendments were made to the Deposit Plan to accord with the changes in legislation and to reflect changes locally and nationally. These changes consist of reference to the Historic Environment (Wales) Act 2016 and how it will be implemented through the Historic Environment Supplementary Planning Guidance. Reference has also been given to the Candidate World Heritage Site Slate Landscape of North-West Wales in order to safeguard the area against adverse development that would have a detrimental impact on the designation of the site. To further secure this, an inclusion has been made within Strategic Policy Ff: Historic Environment regarding Candidate World Heritage Sites as a material consideration in determining planning applications.

6.4 Within para 4.10 of the LDP 2016-2031, amendments have been made to clarify Planning Policy Wales’ criteria for the protection and enhancement of registered historic parks and gardens against adverse development. Also within para 4.31, 4.32 and Development Policy 9 of the Deposit LDP, further clarification has been made regarding National Planning Policy and the Conversion and Change of use of rural buildings.
Case Studies

Yr Ysgwrn

On St David’s Day 2012, Snowdonia National Park Authority announced that they had secured Yr Ysgwrn for the nation. The purchase of Yr Ysgwrn was made possible thanks to funding from the Welsh Government and the National Heritage Memorial Fund. Since then, much conservation and insight has been undertaken in order to share Yr Ysgwrn’s timeless messages about culture, society, and war and to promote awareness and enjoyment of the special qualities of the Snowdonia National Park. During May 2014, the Heritage Lottery Fund awarded £2.8 million in order to safeguard Hedd Wyn’s Trawsfynydd home. On June 6th, 2017, the door of Yr Ysgwrn was re-opened to the public for the first time in two years. Many events and projects have taken place since the reopening of Yr Ysgwrn such as ‘Remembering the centenary of Hedd Wyn’s death’, ‘Craft Sessions’ for Children over the Summer holidays, ‘Halloween Stories with Twm Elias’ ‘Festive Fun’ during the Winter months with candle lighting and singing carols, and the ‘In Character: Hedd Wyn History Festival’, including 8,413 visitors between 6th June 2017 and 31st March 2018. During 2018, Yr Ysgwrn’s project won the RICS (Royal Institute of Chartered Surveyors) conservation award, the Welsh Architecture Award, the RSAW (Royal Society of Architects in Wales) Conservation Award, the RSAW Project Architect of the Year, and the RSAW Building of the Year.
Dolgellau Townscape Heritage Initiative

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

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

In 2017, the five year plan was re-established.

2017/2018 Update

During this monitoring period work is almost complete on two sites and a grant has been proposed for a third project, with work expected to start in the near future. Other projects are also being programmed to go out to tender.

2018/2019 Update

Progress is ongoing with tendering underway for the High priority projects, and renovation and structural work has been completed with many of the medium priority projects identified in the second round of the HLF application. Progress has also been made in raising awareness and through community projects with the Dolgellau app now live and working. A town heritage trail leaflet and accompanying postcards have been printed and are on sale in local shops. This project was a collaborative project between Dolgellau THI, Coleg Meirion Dwyfor and the Dolgellau Partnership, and was designed by two students from the college.
The Carneddau Landscape Partnership Scheme

On the 3rd of January, 2017, initial support for a grant of £1.92m was received from the Heritage Lottery Fund through their Landscape Partnership program for the Carneddau Landscaping Partnership Scheme.

The Plan will be rolled out for a two year development period - if a round two application is successful the project period will run for 5 years. The scheme is led by the National Park Authority, also working very closely with Partners, Stakeholders and the Community. Through the partnership, the plan will develop a vision for the Carneddau natural and cultural heritage.

The area is 210km square and extends from Dwygyfylchi and Penmaenmawr to the north, to the Conwy Valley in the east, from Capel Curig in the south, to Bethesda and Ogwen Valley in the west. It includes Carnedd Llywelyn as its top summit, 100 Scheduled Ancient Monuments, 2000 important archaeological sites, and most of the area's natural environment has a protected status. The ancient Carneddau upland pastures have a very ancient tradition of grazing livestock in the summer. By the medieval period, this habit had become a hendre-hafod system of winter dwellings (home or Farm Township) together with upland summer dwellings. Also, this is the largest continental area of old dilapidated oak trees along the north Wales coast, and is an important habitat for birds and birds. Abergwyngregyn was the court, or administrative center, the medieval comedy of Arllechwedd Uchaf, and loved the princes of Gwynedd in the 13th century.

The intention of the Plan is therefore:

- Increase understanding of the area's history and ecology
- Maintain and maintain upland heritage, showing sustainable land management that protects rare habitats and species, archaeological remains of international importance, and cultural upland and upland trades that are under threat, especially place names.
- Connecting a wide range of people with the Carneddau through events, new interpretations and education initiatives, but at the same time keeping the overall visitor numbers stable.

Update 2018/2019
The HLF have earmarked £1.72M for a 5-year project from 2019 to 2024 subject to a successful detailed bid. The bid is being put together during the current development phase of the project, for submission to the HLF in early March 2019.
Listed Building of Bryn Dinas, Cwm Maethlon, Tywyn

Bryn Dinas in Tywyn is one of a listed building repairs scheme at risk of which we are very proud of. It is a former 2nd-century medieval, 2nd-grade Hall house and it was in a very poor condition before the grant work was undertaken. CADW also contributed to the work.

There was a huge amount of work to revive the ancient and wonderful building here, including new slate re-roofing, rebuilding a kitchen chimney, removal of a roofed rear roof window, removal of cement render and lantern walls, restoring the opening of a front door to a historic and install new frame framed doors, and replace the outer kitchen door. It was a lot of work, but it really is worthwhile to have restored part of the historic landscape of Wales.
Listed Building, Harlech
Listed Building Consent for rebuilding and refurbishment of a Grade II listed building was given by the Authority in September 2012. The building had been in category one on the Authority’s buildings at risk register for a number of years. More recently part of the roof fell in and the owner contacted the Authority to request permission to demolish the part of the building which had fallen down. When the building was inspected it was found to be a large lesser horseshoe bat roost which needed to be protected. The Authority gave money to assist with the refurbishment of the building, in addition to this, due to the importance of the building as a bat roost the Countryside Council for Wales (now Natural Resources Wales) and the Magnox Socio-Economic Fund also contributed to assist with the implementation of the building and bat conservation measures. The bat conservation measures were required to protect the bats which make an important contribution to biodiversity within the National Park. Following completion of the work the building has been taken off the buildings at risk register.

Castell Harlech Visitor Centre redevelopment.
In May 2013 the Authority granted permission for the refurbishment and extension to former Harlech Castle Hotel to create new visitor centre, to include demolition of existing side extensions, erection of new café, new bridge to access the castle, change use of upper floors to 5 self contained visitor apartments, erection of new glazed canopy, alterations to car parking provision and alterations to vehicular and pedestrian access. The application was submitted by Cadw and was a resubmission of a previous withdrawn application. The application was taken to the Design Commission for Wales for comment and their responses were taken on board in the revised plans submitted. Work has started on the scheme and during the construction stage a number of interesting archaeological artefacts were found and recorded. It is hoped that the project will be complete by Spring 2015.

Update 2015
The development has not yet quite been completed. The new bridge to access the castle has been opened and is now in use. There is some final work to be done on completing work on the hotel and car park. The aim is to have it complete by Summer 2015.

Update 2016
The development has now been completed. The luxury apartments, cafe and visitor centre opened in the Summer of 2015.

New School Development, Llanegryn
In July 2012 the Authority granted permission for a new school in the settlement of Llanegryn. A condition stating that no development should take place other than in accordance with an archaeological specification which was submitted to the Authority. Archaeological mitigation by excavation was carried out at the site and it produced interesting and unexpected results. At Llanegryn remains of hearths were found as well as Roman pottery. Radiocarbon dating of samples from the site produced Early Medieval dates. The features found whilst slight were rare and are considered a nationally important discovery.

Update 2015
Ysgol Craig y Deryn won the top award for the RTPI Wales Planning Awards 2014 in November. The award was given as it was considered that the scheme was “an excellent example of the difficulties facing a planning authority in overcoming a substantial amount of community objection and political sensitivity by delivering a high quality socially important scheme in a very sensitive landscape and of a different scale.”
This Grade II listed building has been refurbished with the assistance of a grant as part of the Townscape Heritage Initiative in Dolgellau. It is a four story building with an attic and a cellar. The building is located in a prominent location in the centre of Dolgellau within the Conservation Area. It was built around 1870 and was originally a wool warehouse with two shops to the ground floor. Sometime during the first half of the 20th Century the balcony and iron work to the roof were lost. The building suffered from serious structural problems in the 1970’s and 80’s and unfortunately in the process of trying to make the building safe, work was carried out inside and out which was detrimental to its character. In recent years the traditional shop front was changed to a modern shop front and the steps to the front of the building were lost.

An application was made to change the use of the top floors, which had been used as office space to three residential flats, changes to the shop front to restore the traditional frontage, replace the balcony to the second floor and the iron work on the roof. Two of the flats have Section 106 agreements ensuring they are for local people in need of affordable housing. The work has now been completed and the flats are occupied. The retail space is also occupied.
7 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

7.1 The average house price % change in the National Park fell considerably between 2010 and 2012, before increasing steadily between 2012 and 2018. House Prices within the National Park are currently 13% higher than they were in 2010. The housing market in the National Park is localised in nature, relying on small local builders and self-build projects on small sites of less than five units. There are no regional house builders active in the market and therefore there is very limited speculative building of open market and affordable housing. The number of residential units granted planning permission since adoption has been relatively good considering recent market conditions. During the 2018-19 monitoring period the amount of residential units granted planning permission has increased since the previous report by 19 units. A number of open market dwellings are being prevented from progressing at the pre-application stage with applicants realising early on that they will have to conform to the affordable housing for local needs requirement. Completions for this year at 17 units were the lowest since 2012 and well below the target of total housing completions between 51-55 units per annum. This may be due to the difficult borrowing environment, the continuing gradual reduction of social housing grant, and the requirement of the current planning policy. Demand and supply is likely to improve with better economic conditions and a relaxation of borrowing requirements from lenders, especially for local needs affordable housing. In any case, this situation regarding housing completions will need to be monitored. The changes to the affordable housing policy in the revised ELDP 2016-2031 (adopted February 2019) will assist in increasing the supply of housing.

Affordable Housing Need

7.2 Local Housing Authorities are responsible for producing and updating Local Housing Market Assessment (LHMA) in partnership with planning authorities and other stakeholders. Conwy’s LHMA Study (2018-2022) identifies a total of 1155 additional affordable homes over the period 2018-2022 (231 units per year) for the whole of
Conwy County. On a pro rata split of 4% for the part of Conwy area within the National Park boundary this equates to a total of 46 units over the 5 year period (2017-2022) and an annual need of 9 units for the area of Conwy which falls within the National Park.

7.3 Gwynedd Council have updated their LHMA for the period (2018-2023). Gwynedd LHMA (2018-20123) 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.

7.4 The Authority will continue to work closely with Gwynedd and Conwy and use the findings of the LHMAs to help inform the type of dwellings required in terms of size and tenure mix. There are also affordable need figures that can be obtained from social housing registers for both Counties. In addition, the Local Authorities of North Wales and housing associations have recently come together to set up an intermediate housing register (Tai Teg) which is being coordinated by Grwp Cynefin housing association. This register provides specific information about intermediate housing needs across the whole of north Wales and it will be possible to break down the information by settlement to provide an accurate figure of intermediate housing need within settlements across the National Park.

Population and Household Projections

7.5 The national 2014 based household projections for the National Park were published in July 2017. These projections estimate that between 2014 and 2029 the population of the Park will decrease by 6% which is a total of 1730. During the same period the households in Snowdonia is projected to decrease by 240 (2%). The largest fall in the number of households in projected to be for two-person households with no children. In contrast, one person households were projected to increase by 10% resulting in a projected decrease in the average household size in Snowdonia from 2.1 in 2014 to 2.0 in 2029. The 2013 and 2014 based projections are regarded as being more accurate than the previous 2008 projections as some of the assumptions such as new household formation rates were recalibrated following new hard evidence from the 2011 census. A falling population and slower new household formation rates will reduce the need for more houses. It is estimated that the number of households is projected to stay the same until 2019 followed by a gradual decrease. After 2020 the annual dwelling requirement will decrease year on year from existing levels. Although these projections show a decrease in the number of households in Snowdonia and therefore a likely decrease in the number of dwellings required in Snowdonia it is important that the Eryri LDP continues to aim to achieve accessible and affordable housing to secure the long term viability of Snowdonia National Park’s rural communities.

Review of Section 106 Agreements

7.6 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 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 now 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 will continue working closely with developers to offer this to them should they request it. The Authority has also contacted a mortgage provider who was providing mortgages for affordable housing expressing disappointment at the removal of affordable housing product. The lack of availability of mortgage products for affordable housing is making the delivery of affordable housing more difficult. The mortgage provider did say that although they had removed all their products they are looking into reintroducing them.

Progress on Allocated sites

7.7 Attached as Appendix 3 is a schedule on the development progress of allocated housing sites in the LDP. As part of the work on housing land availability all owners or agents have been contacted and enquiries made on likely development in the next five years. Landowners have also been invited to discuss their development aspirations with the Authority which will provide comprehensive pre-application consultation and advice. As part of work on the revision of the LDP the Authority has contacted site owners and developers who have allocated sites in the adopted plan which are yet to come forward. It is important that site owner/developers provide sufficient evidence of intention to develop the site within next 5/10/15 years to ensure that sites will be delivered within the 15 year plan period.

Annexe Accommodation

7.8 To ensure that the annexe accommodation policy is not being used to avoid providing an affordable dwelling for local need, the Authority has prepared a Supplementary Planning Guidance note to ensure that the policy is only used for its intended purpose.

TAN 20 – Planning and the Welsh Language

7.9 The Welsh Government published revised TAN 20 in October 2017. The emphasis in the new document is to take into account the Welsh language whilst preparing the LDP and to include an assessment within the Sustainability Appraisal (SA). There is already a SA objective which refers to the Welsh Language and consideration was given to this when making revisions to the LDP. A language impact assessment was undertaken when preparing the ELDP which informed the strategy and the policies within the Plan. Only minor amendments were made to the existing Policy 18: The Welsh Language and the Social and Cultural Fabric of Communities as the policy reflects all the Welsh language considerations taken into account when preparing the Plan.
<table>
<thead>
<tr>
<th>Indicators</th>
<th>Policy Targets</th>
<th>Trigger Level</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing Land Supply</td>
<td>Maintain a 5 year housing land supply</td>
<td>Housing land supply falling below the 5 year requirement</td>
</tr>
</tbody>
</table>

The Authority must ensure sufficient land available to provide a 5 year supply of land for housing.

**Analysis 2012/2013:**
The 2012 HLA Study demonstrates that a total of 809 (+ 171 small sites) units have planning consent in April 2012 with 494 of these identified within the 5 year supply of land.

The 2012 Joint Housing Land Availability (JHLA) Study shows that based on the residual method Snowdonia National Park Authority had 9.3 years housing land supply. There is therefore no need to review the housing land supply.

**Analysis 2013/2014:**
The 2013 Joint Housing Land Availability (JHLA) Study demonstrates that based on the residual method Snowdonia National Park Authority had 9.5 years housing land supply.

A total of 735 (+ 162 small sites) units have planning consent in April 2013 with 482 of these identified within the 5 year supply of land.

There is therefore no need to review the housing land supply.

**Analysis 2014/2015:**
The 2014 HLA Study demonstrates that a total of 732 (+ 146 small sites) units have planning consent in April 2014 with 446 of these identified within the 5 year supply of land.

Based on the residual method Snowdonia National Park Authority had 8.3 years housing land supply.

There is therefore no need to review the housing land supply.

**Analysis 2015/2016:**
The 2015 HLA study demonstrates that a total of 703 (+121 small sites) units have planning consent in April 2015 with 374 of this identified within the 5 year supply of land.

Based on the residual method Snowdonia National Park Authority had 7.0 years housing land supply.

There is therefore no need to review the housing land supply.
**Analysis 2016/2017**
The 2016 HLA study demonstrates that a total of 704 (+112 small sites) units have planning consent in April 2016 with 318 identified within the 5 year supply of land.

Based on the residual method Snowdonia National Park Authority had 5.4 years housing land supply.

There is therefore no need to review the housing land supply

**Analysis 2017/2018**
The 2017 HLA study demonstrates that a total of 338 (+86 small sites) units have planning consent in April 2017 with 239 identified within the 5 year supply of land.

Based on the residual method Snowdonia National Park Authority had 3.6 years housing land supply.

**Analysis 2018/2019**
The 2018 HLA study (data period 1st April 2017 to 31st March 2018) demonstrates that a total of 331 (+78 small sites) units have planning consent in April 2018 with 212 identified within the 5 year supply of land.

Based on the residual method Snowdonia National Park Authority had 3 years housing land supply.

**2019 HLA Study**
The 2019 HLA study factors the allocations within the revised LDP 2016-2031 (adopted February 2019) along with the housing units permitted during this monitoring period. Based on the residual method Snowdonia National Park Authority has 5 years housing land supply within the revised LDP 2016-2031.

**Analysis 2007-2019:**
The following table provides a summary of previous land supply since the plan base date to provide a fuller picture of plan progress:

<table>
<thead>
<tr>
<th>Study Year</th>
<th>Number of years supply</th>
</tr>
</thead>
<tbody>
<tr>
<td>2008</td>
<td>6.3</td>
</tr>
<tr>
<td>2009</td>
<td>5.2</td>
</tr>
<tr>
<td>2010</td>
<td>5.7</td>
</tr>
<tr>
<td>2011</td>
<td>7.5</td>
</tr>
<tr>
<td>2012</td>
<td>9.3</td>
</tr>
<tr>
<td>2013</td>
<td>9.5</td>
</tr>
<tr>
<td>2014</td>
<td>8.3</td>
</tr>
<tr>
<td>2015</td>
<td>7.0</td>
</tr>
<tr>
<td>2016</td>
<td>5.4</td>
</tr>
<tr>
<td>2017</td>
<td>3.6</td>
</tr>
<tr>
<td>2018</td>
<td>3.0</td>
</tr>
<tr>
<td>2019</td>
<td>5.08</td>
</tr>
</tbody>
</table>
**Conclusion:**
Following the adoption of the revised ELDP 2016-2031, The 2019 Joint Housing Land Availability (JHLA) Study shows that based on the residual method Snowdonia National Park Authority had 5.0 years housing land supply. There is therefore no need to review the housing land supply.

**MF24**

<table>
<thead>
<tr>
<th>Indicators</th>
<th>Policy Targets</th>
<th>Trigger Level</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of consents granted and new houses completed annually</td>
<td>Total housing completions between 51 – 55 units per annum</td>
<td>+/- 20% for three consecutive years</td>
</tr>
<tr>
<td></td>
<td>2012-2015 = 153-165</td>
<td>2012 – 2015 below 122 or over 198</td>
</tr>
<tr>
<td></td>
<td>2016-2019 = 204-220</td>
<td>2016 – 2019 below 163 or over 264</td>
</tr>
</tbody>
</table>

**Granted permission**

**Analysis 2012/2013:**
During 2012-13, 42 residential dwellings were granted planning permission. Considering the downturn in the housing market nationally this figure points to some resilience in the local market.

**Analysis 2013/2014:**
50 residential dwellings were granted planning permission during 2013-14 which is comparable with the proposed target set out in the plan. There has also been good progress on the development programme of a large proportion of the sites allocated in the Eryri LDP (see appendix 3).

**Analysis 2014/2015:**
The number of units granted planning permission during 2014-15 was 28 which is low compared with previous years.

**2012-2015** Total units granted = 120 which is just below the Plan target.

**Analysis 2015/2016:**
The number of units granted planning permission during 2015-2016 was 31 which was low compared to previous years but higher than last year.

**Analysis 2016/2017:**
60 residential dwellings were granted permission during 2016-17 which is higher than the target set in the plan. Of these, 29 units were granted on the remainder of the site with extant planning permission in Fronallt, Dolgellau.

**Analysis 2017/2018:**
The number of units granted planning permission during 2017-2018 was 21 which was low compared to previous years.
Analysis 2018/2019:
The number of units granted planning permission during 2018-2019 was 40 which was an increase compared to previous years. Approval was granted for 11 affordable homes in Aberdyfi. 16 units were granted on a site on land at rear of Penrhwi, Ffestiniog.

Completions (excluding replacement dwellings)

Analysis 2012/2013:
The total number of completions for the period April 2012 to end of March 2013 was 57 units which is consistent with past completions and slightly higher than the target set out in the Plan.

Analysis 2013/2014:
The total number of completions for the period April 2013 to end of March 2014 was only 28 units which is considerably lower than past completions. This may reflect the difficult borrowing conditions for builders.

Analysis 2014/2015
58 units were completed during 2014-15 which is slightly higher than the target set in the Plan.

2012-15 total = 143 units which is within the plan target

Analysis 2015/2016
18 units were completed during 2015/2016 which is considerably lower than last year and may reflect the difficult borrowing conditions for builders.

Analysis 2016/2017:
The total number of completions for the period April 2016 to end of March 2017 was 20 units.

Analysis 2017/2018:
The total number of completions for the period April 2017 to end of March 2018 was 28 units.

Analysis 2018/2019:
The total number of completions for the period April 2018 to end of March 2019 was 17 units.

Analysis 2007/2019:
The number of dwellings completed since the plan base date totals 513 units that gives an average of 43 units per year. This is below the plan target and is due to a very small number of completions during the last few years.

Conclusion:
The number of new consents and completions tends to fluctuate from year to year. Some years the number of new units granted planning permission is low while completions are high and vice versa. It is therefore very difficult to determine any specific trends. The trigger level for the indicator is below 20% for 3 consecutive
years. Both completions and units granted planning permission have been below the trigger for 3 years Authority will need to continue to monitor closely in future reports to distinguish any future trends.

If we consider the number of units granted this year and the total number of completions since plan base date that gives an average of 43 units per year, it does suggest that overall the plan is on course.

The number of residential units granted planning permission and completed since adoption has been relatively good considering recent market conditions. However, in the last few years, there has been a dip in the number of housing completions with only 18 units completed in 2015/16, 20 units in 2016/17, 28 in 2017/18 and 17 in 2018/19 as demonstrated in the above table.

The reduction in housing completions may be due to a variety of factors. The decrease may in part be due to the difficult borrowing environment for small builders and self-build projects. There has also been a continuing gradual reduction of social housing grant towards affordable housing especially in Gwynedd due to Gwynedd Council prioritising individual extra care home projects in recent years rather than smaller affordable housing projects. Priority with Gwynedd is now re-focused on delivering affordable housing and the Authority continues to work closely with both housing authorities and housing associations to bring appropriate sites forward for development.

The trend of low completions recognised by the AMR was taken into account during the revision of the LDP for 2016-2031. Changes have been made to the housing policy which is hoped will 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 have been 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% provision. The inclusion of general market housing and affordable housing within service settlements and secondary settlements is 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 will also increase the overall completion rate and support small builders and the local economy within the context of a designated landscape setting.

The decrease in overall housing completions may also have been due to a number of open market dwellings being prevented from progressing at the pre-application stage with applicants realising early on that they will have to conform to the affordable housing for local needs requirement. The experience of the Authority’s planning officers suggests that developers were waiting to see what policies will be included in the revised Plan. The policy changes to address these issue of low completions in the revised LDP should result in more applications being submitted and more houses
being completed. It may take 2-3 years for the changes to impact upon completions and the Authority will need to continue to monitor numbers closely.

The development of smaller open market housing has been absent in the adopted LDP. Due to the localised nature of the housing market it is important that the LDP does not overly restrict on open market and the overall completion rate. The raised thresholds for affordable units in the ELDP 2016-2031 will stimulate some market housing for smaller sites to increase choice and overall completion rate as well as supporting small builders and the local economy.

<table>
<thead>
<tr>
<th>MF25</th>
<th>Indicators</th>
<th>Policy Targets</th>
<th>Trigger Level</th>
</tr>
</thead>
<tbody>
<tr>
<td>% of consents granted and new housing completed annually in each settlement tier</td>
<td>Local Service Centres (28%)</td>
<td>+/- 20% for three consecutive years</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Service Settlements (11%)</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Secondary Settlements (45%)</td>
<td>22-34%</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Smaller Settlements (6%)</td>
<td>9-13%</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Conversions (10%)</td>
<td>No more than 53%</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>No more than 7%</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>No more than 12%</td>
<td></td>
</tr>
</tbody>
</table>

**Granted Permission**

**Analysis 2012/2013:**
Of the 42 residential dwelling units granted planning permission, 12 units (29%) were located in Local Service Centres, 2 units (5%), were located in a Service Settlement, 18 units (43%) were located in a secondary settlement, 4 units (10%) were located in smaller settlements and 6 units (14%) were located in open countryside. Of the 4 units granted permission in smaller settlements, 3 units were change of use and a conversion and 1 unit was a replacement dwelling, no applications were received for new build units in smaller settlements. Of the 6 units granted permission in the open countryside, 4 were rural enterprise dwellings, 1 was change of use and the other was a conversion.

**Analysis 2013/2014:**
Of the 50 residential dwelling units granted planning permission, 7 units (14%) were located in Local Service Centres, 13 units (26%), were located in a Service Settlement, 21 units (42%) were located in a secondary settlement, 2 units (4%) were located in smaller settlements and 7 units (14%) were located in open countryside. The high % granted in the Local Service Centre was due to an affordable housing development on a windfall site in Harlech. Of the 7 units granted permission in the open countryside, 3 were rural enterprise dwellings, 2 were conversions into affordable dwellings, 1 was change of use to and affordable dwelling and the other was a replacement dwelling.
### Analysis 2014/2015:
Of the 28 residential dwelling units granted planning permission, No units were located in Local Service Centres, 9 units (32%), were located in a Service Settlement, 10 units (36%) were located in a secondary settlement, 1 unit (4%) were located in smaller settlements and 8 units (28%) were located in open countryside. The high % granted in the service settlements was due to windfall sites in Harlech and Betws y Coed (one was the conversion of former car showroom in Harlech into 5 flats with 3 of these being affordable and another was a conversion of the old surgery in Betws y Coed into 3 dwellings with one of these being affordable. Of the 8 units (28%) granted permission in the open countryside, 2 were rural enterprise dwellings, 3 were conversions into affordable dwellings, 1 was change of use to an affordable dwelling ,1 was an affordable house on an exception site and 1 resulted in open market housing with a commuted sum.

### Analysis 2015/2016:
Of the 31 residential dwellings granted planning permission there were 16 units (52%) in Local Service Centres, 0 units in service settlements, 12 units (39%) in secondary settlements, no units in smaller settlements and 4 units (13%) were located in open countryside. The high percentage granted within Local Service Centres were due to an allocated site coming forward for 12 affordable dwellings and 4 units (of which two were affordable) in Dolgellau. Of the 4 units granted in open countryside 2 were rural enterprise dwellings and 2 were conversions to open market housing with a commuted sum.

### Analysis 2016/2017:
Of the residential dwellings granted planning permission there were 31 units (52%) in Local Service Centres, 10 units (17%) in service settlements, 5 units (8%) in secondary settlements, 1 units (2%) in smaller settlements and 13 units (22%) were located in open countryside. The high percentage granted within Local Service Centres were due to 29 units granted permission on the remainder of the site with extant planning permission in Fronallt, Dolgellau. Of the 13 units in open countryside, 4 were rural enterprise dwellings, four were replacement dwellings, and the remaining 5 were conversions (four affordable local needs and one open market with a commuted sum payment).

### Analysis 2017/2018:
Of the residential dwellings granted planning permission there were 5 units (24%) in Local Service Centres, 3 units (14%) in Service settlements, 8 units (38%) in Secondary Settlements, 0 units in Smaller Settlements and 5 units (24%) were located in Open Countryside. Of the 5 applications permitted within the Open Countryside 1 was for a change of use from a holiday let to an affordable dwelling, and 4 were for conversions from agricultural buildings to dwellings and a rural enterprise dwelling.

### Analysis 2018/2019:
Of the residential dwellings granted planning permission, no units were located in Local Service Centres , 14 units (35%) in Service settlements, 21 units (53%) in Secondary Settlements, 0 units in Smaller Settlements and 5 units (13%) were located in Open Countryside. Of the 5 applications permitted within the Open Countryside, 1 was for a change of use from a holiday let to an affordable dwelling.
2 were for conversions from former schools to dwellings, 1 was for a conversion from an agricultural building to a dwelling and 1 was an outline permission for a rural enterprise dwelling.

### Completed (excludes replacement dwellings)

#### Analysis 2012/2013:
Of the 57 completed units in 2012-13, 33 units (58%) were built in local service centres, 2 units (4%) in service settlements, 13 units (23%) in secondary settlements, 1 units (2%) in smaller settlements and 8 units (14%) were in the open countryside. Of the 8 units completed in the open countryside, 4 were rural enterprise dwellings, two were the change of use of holiday accommodation to affordable dwellings, the other two were a conversion, and a new dwelling approved before the Eryri LDP was adopted.

#### Analysis 2013/2014:
Of the 28 completed units in 2013-14, 5 units (18%) were built in local service centres, 3 units (11%) in service settlements, 14 units (50%) in secondary settlements, 2 units (7%) in smaller settlements and 4 units (14%) were in the open countryside. Of the 4 units completed in the open countryside, 2 were conversions to affordable dwellings, 1 was a conversion to an open market dwelling and the other was a new build dwelling, both approved before the Eryri LDP was adopted.

#### Analysis 2014/2015:
Of the 58 units completed in 2014/15, 17 units (29%) were built in local service centres, 16 units (28%) in service settlements, 17 units (29%) in secondary settlements, no units built in smaller settlements and 8 units (14%) were in the open countryside. The 8 units completed in the open countryside were either conversions or new build rural enterprise dwellings.

#### Analysis 2015/2016:
Of the 18 units completed in 2015/2016, 1 unit (6%) were built in Local Service Centres, 4 units (22%) in service settlements, 5 units (27%) in secondary settlements, 3 units (16%) in smaller settlements and 5 units (27%) in open countryside.

#### Analysis 2016/2017:
Of the 20 units completed in 2016/2017 2 units (10%) were built in Local Service Centres, 3 units (15%) in service settlements, 12 units (60%) in secondary settlements and 3 units (15%) in open countryside.

#### Analysis 2017/2018:
Of the 28 units completed in 2017/2018 15 units (54%) were built in Local Service Centres, 2 units (7%) in Service Settlements, 5 units (18%) in Secondary Settlements and 5 units (18%) in open countryside. 4 units out of 5 that were completed in Open Countryside were conversions / changes of use from an agricultural building, a school, a church and a holiday let. The other site completed was for a rural enterprise dwelling in Llan Ffestiniog.
Analysis 2018/2019:

Of the 17 units completed in 2018/2019, three units were built in Local Service Centres (18%), 4 units (22%) were built in Service Settlements, 2 units (12%) were built in a Secondary Settlement and 6 units (35%) in open countryside. 4 units out of 6 that were completed in Open Countryside were conversions/changes of use from agricultural buildings, a former house school and the change of use of holiday let to a rural enterprise dwelling.

Conclusion:

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.

For instance, the target for applications granted consent in Service Settlements has been exceeded for three years. In this reporting year a permission for 11 affordable units by an RSL was a significant figure that raised the percentage significantly.

The % target for permissions in the open countryside has also been exceeded for the last three years; however all the permissions have been in accordance with the Spatial Development Strategy Policy C, national policy for Rural Enterprise dwellings and the policy for replacement dwellings. It is very difficult to anticipate the number of rural enterprise dwellings, conversions/change of use to affordable dwellings or the number of replacement dwellings coming forward annually.

The targets for completions in Local Service Settlelemts and Service Settlements have both been below and above the target for three years, demonstrating that when dealing with such low numbers of completions, the percentages can skew up or down significantly each year.

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<table>
<thead>
<tr>
<th>Indicators</th>
<th>Policy Targets</th>
<th>Trigger Level</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of affordable housing units granted planning permission per annum</td>
<td>26 affordable housing units to be granted planning permission per annum</td>
<td>+/- 30%</td>
</tr>
<tr>
<td>Analysis 2012/2013:</td>
<td>Out of the 42 new residential dwellings granted planning permission since adoption 23 (55%) of these have been affordable housing units. Of the 23 affordable housing units, 12 were new build housing by Cartrefi Conwy, 6 units were part of the 50%</td>
<td>+</td>
</tr>
</tbody>
</table>
affordable housing contribution on the Plas yn Dre Site in Bala, 4 units were change of use and 1 unit was provided through conversion. The affordable housing figures are considered to be relatively high considering the depressed housing market nationally, the difficult borrowing environment and the gradual reduction of social housing grant. However mortgage availability continues to be a problem and will need to improve in order to increase permissions for affordable housing. As previously mentioned, the Authority has taken positive actions in reviewing the Section 106 agreements, contacting landowners to discuss their development aspirations, working in partnership with both Gwynedd and Conwy rural housing enablers and Housing Associations to discuss opportunities to bring forward suitable sites. Of the remaining 19 permission, 15 units were open market dwellings and 4 units were rural enterprise dwellings. Of the 15 open market dwellings 4 units already had outline permission before the LDP was adopted, 6 units were part of the 50% open market contribution on the Plas yn Dre Site in Bala, 1 unit came forward as a result of non-viability (therefore resulted in open market housing with a commuted sum), 3 units were as a result of change of use of public house/dwelling to a residential dwelling and 1 unit was a replacement dwelling.

Analysis 2013/2014:
Out of the 50 residential dwellings granted planning permission in 2013-14, 28 (56%) of these have been affordable housing dwellings. This is above the target of 26 units set in the Eryri LDP. Of the 28 affordable housing units, 13 dwellings were a new build scheme by Grwp Cynefin in Harlech, 6 dwellings were new build within a housing development boundary and 1 new build within a smaller settlement, 4 change of use / conversions within housing development boundary, 3 change of use/conversions in open countryside and 1 change of use from annexe to an affordable dwelling.

Analysis 2014/2015:
Out of the 28 new residential dwellings granted planning permission 16 (57%) of these have been affordable housing units. Out of the 16 units, 10 units were conversions, 2 single new build units were granted on exception sites, 3 units were provided as part of a new build scheme on allocated land and 1 unit was a change of use.

Analysis 2015/2016:
Out of the 31 new residential dwellings granted planning permission 19 (61%) of these have been affordable housing units. Out of the 19 units, 12 were on a site allocated for affordable housing, 2 units were conversions, 4 were on an allocated site in Trefriw and 1 was a new build unit on an exception site.

Analysis 2016/2017:
18 new affordable residential dwellings have been granted planning permission during 2016-2017.

Analysis 2017/2018:
Out of the 21 new residential dwellings granted planning permission between April 2017 and March 2018, nine (43%) of these have been affordable housing units.
Analysis 2018/2019:
Out of the 40 new residential dwellings granted planning permission between April 2018 and March 2019, 22 (55%) of these have been affordable housing units. Of these, 5 units were granted on a site with extant planning permission for 14 units in land at rear of Penrhïw, Ffestiniog.

Analysis 2009–2019
The Authority does not have figures for the number of affordable housing units permitted since the plan base date of 2007, however 228 affordable housing units have been permitted between 2009 and 2018 that gives an average of 23 that is just under the target set out within the LDP.

Conclusion:
The average number of affordable units granted planning permission since 2009 (23 units) is just under the ambitious target of 26 set in the Eryri LDP.

MF27
<table>
<thead>
<tr>
<th>Indicators</th>
<th>Policy Targets</th>
<th>Trigger Level</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of affordable housing units completed per annum</td>
<td>26 affordable housing units to be completed per annum.</td>
<td>+/- 30% Below 18 units completed per annum for 3 consecutive years</td>
</tr>
</tbody>
</table>

Analysis 2012/2013:
The number of affordable units completed in 2012-13 was 37 units. Of the 37 completed units, 31 were new build, 3 were conversions and 3 were the change of use of an annexe / holiday accommodation to an affordable dwelling. 30 new build affordable housing units were completed on an allocated site in Bala.

Analysis 2013/2014:
The total number of affordable dwellings completed for the period April 2013 to end of March 2014 was 10 units (36% of the total completions for the same period). 10 units is below the ambitious target of 26 set in the Eryri LDP. The low number of affordable dwellings completed coincides with the low number of total completions (28 units) for the period 2013-2014. This may reflect the downturn in the market and the difficult borrowing conditions for builders.

Analysis 2014/2015:
The number of affordable units completed in 2014-15 was 27 units (47% of total completions). 13 new build units have been completed in Harlech, 3 new build units in Llanbedr and 4 in Bala. The remaining units were either conversions or change of use to affordable housing units.

Analysis 2015/2016:
The number of affordable units completed in 2015-2016 was 3 units (17% of the total completions). This is below the ambitious target of 26 set in the Eryri Local Development Plan and should be considered in context with the low number of completions for the same period. It could reflect difficult borrowing conditions.
Analysis 2016/17:
The number of affordable units completed in 2016-2017 was 9 units (45% of the total completions). This is below the ambitious target of 26 set in the Eryri Local Development Plan and should be considered in context with the low number of total completions (20) for the same period.

Analysis 2017/18:
The number of affordable units completed in 2017-2018 was 15 units (54% of the total completions). This is below the ambitious target of 26 set in the Eryri Local Development Plan and should be considered in context with the low number of total completions (28) for the same period.

Analysis 2018/19:
The number of affordable units completed in 2018-2019 was 6 units (35% of the total completions).

Conclusion:
Although the figure for affordable housing completions remains well below the Eryri LDP target, it should be seen in context of the low number of completions. The Authority took this into account when revising the Eryri LDP 2016-2031. The affordable housing thresholds for the relevant policy in the Eryri LDP 2016-31 have been revised and the Authority has included additional land to be released for affordable housing within the revised Plan.

<table>
<thead>
<tr>
<th>MF28</th>
<th>Indicators</th>
<th>Policy Targets</th>
<th>Trigger Level</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>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).</td>
<td>10 or more units per annum granted planning permission for three consecutive years.</td>
<td></td>
</tr>
<tr>
<td>Analysis 2012/2013:</td>
<td>1 open market dwelling unit came forward as a result of non-viability (conversion from a chapel to a dwelling), resulting in a commuted sum payment.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Analysis 2013/2014:</td>
<td>No market units have come forward as a result of non-viability during 2013-14.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Analysis 2014/2015:</td>
<td>Two open market units resulted in commuted sum payments.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Analysis 2015/2016:</td>
<td>Two open market units resulted in commuted sum payments.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Analysis 2016/2017:</td>
<td>One open market unit resulted in a commuted sum payment.</td>
<td></td>
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</tr>
</tbody>
</table>
Analysis 2017/2018:
Five open market units resulted in a commuted sum payment.

Analysis 2018/2019:
Three open market units resulted in a commuted sum payment.

MF29

<table>
<thead>
<tr>
<th>Indicators</th>
<th>Policy Targets</th>
<th>Trigger Level</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of affordable housing units granted planning permission per annum via windfalls.</td>
<td>10 units per annum</td>
<td>+/- 30% Below 7 units granted planning permission per annum for 3 consecutive years</td>
</tr>
</tbody>
</table>

Analysis 2012/2013:
13 units were granted planning permission on windfall sites in 2012-13.

Analysis 2013/2014:
24 affordable housing units granted planning permission on windfall sites within housing development boundaries.

Analysis 2014/2015:
6 affordable housing units granted planning permission on windfall sites within housing development boundaries.

Analysis 2015/2016:
No affordable housing units were granted planning permission on windfall sites within housing development boundaries.

Analysis 2016/2017:
5 affordable housing units were granted planning permission on windfall sites within housing development boundaries.

Analysis 2017/2018:
Five affordable housing units were granted planning permission on windfall sites within housing development boundaries.

Analysis 2018/2019:
Ten affordable housing units were granted planning permission on windfall sites within housing development boundaries. Of these, 5 units were granted on a site with extant planning permission for 14 units in land at rear of Penriw, Ffestiniog.

Conclusion:
The target has been met in 2018/19 after four consecutive years of being below the annual target. The low number of affordable housing units permitted on windfall sites was taken into account during the revision of the LDP for 2016-2031 to ensure windfall sites are viable and brought forward for development. The thresholds in the
revised Plan have been increased to assist sites coming forward; the percentage of provision affordable housing units for developments required has been reduced.

The thresholds for requiring affordable housing provision have been 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% provision. The inclusion of general market housing and affordable housing within service settlements and secondary settlements is 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 will also increase the overall completion rate and support small builders and the local economy within the context of a designated landscape setting.

<table>
<thead>
<tr>
<th>MF30</th>
<th>Indicators</th>
<th>Policy Targets</th>
<th>Trigger Level</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Number of affordable housing units completed per annum via windfalls.</td>
<td>10 units per annum</td>
<td>+/- 30% Below 7 units completed per annum for 3 consecutive years</td>
</tr>
</tbody>
</table>

**Analysis 2012/2013:**
No affordable units completed via windfalls.

**Analysis 2013/2014:**
2 affordable housing units completed on windfall sites.

**Analysis 2014/2015:**
18 affordable housing units completed on windfall sites

**Analysis 2015/2016:**
No affordable units completed via windfalls.

**Analysis 2016/2017:**
7 affordable housing units completed on windfall sites

**Analysis 2017/2018:**
2 affordable housing units completed on windfall sites.

**Analysis 2018/2019:**
8 affordable housing units completed on windfall sites

**Conclusion:**
This is the fourth consecutive year that the figure is below the annual target. While this number is below the target set for affordable units on windfall sites, the number of completions as a whole was low this year. The Authority will continue to monitor in future reports to distinguish trends.
The low number of affordable housing units permitted on windfall sites was taken into account during the revision of the LDP for 2016-2031 to ensure that windfall sites are viable and brought forward for development. The thresholds in the revised Plan have been increased to assist sites coming forward; the percentage of provision affordable housing units for developments required has been reduced. This may bring forwards more developments that will provide an element of affordable housing.

### MF31

<table>
<thead>
<tr>
<th>Indicators</th>
<th>Policy Targets</th>
<th>Trigger Level</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of affordable housing units granted planning permission per annum via conversions.</td>
<td>3 units per annum</td>
<td>+/- 30%</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Below 2 units granted planning permission per annum for 3 consecutive years</td>
</tr>
</tbody>
</table>

#### Analysis

- **Analysis 2012/2013:** 1 affordable housing unit has been granted planning permission via conversions.
- **Analysis 2013/2014:** 7 affordable units have been granted planning permission via conversions.
- **Analysis 2014/2015:** 10 affordable units have been granted planning permission via conversions.
- **Analysis 2015/2016:** 2 affordable units have been granted planning permission via conversions.
- **Analysis 2016/2017:** 7 affordable housing units have been granted planning permission via conversions.
- **Analysis 2017/2018:** 5 affordable housing units have been granted planning permission via conversions.
- **Analysis 2018/2019:** 2 affordable housing units have been granted planning permission via conversions.

**Conclusion**
The figure for the period 2018-19 falls below the target.
<table>
<thead>
<tr>
<th>Indicators</th>
<th>Policy Targets</th>
<th>Trigger Level</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of affordable housing units completed per annum via conversions.</td>
<td>3 units per annum</td>
<td>+/- 30%</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Below 2 units completed per annum for 3 consecutive years</td>
</tr>
<tr>
<td>Analysis 2012/2013:</td>
<td>3 units completed via conversions</td>
<td>+</td>
</tr>
<tr>
<td>Analysis 2013/2014:</td>
<td>3 affordable housing units completed via conversions</td>
<td>+</td>
</tr>
<tr>
<td>Analysis 2014/2015:</td>
<td>6 affordable housing units completed via conversions</td>
<td>+</td>
</tr>
<tr>
<td>Analysis 2015/2016:</td>
<td>1 affordable unit was completed via conversions</td>
<td>+/-</td>
</tr>
<tr>
<td>Analysis 2016/2017:</td>
<td>3 affordable units completed via conversions</td>
<td>+</td>
</tr>
<tr>
<td><strong>Conclusion:</strong></td>
<td></td>
<td>The figure for 2016/2017 is the same as the target set. The Authority will continue to monitor future reports to distinguish trends.</td>
</tr>
<tr>
<td>Analysis 2017/2018:</td>
<td>1 affordable unit was completed via conversions</td>
<td>+/-</td>
</tr>
<tr>
<td>Analysis 2018/2019:</td>
<td>1 affordable unit was completed via conversions</td>
<td>+/-</td>
</tr>
<tr>
<td><strong>Conclusion:</strong></td>
<td></td>
<td>The figure for 2018/2019 is below the target set. The Authority will continue to monitor future reports to distinguish trends.</td>
</tr>
<tr>
<td>Indicators</td>
<td>Policy Targets</td>
<td>Trigger Level</td>
</tr>
<tr>
<td>------------------------------------------------</td>
<td>-----------------------------------------------------</td>
<td>---------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Monitor uptake of affordable housing in smaller settlements</td>
<td>2 per settlement over the life of the Plan</td>
<td>Take up of 2 units per settlement. Take up of more than two units per settlement relating to need. No take up after 4 years in any individual settlement.</td>
</tr>
<tr>
<td><strong>Analysis 2012/2013:</strong></td>
<td></td>
<td>1 affordable unit granted permission through change of use of a public house to a flat in Capeleulo.</td>
</tr>
<tr>
<td><strong>Analysis 2013/2014:</strong></td>
<td></td>
<td>1 new build affordable house granted planning permission in Penmorfa.</td>
</tr>
<tr>
<td><strong>Analysis 2014/15</strong></td>
<td></td>
<td>1 affordable units granted permission through conversion of disused school into dwelling house in Croesor.</td>
</tr>
<tr>
<td><strong>Analysis 2015/2016</strong></td>
<td></td>
<td>There have been no permissions for dwellings within smaller settlements.</td>
</tr>
<tr>
<td><strong>Analysis 2016/2017</strong></td>
<td></td>
<td>There has been no uptake of affordable dwellings within smaller settlements.</td>
</tr>
<tr>
<td><strong>Analysis 2017/2018</strong></td>
<td></td>
<td>There has been no uptake of affordable dwellings within smaller settlements.</td>
</tr>
<tr>
<td><strong>Analysis 2018/2019:</strong></td>
<td></td>
<td>There has been no uptake of affordable dwellings within smaller settlements.</td>
</tr>
</tbody>
</table>

**Conclusion:**

The Authority has not received many planning applications for new build residential unit in smaller settlements, therefore it is very difficult to come to a conclusion on this indicator. The lack of planning applications received for new build developments within smaller settlements may be due to the inability of people to borrow to build new affordable houses, current low demand for new housing within smaller settlements and that the number of people eligible for affordable local need housing in smaller settlements may be low.

Following the adoption of the revised ELDP 2016-31, further sites have been allocated within smaller settlements in order to encourage more developments coming forward.
### MF34

<table>
<thead>
<tr>
<th>Indicators</th>
<th>Policy Targets</th>
<th>Trigger Level</th>
</tr>
</thead>
<tbody>
<tr>
<td>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.</td>
<td>1 scheme completed every 4 years</td>
<td>Less than 1 scheme completed every 4 years.</td>
</tr>
<tr>
<td><strong>Analysis 2012/2013:</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>No affordable housing units have been permitted on exception sites, however, 1 affordable housing unit has been completed on an exception site in 2012-13.</td>
<td>+</td>
<td></td>
</tr>
<tr>
<td><strong>Analysis 2013/2014:</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>No affordable housing units permitted or completed on exception sites.</td>
<td>+</td>
<td></td>
</tr>
<tr>
<td><strong>Analysis 2014/2015:</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2 single affordable housing units were permitted on exception sites.</td>
<td>+</td>
<td></td>
</tr>
<tr>
<td><strong>Analysis 2015/2016:</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>There has been one permission and one completion on exception sites within the last year.</td>
<td>+</td>
<td></td>
</tr>
<tr>
<td><strong>Analysis 2016/2017:</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>8 units have been given planning permission on exception sites during 2016/2017.</td>
<td>+</td>
<td></td>
</tr>
<tr>
<td><strong>Analysis 2017/2018:</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2 affordable units were given planning permission and 0 were completed on exception sites during 2017/2018.</td>
<td>+</td>
<td></td>
</tr>
<tr>
<td><strong>Analysis 2018/2019:</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>No affordable housing units permitted or completed on exception sites.</td>
<td>+</td>
<td></td>
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</tbody>
</table>

**Conclusion**
Affordable housing schemes on exception sites have been permitted and units completed in the last 4 years therefore target has been met.

### MF35

<table>
<thead>
<tr>
<th>Indicators</th>
<th>Policy Targets</th>
<th>Trigger Level</th>
</tr>
</thead>
<tbody>
<tr>
<td>Monitor the size of sites coming forward and the number of units proposed on each site.</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Analysis 2012/2013:</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Out of the 17 planning permissions granted for residential dwellings, 13 of those planning permissions were for single units, 1 of the permissions was for 2 units, 1 permission for 3 units, and 2 permissions granted for 12 units.</td>
<td>+</td>
<td></td>
</tr>
</tbody>
</table>
Analysis 2013/2014:
Out of 23 planning permissions granted for residential dwellings, 17 permissions were for single units, 2 permissions for a site of 2 units, 2 permissions for a site of 3 units, 1 permission granted for a site of 10 units and 1 granted for a site of 13 units.

Analysis 2014/2015:
Out of the 16 planning permissions granted for residential dwellings, 13 of those were for single units, 1 permission granted for a site of 3 units, one for a site of 5 units and another for a site of 7 units.

Analysis 2015/2016:
Of the 31 planning permissions granted for residential dwellings 7 were for single plots, 4 units are as a result of a conversion and 12 units on an allocated site for affordable housing and 8 units are on a site which is for 50% affordable housing and 50% open market housing.

Analysis 2016/2017:
Of the 25 planning permissions granted for residential dwellings six applications were for single new build units, seven applications for single conversions, one application for a two unit conversion and two applications for a single unit change of use. Six applications were received for single replacement dwellings. Two applications were received for 4 units each in Harlech and one application received for 29 units on the remainder of the site with extant planning permission in Dolgellau.

Conclusion:
Again a very high proportion of permissions within the National Park continue to be on single plots.

Analysis 2017/2018
Of the 17 planning permissions granted for residential dwellings eight applications were for single new build units, seven applications for single conversions, one application for a four unit conversion and erection of two new build dwellings, and one application for a single unit change of use.

Conclusion:
Again a very high proportion of permissions within the National Park continue to be on single plots. The size and type of sites coming forward have been taken into consideration when revising the Eryri LDP.

Analysis 2018/2019
Of the 40 planning permissions granted for residential dwellings two applications were for single new build units, eight applications for single conversions, 1 permission granted for a site of 3 units, one for a site of 11 units and another for a site of 16 units on a site with extant planning permission for 14 in Ffestiniog.

Conclusion:
There has been a reduction in permissions granted for single plots. Policy changes in the revised Eryri LDP 2016-31 to increase thresholds where affordable units are required may lead to more single plots being brought forward in the future; this will need to be monitored closely. It may be that developers were waiting for the change in policy to be implemented and were holding potential proposal back.
## Indicators

<table>
<thead>
<tr>
<th>Indicators</th>
<th>Policy Targets</th>
<th>Trigger Level</th>
</tr>
</thead>
<tbody>
<tr>
<td>Monitor the affordable housing targets and thresholds of sites coming forward.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Analysis 2012/2013:

All the units that had an affordable housing requirement have met the affordable housing target (apart from one conversion (from a chapel to a dwelling). A windfall site of 12 units in Bala has met the target of 50% affordable housing on site. The publicly owned allocated site in Penmachno has been granted permission for 100% affordable housing and will be delivered by Cartrefi Conwy (with Social Housing Grant).

### Analysis 2013/2014:

All the units that had an affordable housing requirement have met the affordable housing target.

### Analysis 2014/2015:

Most of the units that had an affordable housing requirement have met the affordable housing target. The conversion of surgery in Betws y Coed into 3 dwellings resulted in only 1 affordable unit due to viability issues and permission was granted for three affordable units out of 7 units on the allocated site at Capel Horeb, Dyffryn Ardudwy.

### Analysis 2015/2016:

All of the units that have had an affordable housing requirement have met the affordable housing target. 12 affordable units have been granted permission on an allocated site in Dolgellau, 4 units (out of 8) are affordable on a 50% affordable 50% open market allocated site in Trefriw and the one unit on an exception site was also an affordable dwelling.

### Analysis 2016/2017:

All the units which had an affordable housing requirement have met the affordable housing target

### Analysis 2017/2018:

All the units which had an affordable housing requirement have met the affordable housing target

### Conclusion:

The targets are being achieved

### Analysis 2018-2019

All the units which had an affordable housing requirement have met the affordable housing target of the Eryri LDP.

### Conclusion:

The targets are being achieved
**MF37**

<table>
<thead>
<tr>
<th>Indicators</th>
<th>Policy Targets</th>
<th>Trigger Level</th>
</tr>
</thead>
<tbody>
<tr>
<td>Complete the LHMA to assess whether Gypsy and traveller accommodation is required in the area.</td>
<td>Identify whether a permanent or transit traveller site is required within the National Park.</td>
<td>Complete the assessment of the need for a permanent or transit site by (2012).</td>
</tr>
<tr>
<td>If need is identified consider suitable sites resulting from the Gwynedd Site Study.</td>
<td>Site Assessment, ongoing monitoring and review.</td>
<td>Failure to meet an identified need.</td>
</tr>
</tbody>
</table>

**Analysis:**

The Authority has worked in collaboration with Gwynedd and Anglesey Councils on a ‘Call for potential sites’ to consider sites for the Joint Gwynedd and Anglesey Local Development Plan and to inform the review of the Eryri Local Development Plan. The Call for Sites period ran for six weeks, between 4 December 2013 and 17 January 2014. None of the sites submitted were acceptable in planning terms and were not located close to routes usually taken by Gypsies and Travellers.

Local authorities have a duty to undertake gypsy and traveller accommodation assessments (GTAAs) under the Housing (Wales) Act 2014. Gwynedd and Conwy local housing authorities have completed their Gypsy and Traveller Accommodation Needs Assessments at local authority level early in 2016. The GTAA’s for the Gwynedd and Conwy areas have been submitted to the Welsh Government and it was found that there was no need within the National Park for a residential site or a transit/temporary stopping site for gypsy and travellers. The Authority will continue to be part of the project steering group to ensure that ongoing monitoring will be maintained and to identify whether further residential or temporary stopping places should be delivered to meet any further identified need. The Authority will continue to use the Eryri LDP criteria based policy to judge proposals to meet future or unexpected demand.

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**MF38**

<table>
<thead>
<tr>
<th>Indicators</th>
<th>Policy Targets</th>
<th>Trigger Level</th>
</tr>
</thead>
<tbody>
<tr>
<td>Monitor affordable housing need figure identified through the LHMA and other appropriate local housing needs surveys</td>
<td></td>
<td></td>
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</tbody>
</table>

**Analysis:**

Local Housing Authorities are responsible for producing and updating LHMA in partnership with planning authorities and other stakeholders.

Local Housing Authorities are responsible for producing and updating Local Housing Market Assessment (LHMA) in partnership with planning authorities and other stakeholders. Conwy’s LHMA Study (2018-2022) identifies a total of 1155 additional affordable homes over the period 2018-2022 (231 units per year) for the whole of Conwy County. On a pro rata split of 4% for the part of Conwy area within the
National Park boundary this equates to a total of 46 units over the 5 year period (2017- 2022), an annual need of 9 units for the area of Conwy which falls within the National Park

Gwynedd Council have updated their LHMA for the period (2018-2023). Gwynedd LHMA (2018-2023) has identified an annual housing need figure of 707 for the Gwynedd area. Using a pro rata split of 19% for the part of Gwynedd area within the National Park boundary, gives an annual need of 134 and a total of 670 units over the 5 year LHMA period.

The Authority will continue to work closely with Gwynedd and Conwy and use the findings of the LHMA to help inform the type of dwellings required in terms of size and tenure mix.

Since adoption, the Rural Housing Enablers (RHEs) has undertaken a local housing needs survey in Brithdir and Llanfachreth, Pennal, Llanfrothen, Llanuwchllyn, Dolwyddelan, Capel Curig and Bro Machno Community Council.

<table>
<thead>
<tr>
<th>MF39</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Indicators</strong></td>
</tr>
<tr>
<td>Monitor progress of Gwynedd Low Cost Homeownership register. Register should be regularly updated and information to be disaggregated to National Park area and to Community Council areas to assist the monitoring process.</td>
</tr>
</tbody>
</table>

**Analysis:**

The Local Authorities of North Wales and housing associations have set up a joint intermediate housing register which is coordinated by Gnwp 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. Prior to this, information was provided through First Steps (for Conwy Council area) and Tai Teg (which operated across Gwynedd and Ynys Mon). These are the figures that have been used in previous Annual Monitoring Reports. The joint intermediate housing register provides more detailed information and also an opportunity to match people with housing coming forward in the Authority area. The North Wales intermediate housing register launched in early summer 2018.
**MF40**

<table>
<thead>
<tr>
<th>Indicators</th>
<th>Policy Targets</th>
<th>Trigger Level</th>
</tr>
</thead>
<tbody>
<tr>
<td>Produce a practical note on affordable housing based on amending the existing SPG on Affordable Housing. Include information regarding viable small scale and self-build affordable dwellings.</td>
<td>By 2012</td>
<td>Failure to deliver</td>
</tr>
</tbody>
</table>

**Analysis:**
The revised SPG on Affordable Housing was adopted in September 2011. 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 Authority are in the process of updating the Affordable Housing SPG following the completion of the Eryri LDP short form review.

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**MF41**

<table>
<thead>
<tr>
<th>Indicators</th>
<th>Policy Targets</th>
<th>Trigger Level</th>
</tr>
</thead>
<tbody>
<tr>
<td>The number of applications approved for the removal of an agricultural or holiday accommodation occupancy condition</td>
<td>Substitution for a condition restricting occupancy to affordable housing</td>
<td>Less than 30% of all approvals to remove agricultural or holiday accommodation conditions</td>
</tr>
</tbody>
</table>

**Analysis 2012/2013:**
Two applications have been approved to remove a holiday accommodation occupancy restriction and substitute it for an affordable housing Section 106 agreement in line with policy.

**Analysis 2013/2014:**
One application has been approved to remove a holiday occupancy restriction and substitute it for an affordable housing section 106 agreement.

**Analysis 2014/2015:**
1 unit resulted in open market housing with a commuted sum.

**Analysis 2015/2016:**
There was one application for the removal of a holiday occupancy condition which resulted in it becoming an open market dwelling however as it was considered too large to be an affordable house however a further dwelling on the site was secured as an affordable dwelling by a s106 agreement.

**Analysis 2016/2017:**
No applications approved for the removal of an agricultural or holiday accommodation occupancy condition.

**Analysis 2017/2018:**
No applications approved for the removal of an agricultural or holiday accommodation occupancy condition.
**Analysis 2018/2019:**
No applications approved for the removal of an agricultural or holiday accommodation occupancy condition.

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**MF42**

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<tr>
<th>Indicators</th>
<th>Policy Targets</th>
<th>Trigger Level</th>
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<tbody>
<tr>
<td>Number of new or improved community facilities in Local Service Centres, Secondary Settlements and Smaller Settlements</td>
<td>An increase in the number of new or improved community facilities</td>
<td>Failure to deliver</td>
</tr>
</tbody>
</table>

**Analysis 2012/2013:**
Four applications were granted for new or improved community facility, one was for the upgrade of a playground in Bala, one was a golf-teaching studio in Harlech and the other two were the refurbishment and extension to and existing primary school in Llanuwchllyn and the construction of a new primary school in Llanegryn.

**Analysis 2013/2014:**
During 2013-14, seven applications were granted for new or improved community facilities. An application at Clwb Rygbi Bala comprised an extension and alterations to the existing pavilion building to provide a kitchen/canteen area to provide after match meals and refreshments for the Youth Section Teams, external viewing gallery and external storage facilities. Another application from partneriaeth Dolgellau cyf granted to create open green space and heritage area in Dolgellau. An application to refurbish and extend former Harlech castle hotel to create a new visitor centre, erection of new café and new bridge to access the castle was granted as well an improvement to Aberdyfi visitor centre. An accessible ramp for people with disabilities to enjoy water activities at Plas y Brenin has also been approved. The playing field at Penmorfa has been re-established as well as creating a community garden. Permission has also been granted to replace Llanbedr Community hall and replace with a new, purpose built hall of improved design and functionality.

**Analysis 2014/2015:**
Applications were granted during 2014/15 for a range of community facilities including the change of use of former drill hall to a family centre in Dolgellau, the demolition of existing memorial hall and erection of new community hall at Ysbyty Ifan and the change of use of school to community resource, incorporating café, craft section, sports courts and a community garden at Llwyngwril as well as the change of use from agricultural land to playing field and parking area at Talsarnau.

**Analysis 2015/2016:**
Applications were granted during 2015-2016 for a range of community facilities and improvements to existing community facilities. A number of applications were approved for improvements and extensions to existing school buildings. There was also the conversion of a Church in Llanuwchllyn for the use of a hostel and a multi-functional community heritage learning centre.
Analysis 2016/2017:
Between 2016 and 2017, there were 11 applications approved for new or improved community facilities in Local Service Centres, Secondary Settlements and Smaller Settlements. The majority involved the conversion/ replacement/ renovation of facilities that existed already. As an example, one application was to level out a football field in Penmachno, build two sheds, a poly tunnel, and change the use of the land to establish community allotments, with a garden and orchard. Another application was to convert a former school in Aberdyfi to a community multi use facility, with a day care centre, holiday let accommodation, 2 new small business pods and installation of 40 solar panels (10kw) on the roof. Other applications were requests to set up statues e.g. in Harlech.

Analysis 2017/2018:
Between 2017 and 2018, there were 5 applications approved for new or improved community facilities in Local Service Centres, Secondary Settlements and Smaller Settlements. The majority of these applications involved the replacement / renovation of existing facilities such as a payphone and ATM, ramps, stairs, decking. Also in Dolgellau, applications were approved for the construction of cricket training nets, and the change of use of ground floor offices to a dental clinic.

Analysis 2018/2019:
Between 2018 and 2019, 5 applications were approved for new or improved community facilities in Local Service Centres and Secondary Settlements. These applications include the change of use of a law court to a dental surgery in Dolgellau, a construction of a lychgate on site of existing gated access to churchyard to house World War I Memorial Tablet, extensions to two cemeteries, and an erection of supporters control barrier on either side of the rugby field and creation of footway behind.

MF43

<table>
<thead>
<tr>
<th>Indicators</th>
<th>Policy Targets</th>
<th>Trigger Level</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of community facilities lost through change of use</td>
<td>No loss of viable facilities</td>
<td>Failure to deliver</td>
</tr>
</tbody>
</table>

Analysis 2012/2013:
Two applications for the change of use of public house to residential dwellings have been approved, one in Capeleulo and one in Dolgarrog. The Authority requested the following information before determining the applications:
- Community and Linguistic Statement.
- Community Council views.
- Evidence that it’s been advertised on the market as a business use only.
- Evidence of financial viability of business.
Both settlements had other public house / restaurant providing similar community facilities.

Analysis 2013/2014:
No permissions resulted in the loss of community facilities through change of use.
### Analysis 2014/2015:
One application for the change of use of shop and a residential unit to one residential unit was approved in Garndolbenmaen.

### Analysis 2015/2016:
There was one application for the change of use from a shop to a dwelling and another from a shop and dwelling to just a shop. These were vacant shops. There was also the change of use of an outdoor activity centre to a dwelling which had not been used for some time.

### Analysis 2016/2017:
An application was permitted to convert the former village post office and dwelling in Talsarnau into two dwellings. The shop had been vacant for a number of years without any interest in continuing the shop as a business. The additional dwelling will be subject to S.106 agreement to secure the affordability of the dwelling for occupancy by those in need of housing and satisfying the local person’s criteria.

Permission has also been granted to partly demolish former Women’s Institute building in Talybont which had ceased to be used as a community facility for a number of years and erect a dwelling which is subject to an affordable local needs obligation.

### Analysis 2017/2018:
There was one application for the change of use of ground floor bank to a restaurant including new frontage and a single storey extension, with the conversion of an existing flat on the 1st and 2nd floors to 4 flats and construction of one pair of semi-detached dwellings. The bank was the former Natwest Bank in Bala that had been vacant for a while; therefore, the change of use hopefully will promote viability within the settlement. Also, three of the four flats granted are affordable to secure the affordability for occupancy by those in need of housing and satisfying the local person’s criteria.

Permission has also been given to the change of use of Amenity Centre near Coleg Harlech and audio visual suite to a 9 bedroomed hotel with associated car parking for 12 vehicles. This building has also been vacant for a while, therefore the change of use will hopefully promote viability within the settlement.

### Analysis 2018/2019:
One application for the change of use of a vacant shop/café to one residential unit was approved in Trawsfynydd. Another application for the change of use of a vacant chapel to a shop was approved in Bala.
<table>
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<tr>
<th>Indicators</th>
<th>Policy Targets</th>
<th>Trigger Level</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of Community &amp; Linguistic Statements submitted</td>
<td>No significant harm to the character and language balance of a community</td>
<td>1 harmful scheme for 3 consecutive years or 3 harmful developments in 1 year</td>
</tr>
<tr>
<td>Number of Community &amp; Linguistic Impact Assessments submitted</td>
<td></td>
<td></td>
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</table>

**Analysis 2012/2013:**
Five Community & Linguistic Statements have been submitted in 2012-13. Two applications related to the loss of a public house, one was the erection of a new primary school, and two applications were related to tourism proposals. The Authority concluded that none of the developments would cause significant harm to the character and language balance of a community.

**Analysis 2013/2014:**
No community and linguistic statement or full impact assessments submitted.

**Analysis 2014/2015:**
One community and linguistic statement submitted relating to the extension of an existing Caravan Park.

**Analysis 2015/2016:**
No community and linguistic statement or full impact assessments submitted.

**Analysis 2016/2017**
One community and linguistic statement submitted relating to the extension of existing Caravan Park.

**Analysis 2017/2018:**
No community and linguistic statement or full impact assessments submitted.

**Analysis 2018/2019**
One community and linguistic statement submitted relating to a mixed use development comprising of a hotel, spa facility, 3 commercial units at Betws y Coed. The statement confirmed the provision of bilingual signs and the retention of traditional Welsh names would promote the use of the Welsh language and engender a sense of place.
**MF45**

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<thead>
<tr>
<th>Indicators</th>
<th>Policy Targets</th>
<th>Trigger Level</th>
</tr>
</thead>
<tbody>
<tr>
<td>Monitor the effectiveness of the Community and linguistic statement and the Community &amp; Linguistic Impact Assessments</td>
<td>Number produced in compliance with policy. Assess effectiveness.</td>
<td></td>
</tr>
</tbody>
</table>

**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.

**MF46**

<table>
<thead>
<tr>
<th>Indicators</th>
<th>Policy Targets</th>
<th>Trigger Level</th>
</tr>
</thead>
<tbody>
<tr>
<td>Encouraging Welsh or bilingual signage</td>
<td>An increase in Welsh or bilingual signage</td>
<td></td>
</tr>
</tbody>
</table>

**Analysis:**
Where appropriate applicants have been encouraged to produce bilingual signage and this has proved successful in more than one instance. The pamphlet ‘Using the Welsh language in your new development or business in the North West of Wales’ is also made available.

**Analysis 2016/2017:**
When appropriate, applicants have been encouraged to produce bilingual signs and this has been successful on more than one occasion. The pamphlet ‘Using the Welsh language in your new development or business in the North West of Wales’ is also made available.

Welsh or bilingual signage has been successful with the majority of applications between 2016 and 2017, such the Co-op in the Bala informing ‘Maes Parcio yn y cefn – Car Park at rear. This is also the same for the Spar in Dolgellau. Another example of the usage of bilingual signs between 2016 and 2017 is the HSBC bank in Dolgellau.

**Analysis 2017/2018:**
When appropriate, applicants have been encouraged to produce bilingual signs and this has been successful on more than one occasion. During this Annual Monitoring period, out of three applications regarding signage, two applications were granted for bilingual signage. These were for the Principality building and the HSBC building within the Local Service Centre of Bala.
Analysis 2018/2019:
When appropriate, applicants have been encouraged to produce bilingual signs and this has been successful on more than one occasion. During this Annual Monitoring period, out of five applications regarding signage, three applications were granted for bilingual signage. These were for the Dolgellau Rugby Club and Y Sospan Restaurant, both within the Local Service Centre of Dolgellau, and for an interpretation board for a hydro-electric scheme at Abergwyngregyn.

<table>
<thead>
<tr>
<th>Indicators</th>
<th>Policy Targets</th>
<th>Trigger Level</th>
</tr>
</thead>
<tbody>
<tr>
<td>Encouraging the use of Welsh place names for new developments</td>
<td>An increase in Welsh place names for new developments</td>
<td>+</td>
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</table>

**Analysis:**
The Authority continues to send out a booklet ‘Life in a Welsh Community’ to applicants and the pamphlet ‘Using the Welsh language in your new development or business in the North West of Wales’ is also made available.

**MF48**

<table>
<thead>
<tr>
<th>Indicators</th>
<th>Policy Targets</th>
<th>Trigger Level</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of planning obligations secured on larger development</td>
<td>All large development</td>
<td>Failure to secure obligations where necessary on 2 or more sites in 3 years</td>
</tr>
</tbody>
</table>

**Analysis 2012/2013:**
No large scale development requiring a planning obligation submitted in 2012-13.

**Analysis 2013-14:**
No large scale development requiring a planning obligation submitted

**Analysis 2015/2015:**
No large scale development requiring a planning obligation submitted

**Analysis 2015/2016:**
No large scale development requiring a planning obligation submitted.

**Analysis 2016/2017:**
No large scale development requiring a planning obligation submitted

**Analysis 2017/2018:**
No large scale development requiring a planning obligation submitted
### Analysis 2018/2019:
No large scale development requiring a planning obligation submitted

#### MF49

<table>
<thead>
<tr>
<th>Indicators</th>
<th>Policy Targets</th>
<th>Trigger Level</th>
</tr>
</thead>
<tbody>
<tr>
<td>Preparation and adoption of SPG on Planning Obligations</td>
<td>By 2012</td>
<td>Failure to deliver</td>
</tr>
</tbody>
</table>

#### Analysis:

SPG has been adopted.

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Eryri Local Development Plan: Annual Monitoring Report, October 2019
Snowdonia National Park Authority

83
Changes presented in the adopted LDP 2016-2031 following the Short Form Revision Process

7.10 The Authority did not consider there was a need for significant changes to the existing plan. Rolling forward the time period for the Plan required the identification of additional land for housing in line with the existing spatial strategy. The Authority has worked closely with Town and Community Councils, Rural Housing Enablers, Housing Associations and landowners to identify any opportunities for development.

7.11 While the projections have shown a likely decrease in the number of dwellings required in Snowdonia it is important that the Eryri LDP continues to aim to achieve accessible and affordable housing to secure the long term viability of Snowdonia National Park’s rural communities. In deciding on the housing requirement in the revised Eryri LDP consideration was given to the latest household projections, along with the capacity of the area to accommodate more housing, the latest Local Housing Market Assessment, together with other key issues such as what the plan is seeking to achieve, links between homes and jobs, the need for affordable housing, Welsh language considerations and plan deliverability.

7.12 The trend of low completions recognised by the AMR was taken into account during the revision of the LDP 2016-2031. Changes have been made to the housing policy which is hoped will increase housing completions. Strategic Policy G: Housing has included new housing allocations in sustainable locations to meet local needs over the Plan period and greater choice and flexibility of sites has been included to ensure a sustained delivery of new housing.

7.13 A new policy for affordable housing has been included in the ELDP 2016-2031 (Development Policy 30: Affordable Housing). The inclusion of general market housing and affordable housing within service settlements and secondary settlements is 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 will also increase the overall completion rate and support small builders and the local economy within the context of a designated landscape setting.

7.14 Splitting the Policy into two ensures that the key elements are included within appropriate policies in a coherent manner. The large windfall sites contribution has been included in the overall housing provision. The affordable housing target has been included in the Affordable housing policy along with additional text to ensure that should a need be identified within a smaller settlement for more than 2 additional dwellings over the plan period this can be considered as included in the existing plan.

7.15 The Authority continues to be part of the project steering group for GTAA’s to ensure that ongoing monitoring is maintained and to identify whether further residential or temporary stopping places should be delivered to meet any further identified need.

7.16 The Authority did not consider that there was a need for significant changes to the existing plan. Having assessed the existing housing supply and distribution the existing LDP strategy was considered to continue to be appropriate, realistic and deliverable. It was therefore concluded that the spatial distribution of housing would remain largely unchanged. As part of the LDP revision, the Authority has considered all the evidence and
have a clear understanding of all the factors influencing housing requirement in the area, including recent household projections, local housing market assessments, Welsh language consideration and the deliverability of the plan.

Case Studies

Land at former Primary School, Aberdyfi

Aberdyfi is designated as a Service Settlement for the purposes of the Eryri Local Development Plan. Strategic Policy G seeks 100% affordable housing to meet local need on all new build on unallocated sites within the housing development boundaries of Service Settlement.

During monitoring period 2018/19 an application by Catrefi Cymunedol Gwynedd was approved for the demolition of a former primary school and construction of 11 affordable dwellings with new access road and parking areas on this windfall site. An Affordable Housing Statement was submitted highlighting a need for such housing and that the proposed mix of unit type would help improve the balance of social housing stock in the area. The scheme is a mix of two storey houses, flats and bungalows. The units will be available for a mix of social rent, with some units for over 55’s and disabled use. The development has recently commenced with the demolition of the former school building.
Land near Y Wenallt (Wenallt Uchaf), Dolgellau

During this monitoring period, the erection of 6 blocks of semi-detached affordable dwellings was completed by Cartrefi Cymunedol Gwynedd on land near Y Wenallt, (Wenallt Uchaf) Dolgellau. This development is comprised of 8 two-bedroom houses and 4 three-bedroom houses for local residents on social rent to help meet the demand for affordable homes in the area. During December 2017, this development of 12 houses situated above the town of Dolgellau was highly commended by the judges at the CIH Awards for its breath-taking design and location, for the partnership working with Snowdonia National Park Authority and Gwynedd Council, and for the training opportunities and community benefits that were generated from the development.
Playing Field, Land near Tyn y Ddol, Penmachno.

In June 2016, an application was permitted to level the existing football field, build two new sheds, one gardening polythene tunnel, and change the use of land for the establishment of community allotments, with a garden and orchard.

In the past, the land was considered to be agricultural land. However, the football team, has been using this field for over 60 years. The main development therefore is, levelling the ground, by then improving the community recreational facilities, and also add a community garden and allotment to the existing landscape. It can therefore be assumed, that these developments are very significant by promoting a vibrant community, as these developments appeal to both the young and older people, in line with Snowdonia National Park’s ‘Special Qualities’.
Land at Maes y Waen, Penmachno

Snowdonia National Park Authority has been working in partnership with Conwy Rural Housing Enabler, Conwy County Borough Council, Cartrefi Conwy and the local community to facilitate affordable local need housing development in an area of need. The Authority identified the land at Maes y Waen, Penmachno as a potential housing site during the Eryri Local Development Plan preparation process which was subsequently supported by Bro Machno Community Council. The land at Maes y Waen, Penmachno was allocated in the Eryri Local Development Plas as a 100% affordable housing site. Local housing need was identified through the housing needs survey conducted by the Conwy Rural Housing Enabler. 12 units were granted planning permission in March 2013 on land that was transferred from Conwy County Borough Council ownership to Cartrefi Conwy housing association. Cartrefi Conwy hopes to phase the development of the site and aim to start on the construction of 6 units in Summer 2013.

April 2014 update:

Cartrefi Conwy has now completed six houses for affordable rent at Maes Y Waen. The six houses have been built to high energy efficiency standards utilising renewable energy technology to fuel the properties. Timber frame construction was used for the structure utilising local supply merchants. The specification for this scheme resulted in the properties being built to code for sustainable homes level 4. The properties were built by R L Davies & Son Ltd, a local contractor who ensured 100% of the labour used on the construction was from a North Wales postcode. All properties were let within a week of being handed over with local families now enjoying the comfort of their new homes.
Land at Plas yn Dre, Y Bala

The windfall site adjacent to the Plas yn Dre restaurant in Bala has remained vacant for a considerable number of years. Planning permission was granted in March 2013 for a terrace of 6 dwellings facing onto Heol Arenig with amenity space and parking to the rear, and for the erection of a mixed development of retail at ground level with 6 flats above. The design and use of materials in this proposal was subject to discussion between the applicants and officers of this Authority over recent months with the current proposal considered to provide an opportunity to provide affordable dwellings for local persons in need of housing in a sustainable town centre location and to revitalise the retail viability of the High Street. As this site is located within the Bala conservation area and is very prominent within the street scene it was imperative to ensure a high quality design which utilises appropriate materials. The 6 terraced dwellings facing onto Heol Arenig comprise 5 four bedroomed homes and 1 three bedroomed family home, over 3 storeys with a scale and design reflecting and complimenting other residential properties along Heol Arenig. The flats above the retail unit are of single bedroomed. The ground floor retail/restaurant unit will be linked to the Plas yn Dre via a glazed link. Within the housing development boundary for Bala Eryri Local Development Plan Policy G: housing states that 50% of houses on a scheme of this nature should be affordable and should have restricted occupancy to those in need of housing within the local community. The applicant has entered into a section 106 agreement to secure the affordability of the 6 flats above the retail unit and to restrict their occupancy to those in need of housing and satisfy the local person criteria.

Update April 2014
2 terraced dwellings facing onto Heol Arenig have been completed with the remaining 4 terraces near completion. The 6 flats and the retail unit are also under construction and the flats are currently advertised on the market as having very low running costs of £50 per year.

Update April 2015
8 units in total have been completed with 4 of these being affordable units. The retail units have also been completed.

Update April 2017
All 12 units have been completed with 6 of these being affordable units. The retail units are fully occupied by KPS hairdresser and Caffi Ty Coffi.
Pant yr Eithin, Harlech

Housing association Grŵp Cynefin, Gwynedd Council, Snowdonia National Park Authority, the Gwynedd Rural Housing Enabler and Harlech Community Council have collaborated to develop the project, which will help address a need for affordable housing in the Harlech area. Planning permission was granted in January 2014 for 13 dwellings on a former care home site at Pant yr Eithin, Harlech. The development will provide appropriate housing in line with an identified need as a result of the local housing need survey and community consultation event held by the Gwynedd Rural Housing Enabler. The development by Tai Eryri will provide a mix of affordable housing and dwellings which will provide an element of care, including on site 24 hour staff within one of the dwellings.

The site lies within the essential setting of the World heritage site of Harlech castle. As such it was important that the design process paid full consideration to the need to protect the essential setting of Harlech Castle and to ensure that key views towards and from the castle were preserved. The development is integrated into the townscape with a mix of low impact single and 2-storey dwellings wholly contained within the clearly defined boundaries of the Pant yr Eithin site. The use of materials is sympathetic and reflects the local vernacular. In addition the proposal is relatively low density with existing notable trees on the southern fringe of the site retained. The plans comply with the requirement of the Code for Sustainable Homes Level 3.

Update April 2015

Grwp Cynefin have now completed the 13 units. The 13 properties include purpose-built homes for adults with learning disabilities, as well as affordable housing for local people. The development of Pant yr Eithin enables vulnerable people to live independently in their locality, with support provided according to individual needs. Each of the 13 homes include an innovative solar PV system, which uses solar panels to heat the property’s water throughout the day, as well as energy efficient air source heat pumps and highly insulated walls and floors.
Conversion of St Deiniol’s Church, Llanuwchllyn

St. Deiniol’s Church stands at the heart of the village of Llanuwchllyn and is a building that contributes considerably to the architectural character, pattern and scale of the settlement. Following its closure as a place of worship in 2006 the church has lost its function as a social and religious focus of the village. The fabric of the listed (Grade II*) building was deteriorating and its condition was a source of some concern to the local community.

In response a grass-roots community initiative, Cylch y Llan, was established to preserve the church, and to bring it back into beneficial use by identifying new sustainable uses that will not only revitalise the building, but also provide some economic benefit to the local community by attracting new visitors to the area.

Cylch y Llan identified a chance to marry a unique set of existing circumstances together. Not only was there a need to conserve and re-use St. Deiniol’s Church, there was also a desire to celebrate, interpret and disseminate knowledge and information about the contribution that several eminent individuals from the Llanuwchllyn area have made to modern Wales. An opportunity therefore presented itself to combine these needs in a manner that could reinvigorate the fortunes of the village socially, culturally and economically - with the redeveloped church building again acting as a focal point for community life.

In June 2015 the Snowdonia National Park Authority granted planning permission for the conversion of the church into a multi-functional community/heritage learning centre aimed at providing a new sustainable use for the church building – somewhere to provide research and learning facilities relating to and celebrating the rich local heritage. Which include offering courses which might address themes of family history, local history, nature and ecology, guided walks and talks, literature and folklore as well as arts and crafts.

The new facility would also be used for music and drama workshops, concerts, recitals, film evenings, live music, conferences and meetings, activity events (e.g. ‘murder mystery weekends’ – linked to historical events and characters), cultural and literary events. The project also looks to provide limited accommodation and a flexible and adaptable community space for the benefit and use of the local community.
8 SUPPORTING A SUSTAINABLE RURAL ECONOMY

This section delivers a response to the following objectives:

- Encourage sustainable economic growth by supporting a rural economy that provides employment opportunities and maintains thriving communities.
- Support tourism and outdoor recreation which maximise local economic benefits, minimise environmental impact and are in sympathy with the ‘Special Qualities’ of the National Park.

Employment Land

8.1 There have been six applications permitted during 2018/2019 that resulted in an increase of new floor space for employment purposes. A 335m$^2$ industrial storage building at a dog food processing site was approved near Dolwyddelan; approval was granted for a change of use of a 63m$^2$ agricultural building to a coffee roasting unit, and permission was granted for a Mountain Bike Training Venue at Pantperthog. In this case the amount of new floor space is only 18m$^2$, with the use being mainly for outdoor activities. An approval for mixed use development of serviced accommodation and small commercial units at Betws y Coed would result in 1205m$^2$ of new floor space for, employment purposes. Permission was also granted in Betws y Coed for a coffee bar with 8m$^2$ of new floor space, and a change of use of a chapel to a shop in Bala, with 124m$^2$ of new floor space. This year there has been an increase in new floor space for employment purposes, with one large development in Betws y Coed, and several smaller sites in rural areas.

Snowdonia Enterprise Zone

8.2 The Snowdonia Enterprise Zone that includes the former nuclear power station site at Trawsfynydd and the former airfield at Llanbedr has the potential to create new quality job opportunities. The site at Llanbedr had previously been shortlisted as a possible location for a Spaceport during 2015; however, Industrial Strategy funding was recently awarded 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.

8.3 Within the Enterprise Zone Designation at Llanbedr, uses associated with aviation and 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.
Tourism and Recreation

8.4 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 2007-2022, that have resulted in improvements to tourism facilities. Although most of these applications have been for improvements to caravan sites across the National Park, there have been applications for new pedestrian and cycle paths, improvements to existing tourism destinations and a scheme to significantly improve access and facilities to Castell Harlech.

8.5 During the period 2014-2015 there have been three applications approved for new museums/visitor centres within the National Park. Mary Jones World in Llanycil, Bala that is a visitor centre that tells the story of Mary Jones and Thomas Charles. Yr Ysgwrn,Trawsfynydd which is a Grade II* listed building and has been granted planning permission for the conversion of the farmhouse and curtilage buildings into a museum with extensions and alterations. Finally, a dwelling at Plas Brondanw has been granted permission for change of use to a museum to display the works of Sir Clough Williams-Ellis and Lady Williams-Ellis and the drawings of Susan Williams Ellis.

8.6 During the 2015-2016 period there have been fewer applications compared to the previous years. There was one application for the installation of zip wires at Tree Tops Adventure, Betws y Coed.

8.7 Between 2016 and 2017, out of 18 applications relating to new or improved tourism facilities and attractions within the National Park, one of these was the establishment of a new Alpine Coaster in the Zip World Forest at Betws-Y-Coed.

8.8 During the last monitoring period (2017-2018), three applications were permitted for the establishment of new Stables and Equestrian facilities in Rhoslefain, Dolgellau and Gellilydan. At Gwersyll yr Urdd, Glanllyn an application for the installation of a pontoon was approved, and in Garndolbenmaen, there is the change of use of a ground floor dining/living room to tearoom and gallery, with the change of use of the garden to provide external tearoom seating, and proposed car parking area. There has also been a re-development of the accommodation situated at Eryri Forestry Park, Beddgelert that would lead to an environmental enhancement of the site. In addition, an application was permitted for the replacement of the miniature train engine and carriage storage outbuildings with miniature track turning area and associated ground works in Betws y Coed. Other applications included the change of use of ground floor from a Bank to a Restaurant in Bala, a change of use of dwelling to a guesthouse in Dolgellau. In Dinas Mawddwy, an application was approved for a conversion of an existing storage container into a café, including the construction of a toilet unit and a farm shop.

8.9 During this monitoring period (2018-2019), 32 applications were permitted relating to new or the improvement of existing facilities and attractions. One of these applications permitted is for the proposed erection of mixed use development comprising 21 bedroom serviced accommodation, spa facility, and 3 commercial units in Betws y Coed. Other applications include the construction of a new section of a mountain bike trail at Coed y Brenin Visitor Centre, and for the construction of a children’s play area in Talybont, in order to enhance the facilities provided and to improve the quality of the self-serviced visitor accommodation.
8.10 The main changes to the Visitor Accommodation policies within the ELDP 2016-2031 adopted in February 2019, are the two new policies, Development Policy 28: New Build Serviced Accommodation, and Development Policy 29: Alternative Holiday Accommodation. Since the previous version of Visitor Accommodation Supplementary Planning Guidance (SPG) was adopted in October 2012, developments have occurred within the visitor accommodation sector, national legislation and guidance as well as the new policies presented in the LDP. The Visitor Accommodation SPG is therefore currently being revised as a whole by the Authority, with the anticipation for the document to be subject to public consultation at the end of May 2019.

8.11 Prior to the adoption of the revised ELDP 2016-2031, enquiries about other forms of accommodation such as pods, yurts and Shepherd’s huts (both on existing sites and new sites) were determined under Development Policy 22 and 23. Development Policy 22 (Chalet and Static Caravan Sites) and Development Policy 23 (Touring and Camping Sites) were also useful for pre applications discussions because the policies are clear in stating that no new sites will be allowed within the National Park, this has helped to prevent speculative applications. However, the lack of a specific policy in this area has caused issues in terms of the relevance of current policies when judged against specific types of accommodation. Development Policy 29: Alternative Holiday Accommodation has therefore been adopted within the revised ELDP in order to deal with specific changes in the tourist accommodation sector.

Retail

8.12 During the period of this AMR, there were three applications permitted for new retail developments situated within the main retail areas or within 200m of the town centre. These applications are for the change of use to a Shop in Y Bala, a conversion and alteration to existing closed recess to sell hot drinks with the creation of seating area in Betws y Coed, and the creation of 3 units within the mixed use development comprising a 21 bedroom serviced accommodation, spa facility, car parking, landscaping and alterations to existing vehicular access also in Betws y Coed. A retail survey was undertaken during August 2018 within Aberdyfi, Bala, Betws y Coed, Dolgellau and Harlech. The average vacancy % for the five towns was 6%, an improvement from the 2017 study. To assess the impact of the tourist season on retail and the number of occupied retail units, a further study will be undertaken during the summer of 2019.
## MF50

<table>
<thead>
<tr>
<th>Indicators</th>
<th>Policy Targets</th>
<th>Trigger Level</th>
</tr>
</thead>
<tbody>
<tr>
<td>New employment floor space built in the Local Service Centres</td>
<td>Increase in new employment floor space</td>
<td>Failure to deliver</td>
</tr>
</tbody>
</table>

### Analysis 2012-2013
The continued weak state of the economy during 2012-13 meant that no new employment floor space was built during the year. There were a number of applications for Change of Use from use class B1 (B), B1 (C) and B8 to use class B1 (B), B1 (C) at Dolgellau. This did not lead to an increase in employment floor space, rather it brought about a change to storage/warehousing in some redundant units. These changes are not irreversible.

### Analysis 2013-2014:
No new employment floor space was built during 2013-14

### Analysis 2014/2015:
No new employment floor space was built during 2014-15.

### Analysis 2015/2016:
No new employment floor space was built during 2015-16.

### Analysis 2016/2017:
No new employment floor space was built during 2016-17.

### Analysis 2017/2018:
No new employment floor space was built during 2017-18.

### Analysis 2018/2019:
An application was approved in Bala for a change of use of a chapel to retail use which would provide 124m² of new employment floor space.

## MF51

<table>
<thead>
<tr>
<th>Indicators</th>
<th>Policy Targets</th>
<th>Trigger Level</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total new employment floor space built in National Park (including conversions)</td>
<td>Increase in new employment floor space</td>
<td>Failure to deliver</td>
</tr>
</tbody>
</table>

### Analysis 2012/2013:
Although no new employment floor space has been built, there have been a very small number of conversions to business/employment use. The most significant development has been the granting of consent for re-use of hangers and associated building at Llanbedr Airfield (now incorporated into the Snowdonia Enterprise Zone) for aircraft maintenance and decommissioning.

### Analysis 2013/2014:
No new employment floor space has been built.
### Analysis 2014/2015:
No new employment floor space has been built

### Analysis 2015/2016:
No new employment floor space has been built.

### Analysis 2016/2017:
No new employment floor space has been built.

### Analysis 2017/2018:
Two applications were permitted which resulted in new employment floor space. These were both erections of workshop, one in Dolwyddelan and one in Ynys, Talsarnau. The development in Dolwyddelan was a 232m² workshop for the servicing of plant and machinery, and the development in Ynys, Talsarnau included a 446m² workshop and 107m² office building. Once built this will result in the increase of new employment floor space within the National Park.

### Analysis 2018/2019:
A 335m² industrial storage building at a dog food site was approved near Dolwyddelan. Approval was granted for a change of use of a 63m² agricultural building to a coffee roasting unit. Permission was granted for a Mountain Bike Training Venue at Pantperthog; the new floor space is 18m², with the use being mainly outdoors. An approval for mixed use development at Betws y Coed would result in 360m² of new commercial A1 and A3 units for employment purposes, alongside 11 new serviced bedrooms. Permission was granted in Betws y Coed for a coffee bar with 8m² of new floor space, and a change of use of a chapel to a shop in Bala, with 124m² of new floor space.

Once implemented these applications will result in a total of 908m² of new employment floor space built in National Park.

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**MF52**

<table>
<thead>
<tr>
<th>Indicators</th>
<th>Policy Targets</th>
<th>Trigger Level</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of additional jobs created</td>
<td>Increase in number of additional jobs created</td>
<td></td>
</tr>
</tbody>
</table>

### Analysis 2012/2013:
No information on numbers of new jobs created. It is anticipated that 34 – 50 new jobs will be created at Llanbedr Airfield by 2015.

### Analysis 2013/2014:
No information on numbers of new jobs created. It is anticipated that 34 – 50 new jobs will be created at Llanbedr Airfield by 2015.

### Analysis 2014/2015:
Most new investment is related to the tourism industry and it is unlikely that any significant employment will be created without significant public sector support. The Authority also monitors the uptake of employment sites in area close to the National Park boundary such as in Penrhynedudraeth and Llanrwst.
Analysis 2015/2016:
No significant increases in jobs. There were a very small number of applications for Change of Use of existing buildings (e.g. redundant church to hostel; barn to ice cream kiosk; shop to cafe) which provided some new employment opportunities.

Analysis 2016/2017:
There was no significant increase in jobs between 2016 and 2017. However, there have been applications concerning the change of use of existing buildings to new cafes, tattoo studios etc. which provided some new employment opportunities. There was also the development of the Alpine Coaster in the forest of Betws-Y-Coed by Zip World, which would provide new employment opportunities, although not significantly.

Analysis 2017/2018:
There were some applications that resulted in an increase in employment opportunities although perhaps theses could not be considered as significant increases in jobs. There were two applications that resulted in the building of workshops which will provide new employment opportunities. Permission was also granted for the demolition of an existing retail premises and erection of a new three storey retail premises. There were also some applications concerning the change of use of existing buildings to new cafes/tea rooms etc. that could create some employment opportunities.

Analysis 2018/2019:
An approval for mixed use development of serviced accommodation and commercial units at Betws y Coed could create up to 19 new full time posts. A new industrial storage unit at a pet food production site near Dolwyddelan, alongside another application at the site for a change of use of buildings to offices could create 4 full time jobs. Other approved applications are small in scale and have resulted in small numbers of employment opportunities.

**MF53**

<table>
<thead>
<tr>
<th>Indicators</th>
<th>Policy Targets</th>
<th>Trigger Level</th>
</tr>
</thead>
<tbody>
<tr>
<td>Amount of employment land (ha) and floor space (sq m) redeveloped to other uses</td>
<td>No loss of employment land/floor space unless in line with the Policy.</td>
<td>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</td>
</tr>
</tbody>
</table>

Analysis 2012/2013:
No floor space lost to other development.

Analysis 2013/2014:
No floor space lost to other development.
**Analysis 2014/2015:**
No floor space lost to other development.

**Analysis 2015/2016:**
No floor space lost to other development.

**Analysis 2016/2017:**
No floor space lost to other development.

**Analysis 2017/2018:**
No floor space lost to other development.

**Analysis 2018/2019:**
No employment land allocated in the LDP has been lost. Outside these areas; permission has been granted to convert a warehouse/workshop measuring 216m$^2$ to holiday accommodation. An approval for a change of use of a shop to a dwelling will lead to a loss of 60m$^2$ of employment floor space.

<table>
<thead>
<tr>
<th>MF54</th>
<th>Indicators</th>
<th>Policy Targets</th>
<th>Trigger Level</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Employment land and premises vacancy rate</td>
<td>Analysis 2012/2013: No full analysis has been undertaken since the preparation of the ELDP.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Analysis 2013/2014: Survey to be undertaken in Summer 2014</td>
<td></td>
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<tr>
<td></td>
<td>Analysis 2014/2015: A survey was undertaken of the employment land and vacancy rate within the National Park and the surrounding area. Due to the relevant policies, the availability of units within the Park and the wide range of units available within a close proximity to the Park’s boundary it is considered that the local need for employment and training development can be met and that there is no need for the additional allocation of employment land within Snowdonia National Park.</td>
<td></td>
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<tr>
<td></td>
<td>Analysis 2017/2018: 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.</td>
<td></td>
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</table>
### MF55

<table>
<thead>
<tr>
<th>Indicators</th>
<th>Policy Targets</th>
<th>Trigger Level</th>
</tr>
</thead>
<tbody>
<tr>
<td>Monitor employment land and industrial buildings available in close proximity to the National Park boundary.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Analysis 2012/2013:
No full analysis has been undertaken since the preparation of the ELDP.

### Analysis 2013/2014:
A Survey was undertaken in Summer 2014

### Analysis 2014/2015:
The North Wales Regional Employment Land Strategy Document found that, in-line with trends at the local level it can be concluded that in North Wales there is an adequate provision of employment land that is able to meet the needs of strategic investors. It further concluded that in light of a limited need to allocate new sites across the region, the strategy has focussed on identifying gaps in employment land provision in terms of quality and location. Some 31.4 and 50ha was identified at Llanbedr and Trawsfynydd respectively (Snowdonia Enterprise Zone) for development in the medium to long term.

### Analysis 2015/2016:
No change

### Analysis 2016/2017:
No change.

### Analysis 2017/2018:
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 more employment land would need to be allocated within the National Park.

### Analysis 2018/2019:
No change to report from 2017-2018.
### MF56

<table>
<thead>
<tr>
<th>Indicators</th>
<th>Policy Targets</th>
<th>Trigger Level</th>
</tr>
</thead>
<tbody>
<tr>
<td>Monitor de-commissioning of Trawsfynydd Nuclear Power Station and possible alternative uses for consideration in review</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Analysis 2012/2013:**
The site has been designated as an Enterprise Zone and any new development will need to be assessed against existing Plan policies. Any specific allocation on the site for employment will need to be considered in a plan review. No change during this period.

**Analysis 2013/2014**
The site has been designated as an Enterprise Zone and any new development will need to be assessed against existing Plan policies. Any specific allocation on the site for employment will need to be considered in a plan review. No change during this period.

**Analysis 2014/2015:**
Discussions are on-going concerning new development and employment opportunities for the Snowdonia Enterprise Zone. No applications have been received during the period of this AMR.

**Analysis 2015/2016:**
De-commissioning ongoing. No applications for development in the Enterprise Zone have been received during the period of this AMR.

**Analysis 2016/2017:**
De-commissioning ongoing. No applications for development in the Enterprise Zone have been received during the period of the AMR.

**Analysis 2017/2018:**
De-commissioning ongoing. No applications for development in the Enterprise Zone have been received during the period of the AMR.

**Analysis 2018/2019:**
De-commissioning ongoing. No applications for development in the Enterprise Zone have been received during the period of the AMR.

A new policy has been adopted in the LDP during the short form review, directing uses towards those connected to nuclear decommissioning, low carbon energy business, energy generation technologies and research and development.
### Indicators

<table>
<thead>
<tr>
<th>Indicators</th>
<th>Policy Targets</th>
<th>Trigger Level</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of applications for appropriate live-work units</td>
<td>Increase in number of appropriate schemes approved</td>
<td></td>
</tr>
<tr>
<td>Number of applications for home working</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Analysis 2012/2013:**
Four agricultural worker’s dwellings have been permitted during the period of the AMR.

**Analysis 2013/2014:**
3 agricultural worker’s dwellings permitted during 2013-14.

**Analysis 2014/2015:**
Two rural enterprise dwellings were permitted during 2014-2015. Permission was also granted for the partial conversion of an existing artist studio to a dwelling and artist’s studio.

With the addition of these three units the number of live-work units has increased since the adoption of the Local Development Plan.

**Analysis 2015/2016:**
3 live-work units were permitted during 2015-16. One was for a child minding business and 2 were agricultural worker’s dwellings, one of which was a temporary permission for 3 years in line with TAN 6.

**Analysis 2016/2017:**
4 applications were permitted during the period between 2016 and 2017. One was the conversion of a building to a rural enterprise dwelling and side extensions in Capel Garmon. Another was an erection of a rural enterprise dwelling in connection with forestry on land at Esgair Forest, Pantperthog. The third application was the erection of a rural enterprise dwelling, with an installation of a 1300 litre oil tank, and an installation of a package treatment plant in Llanrwst. The fourth was an application to erect a rural enterprise dwelling in Pennal.

**Analysis 2017/2018:**
Two rural enterprise dwellings were permitted during the 2017/2018 period.

**Analysis 2018/2019:**
Two rural enterprise dwellings were permitted during the 2018/2019 period.
<table>
<thead>
<tr>
<th>Indicators</th>
<th>Policy Targets</th>
<th>Trigger Level</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of new or improved tourism facilities</td>
<td>All development proposals</td>
<td>Failure to deliver</td>
</tr>
</tbody>
</table>

**Analysis 2012/2013:**
There have been 19 applications for upgrading and improvement of facilities at existing small tourist or associated works that have provided new or improved tourism facilities within the National Park. They have included construction of a new fishing facility and visitor services, the formation or refurbishment of footpaths and a new teaching studio on the Royal St David’s Golf Course.

**Analysis 2013/2014:**
There have been 17 applications that relate to new or improved tourism facilities within the National Park. They have included the refurbishment and extension of the former Harlech castle hotel to provide a new visitor centre and cafe and self-catering visitor accommodation and the conversion of a church into a heritage centre. Other applications included alterations or extensions to existing tourism facilities.

**Analysis 2014/2015:**
There have been 21 applications that relate to new or improved tourism facilities within the National Park. Three of these applications were for new museums within the National Park; these museums include Yr Ysgwrn, Mary Jones World and a Museum at Plas Brondanw. All of the new museums are housed within existing buildings that have been converted for the purpose.

**Analysis 2015/2016:**
There have been 14 applications that relate to new or improved tourism facilities and attractions within the National Park. These included the installation of zip wire lines at Tree Tops Adventure. Other applications included alterations or extension to existing tourism facilities and upgrading of holiday accommodation.

**Analysis 2016/2017:**
There have been 18 applications relating to new or improved tourism facilities and attractions within the National Park. One of these is the establishment of a new Alpine Coaster in the Zip World Forest at Betws-Y-Coed. Other applications include a renewal, modification, replacement and expansion of tourism facilities and upgrading existing holiday accommodation. In addition, at a holiday park in Harlech, there was placed a statue of a Dragon, and at another holiday Park – in Harlech – there was placed a statue of an eagle, to promote Welsh culture in places of tourism.

**Analysis 2017/2018:**
There have been 22 applications relating to new or improved tourism facilities and attractions within the National Park. Three of these are the establishment of new Stables and Equestrian facilities in Rhoslefain, Dolgellau and Gellilydan. Other applications include a renewal, modification, replacement and expansion of tourism facilities and upgrading existing holiday accommodation, restaurants and the
miniature train at Betws y Coed Train Station. Also, at Gwersyll yr Urdd, Glanllyn an application for the installation of a pontoon was approved, and in Garndolbenmaen there is the change of use of a ground floor dining/living room to tea room and gallery, with the change of use of the garden to provide external tea room seating, and proposed car parking area. At Betws y Coed an application was approved for the replacement of the miniature train engine and carriage storage outbuildings with miniature track turning area and associated ground works. Other applications included the change of use of ground floor from a Bank to a Restaurant in Bala, a change of use of dwelling to a guesthouse in Dolgellau. In Dinas Mawddwy, an application was approved for a conversion of an existing storage container into a café, including the construction of a toilet unit and a farm shop.

**Analysis 2018/2019:**
There have been 14 applications permitted during this monitoring period relating to new or improved tourism facilities and attractions within the National Park. These applications include the proposed erection of mixed use development comprising 21 bedroom serviced accommodation, spa facility, and 3 commercial units in Betws y Coed; the Removal of existing ‘Power Plummet’ structure and erection of 36.4m high ‘Plummet Tower’ and walkway access at Zip World Fforest, Betws y Coed. One application is for the construction of a new artist’s studio, workshop, office and gallery building in Dolgellau. Other applications include the construction of a new section of a mountain bike trail at Coed y Brenin Visitor Centre, and the erection of a new single storey building to accommodate a dining and bar area in Llanrwst.

**MF59**

<table>
<thead>
<tr>
<th>Indicators</th>
<th>Policy Targets</th>
<th>Trigger Level</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of developments that improve the quality of existing Chalet and Static Caravan sites and reduce its impact on the landscape</td>
<td>All development proposals</td>
<td>1 development failing to improve quality/reduce impact on landscape for 3 consecutive years or 3 developments failing in 1 year</td>
</tr>
</tbody>
</table>

**Analysis 2012/2013:**
There have been three proposals that will improve the quality of two static caravan sites and chalet sites within the National Park. Two of the proposals are for new shower/toilet facilities that will improve the visitor experience. The other proposal was for the demolition of very old buildings in a poor state of repair and their replacement with new chalets. This application provided environmental improvement on an existing site.

**Analysis 2013/2014:**
There have been two applications to improve the quality and facilities of existing sites within the National Park. One application was for the replacement and re-siting of 24 existing holiday lodges. The purpose of this application was to provide larger areas of planting and greater distances between the lodges to provide privacy. The other application was for the provision on an onsite gymnasium within an existing workshop.
### Analysis 2014/2015:
There have been two applications to improve the quality of facilities of existing sites within the National Park. One was the siting of 10 static caravans, this application involved the demolition of some buildings and an improved entrance and environmental benefits. The proposal also included the re-sting of 59 static caravans to improve the layout and provide more room and open space around the units, there would also be extra planting. The other application was for an extension to an existing clubhouse in order to enclose an existing swimming pool and upgrade facilities.

### Analysis 2015/2016:
There have been three applications to improve the quality of facilities of existing sites within the National Park. They have been for the extension or provision of new office/reception buildings to enhance the quality of the buildings on the site.

### Analysis 2016/2017:
There have been two applications to improve existing Caravan sites within the National Park. These have included the re-layout of existing pitches and the erection of a new reception building to improve the facilities on the site for customers.

### Analysis 2017/2018:
There have been four applications to improve existing Caravan sites within the National Park. These included the relocation of 4 log cabins, demolition of former MOD shower and toilet blocks at Trawsfynydd; the redevelopment of existing touring and camping site (195 pitches) to provide 16 single storey cabins and up to 59 touring pitches and 26 camping pitches, with the erection of staff accommodation, ancillary works, together with improved internal landscaping at Beddgelert. Although this development does not conform exactly to existing policies, it was permitted with a number of conditions, as it will enhance the environment and economy of the area. The same is said for the third application granted for the replacement of one 2 storey 6 person chalet with a 3 single storey 2 person camping pods with associated onsite environmental improvements at Maes Artro, in Llanbedr. Whilst there would be an overall increase in the number of units on the site it is considered that proposal add to the variety of the opportunities for visitor stays and would improve the environmental quality of the site there would also be no increase in visitor bed spaces as a result of this proposal. The chalet to be removed is of two storey in height. The proposed pods will be less intrusive than that to be removed. The fourth application granted was for the construction of a permanent WC facility in camping field at Frongoch.

### Analysis 2018/2019:
There have been 11 applications permitted during this monitoring period to improve existing Caravan sites within the National Park. These include the demolition of a storm damaged reception building and erection of a replacement reception and welfare building at Mochras, Llanbedr; and the re-location of approved staff accommodation unit, car parking and associated works in Beddgelert. One application permitted was for engineering operations to widen an existing vehicular access and formation of a roundabout/turning area to improve the traffic flow in Tywyn. Another application permitted was for alterations and extension to an existing toilet block in Dyffryn Ardudwy.
<table>
<thead>
<tr>
<th>Indicators</th>
<th>Policy Targets</th>
<th>Trigger Level</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of developments that improve the quality of existing Touring and Camping Sites and reduce its impact on the landscape</td>
<td>All development proposals</td>
<td>1 development failing to improve quality/reduce impact on landscape for 3 consecutive years or 3 developments failing in 1 year</td>
</tr>
</tbody>
</table>

**Analysis 2012/2013:**
There have been 9 applications for various improvements to touring and camping sites during the period of the AMR. 8 of these have been small application for electric hook ups, extensions to existing buildings and the provision of hard standings. The remaining application was for the extension of an existing site to relocate 6 existing pitches and the creation of a pond and extensive planting which is in line with the purpose of Development Policy 22.

**Analysis 2013/2014:**
There have been 7 applications for various improvements to touring and camping sites within the National Park during the period of this AMR. These included the extension of an existing touring site to relocate 22 pitches to reduce the density of the site and the construction of a reception building.

There has also been one application approved for 3 yurts on a new campsite that was granted permission contrary to officer recommendation on the grounds that the yurts would not have a detrimental effect on the setting and the proposal would provide economic benefit.

**Analysis 2014/2015:**
There have been 10 applications for various improvements to touring and camping sites within the National Park. These have included an extension to an existing site. In addition to this there have been applications to extend the season on some sites, where the sites are well screened these have been permitted by the Authority.

There have also been found retrospective applications and they have included applications for shepherds huts which was granted contrary to officer recommendation. There was also an application for the retention of a single yurt as an outdoor classroom; the yurt is to be removed over the winter.

**Analysis 2015/2016:**
There have been 11 applications for various improvements to touring and camping sites within the National Park. These have included the demolition of an existing swimming pool and reception building and the construction of a new building. Other applications have included the varying of the layout of existing sites to improve the site and providing additional toilets facilities.

An application for four bell tents on an existing camping and caravan site was granted at committee contrary to officer recommendation.
**Analysis 2016/2017:**
Two applications were received for improvements to existing touring and camping sites within the National Park during the period of this AMR. One was a retrospective application for an increase in touring pitches however, it was considered the significant improvement in landscaping and the control over the implementation of these improvements. Another application resulted in the replacement of substandard toilet facilities with a building of better design and materials.

**Analysis 2017/2018:**
One application was received for improvements to existing touring and camping sites within the National Park during the period of this AMR. This application included the proposed Upgrading of Existing Touring Caravan Site and an Increase in the Number of Touring Caravans from 25 to 30 in Tal y Llyn. This application was conditionally approved to ensure the preservation and enhancement of the visual amenities of the area, to safeguard the character and the appearance of the immediate locality, and to ensure that the site does not become a permanent residential site.

**Analysis 2018/2019:**
During this monitoring period, 7 applications were permitted for improvements to existing touring and camping sites within the National Park. The majority of these applications were for the improvements to shower and toilet blocks. One application permitted was for the construction of a children’s play area in Talybont, in order to enhance the facilities provided and to improve the quality of the self-serviced visitor accommodation.

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**MF61**

<table>
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<tr>
<th>Indicators</th>
<th>Policy Targets</th>
<th>Trigger Level</th>
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</thead>
<tbody>
<tr>
<td>Preparation and adoption of SPG on Chalet, Static &amp; Touring Caravans and Camping Sites</td>
<td>By 2013</td>
<td></td>
</tr>
</tbody>
</table>

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**Analysis 2012/2013:**
It was decided that it would be more appropriate to draft a visitor accommodation SPG that included all forms of visitor accommodation within the National Park. The SPG provides further guidance on the aims and objectives of a number of policies within the LDP, including the tourism policies and the policies surround chalets, static and touring caravans and tents. It also includes guidance on other forms of camping accommodation such as pods, yurts and wooded tents. The SPG was adopted in October 2012 following a period of public consultation.

**Analysis 2013/2014:**
This SPG has been updated to include further guidance on alternative forms of accommodation and a further revision is proposed to keep pace with the changing types of accommodation.
### Analysis 2014/2015:
No further revisions have taken place, but the changing types of accommodation are being monitored and further revisions will be made where necessary.

### Analysis 2015/2016:
No further revisions have taken place, however the SPG will need to be revised following the review of the Local Development Plan and changes to the tourism policies.

### Analysis 2016/2017:
No further revisions have taken place, however the SPG will need to be revised following the review of the Local Development Plan and changes to the tourism policies.

### Analysis 2017/2018:
Work is currently underway in revising the SPG following the review of the Local Development Plan and changes to the tourism policies.

### Analysis 2018/2019:
Work is currently underway in revising the SPG following the review of the Local Development Plan and changes to the tourism policies.

<table>
<thead>
<tr>
<th>MF62</th>
<th>Indicators</th>
<th>Policy Targets</th>
<th>Trigger Level</th>
</tr>
</thead>
<tbody>
<tr>
<td>New retail floor space within the main built up areas of Local Service Centres, Service Settlements and Secondary Settlements</td>
<td>All development proposals</td>
<td>1 new development outside these areas for 3 consecutive years or 3 new developments outside these areas in 1 year</td>
<td></td>
</tr>
</tbody>
</table>

### Analysis 2012/2013:
There have been two applications approved for new retail space within service settlements within the National Park. One within Betws y Coed and one within Aberdyfi. There have been no new retail developments outside the main areas identified within this indicator.

### Analysis 2013/2014:
There have been two applications approved for new retail space within service settlements within the National Park. These have both been within the settlement of Aberdyfi one is the conversion of dwelling to a retail unit and the other is the conversion of an existing outbuilding into a retail unit. A retail unit has also been permitted outside of a service and secondary settlement, however it is within an existing cafe unit and has not involved an extra building and as the shop is for merchandise which is related to the activities possible in this location, therefore it will not have a negative impact on the retail units within the nearest settlement.
### Analysis 2014/2015:
There have been two applications approved for new retail space within service settlements within the National Park. One within Betws y Coed and one within Harlech. The application within Betws y Coed was for a construction of a single storey retail unit, whilst the application in Harlech was for the conversion of a former car showroom into 5 flats and 2 retail units.

### Analysis 2015/2016:
There were four applications in relation to retail during this year. One was a retrospective application for change of use of part of agricultural building to ice cream kiosk to be open Easter holidays, Summer holidays, and weekends between April and September on the Llanberis path to Snowdon. Another was the modification of a S106 agreement that restricted 4 retail units to an A1 use only in Betws y Coed and the modification allows A3 use class units to be located here. Following this, an application was granted for the change of use of a shop (Use Class A1) into shop (Use Class A1) and café/restaurant (Use Class A3). Temporary permission was also granted for the establishment of a garden centre including shop, storage container and polytunnel in Dinas Mawddwy.

### Analysis 2016/2017:
There were a number of applications between 2016 and 2017 relating to new retail floor space within the main built up areas of Local Service Centres, Service settlements and Secondary Settlements. Most of them were bids for minor developments relating to adjustments, renovations and expansions in retail outlets established already, such as the Co-op in Bala. Moreover, granted this year was an application for a new two-storey building with two commercial units on the ground floor and a two-bedroom apartment on the first floor in Dolgellau. Another application was to change the use of part of a property to a new tattoo studio in Talsarnau. In Llanfair, there was an application to erect a new Ticket Office/Shop in a Child Farm Park. In Harlech, there was an application for change of use of a ground floor of offices to a restaurant, and in Dolgellau, there was an application for the change of use of a retail unit to a tattoo studio. Therefore, once again the Snowdonia National Park Authority shows their support for the growth and economic interests of the area, without resulting in the damage of the natural beauty.

### Analysis 2017/2018:
There were four applications during period of this AMR relating to new retail floor space within the main built up areas of Local Service Centres, Service settlements and Secondary Settlements. Most of them were applications for minor developments relating to renovations and expansions in retail outlets already established, such as the installation of a new shop front in Betws y Coed, and the construction of first floor roof extension to rear elevation in Bala. Moreover, granted this year was an application for the demolition of existing retail premises and erection of new three storey retail premises of Ultimate Outdoors in Betws y Coed. Therefore, once again the Snowdonia National Park Authority shows their support for the growth and economic interests of the area, without resulting in the damage of the natural beauty.

### Analysis 2018/2019:
There were four applications permitted during the period of this AMR relating to new retail floor space within the main built up areas of Local Service Centres, Service...
Settlements and Secondary Settlements. One application was for the mixed use development comprising of 3 commercial units, as well as 21 bedroom serviced accommodation, spa facility, car parking, landscaping and alterations to existing vehicular access in Betws Y Coed. The other permitted applications resulting in new retail floor space was for the change of use to a Shop in Bala, and for the renovation and expansion of an existing retail unit in Dolgellau, and Betws y Coed. Therefore, once again the Snowdonia National Park Authority shows their support for the growth and economic interests of the area, without resulting in the damage of the natural beauty.

MF63

<table>
<thead>
<tr>
<th>Indicators</th>
<th>Policy Targets</th>
<th>Trigger Level</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of new retail developments intended to serve a wider settlement catchment area limited to Bala and Dolgellau</td>
<td>All development proposals</td>
<td>1 new development outside these areas for 3 consecutive years or 3 new developments outside these areas in 1 year</td>
</tr>
</tbody>
</table>

Analysis 2012/2013:  
No new development during the monitoring period.

Analysis 2013/2014:  
An application for a new supermarket has been approved which will involve the part demolition of an existing vacant building on the Bala enterprise park. This development will serve a wider catchment area than just the settlement of Bala.

Analysis 2014/2015:  
No new development during the monitoring period

Analysis 2015/2016:  
No new developments during the monitoring period

Analysis 2016/2017:  
No new developments during the monitoring period.

Analysis 2017/2018:  
No new developments during the monitoring period.

Analysis 2018/2019:  
No new developments during the monitoring period.
<table>
<thead>
<tr>
<th>Indicators</th>
<th>Policy Targets</th>
<th>Trigger Level</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of new retail developments situated within the main retail area or within 200m of the town centre</td>
<td>All development proposals</td>
<td>1 new development outside these areas for 3 consecutive years or 3 new developments outside these areas in 1 year</td>
</tr>
</tbody>
</table>

**Analysis 2012/2013:**
As part of the Plas yn Dre housing development in Bala there is a ground floor retail unit which has an overall size of 205sqm. Part of the unit will be used as an extension to the current bar, via a glazed link.

**Analysis 2013/2014:**
As has been outlined above there have been 2 new retail developments within the main retail areas of Aberdyfi. The supermarket is 225m outside of the designated retail area of Bala but it was still considered as being within walking distance of the town centre and it was considered that the proposal would add to the vitality of the town by attracting shoppers from the rural hinterland who would normally be accessing other regional towns for their convenience shopping.

**Analysis 2014/2015:**
As has been previously outlined, there have been two applications approved for new retail space within service settlements within the National Park. Both the applications within Harlech and Betws y Coed are within the designated retail area or within 200m to the town centre.

**Analysis 2015/2016:**
As has been previously outlined, one planning permission granted during 15/16 involved the modification of a S106 agreement which previously restricted 4 retail units to an A1 use only in Betws y Coed. Following permission being granted, and the modification of the 106 agreement, A3 use class units were allowed to be located here. Following this, an application was granted for the change of use of a shop (Use Class A1) into shop (Use Class A1) and café/restaurant (Use Class A3).

**Analysis 2016/2017:**
As outlined previously, there have been two planning applications approved for new retail developments situated within the main retail area or within 200m of the town centre. Both applications are in Dolgellau. One of these applications is to erect a new two-storey building and the second in to convert a former retail unit to a tattoo studio. Another application was also permitted in Bala, which is a renovation of a department of the Co-op retail unit. It is not a new development or organization, but it is an application that requires development for improving the quality of a retail unit that is being used daily, to ensure better customer service.
Analysis 2017/2018:
There were no planning applications submitted for new retail developments situated within the main retail area or within 200m of the town centre. However as outlined previously granted this year was an application for the demolition of existing retail premises and erection of new three storey retail premises of Ultimate Outdoors in Betws y Coed.

Analysis 2018/2019:
Three planning applications were permitted for new retail developments situated within the main retail area or within 200m of the town centre. As previously outlined in MF62, an application was permitted for the Change of Use to Shop in Bala, a Conversion and Alteration to existing closed recess to sell hot drinks and creation of seating area in Betws Y Coed, and the creation of 3 units within the mixed use development comprising 21 bedroom serviced accommodation, spa facility, car parking, landscaping and alterations to existing vehicular access also in Betws y Coed.

MF65

<table>
<thead>
<tr>
<th>Indicators</th>
<th>Policy Targets</th>
<th>Trigger Level</th>
</tr>
</thead>
<tbody>
<tr>
<td>Vacant units in retail areas</td>
<td>Reduce or maintain vacancy rate</td>
<td></td>
</tr>
</tbody>
</table>

Analysis 2012/2013:
In the retail assessment used as evidence during the LDP examination there were 10 vacant units within the recognised retail areas within the National Park. A more recent survey was carried out in Winter 2013 however, it could not be used for analysis as the 2008 study was carried out in Summer. A further survey will be carried out in Summer 2014.

Analysis 2013/2014:
The baseline figure for vacant retail units is based on the research undertaken in the summer months of 2008. Recent studies (2012/13 and 2014) were both carried out during the winter months; therefore comparisons cannot be made between the baseline and recent studies. A retail study will be undertaken during the summer months of 2014 and the information will be presented in the 2014/2015 monitoring report.

Analysis 2014/2015:
According to the 2014 summer retail survey, there were a total of 24 vacant units within the 5 towns studied. The percentage of vacant units from the total of all units, per town was as following:

- Aberdyfi – 5.6%
- Bala – 8.2%
- Betws y Coed – 9.1%
- Dolgellau – 11.1%
- Harlech – 10.5%

The average vacancy % for the five towns was 8.9%.
### Analysis 2015/2016:
According to the 2015 summer retail survey, there were 44 vacant units within the 5 towns studied. The percentage of vacant units from the total of all units, per town was as following:

- Aberdyfi – 13.5%
- Bala – 16.1%
- Betws y Coed – 6.0%
- Dolgellau – 19.7%
- Harlech – 34.4%

The average vacancy % for the five towns during 2015/2016 was 17.9%. Both the average percentage, and percentages for each settlement, saw increases on the figures seen in 2014/2015 and will be monitored closely to make sure that the trend does not progress further.

### Analysis 2016/2017:
According to the 2016 summer retail survey, there were 31 vacant units within the five towns studied. This incurs a success, as there is a reduction of 13 vacant units compared to the previous year. The percentage of vacant units from the total of all units, per town was as following:

- Aberdyfi: 5.1%
- Bala: 9.5%
- Betws-Y-Coed: 7.3%
- Dolgellau: 11.1%
- Harlech: 18.1%

Compared with 2015, excluding Betws-Y-Coed, there has been a decrease in the number of vacant units, with Harlech being a great success. The average vacancy % for the five towns during 2016/2017 was 10.3%. It is therefore clear, that this following year has been success for the retail areas of the Snowdonia National Park, compared with the findings of 2015/2016.

### Analysis 2017/2018:
According to the 2017 summer retail survey, there were 30 vacant units within the five towns studied. This is a success, as there is a reduction of one vacant unit compared to the previous year. The percentage of vacant units from the total of all units, per town was as following:

- Aberdyfi: 5.1%
- Bala: 8.3%
- Betws-Y-Coed: 3.6%
- Dolgellau: 10.4%
- Harlech: 20.5%
Compared with 2016, excluding Dolgellau and Harlech, there has been a decrease in the number of vacant units. The average vacancy % for the five towns during 2017/2018 was 9.5%. It is therefore clear, that this year has been success for the retail areas of the Snowdonia National Park, compared with the findings of 2016/2017.

**Analysis 2018/2019:**

According to the 2018 summer retail survey, there were 19 vacant units recorded within the five towns studied. This is a success, as there is a significant reduction of vacant units compared to the previous year. The percentage of vacant units from the total of all units, per town was as following:

- Aberdyfi: 0%
- Bala: 4.2%
- Betws-Y-Coed: 5.4%
- Dolgellau: 7.4%
- Harlech: 11.9%

Compared with 2017, excluding Betws Y Coed, there has been a decrease in the number of vacant units. The average vacancy % for the five towns during 2018/2019 was 6%. It is therefore clear, that this year has been success for the retail areas of the Snowdonia National Park, compared with the findings of 2017/2018.

**MF66**

<table>
<thead>
<tr>
<th>Indicators</th>
<th>Policy Targets</th>
<th>Trigger Level</th>
</tr>
</thead>
<tbody>
<tr>
<td>Percentage of non-A1 retail uses in main retail areas of Aberdyfi, Bala, Betws-Y-Coed, Dolgellau and Harlech</td>
<td>Maintain rate within 10 - 25% of existing percentage (based on retail units).</td>
<td>Over 25% of non-retail uses in main retail areas for 3 consecutive years</td>
</tr>
</tbody>
</table>

**Analysis 2012/2013:**

In the retail assessment used as evidence during the LDP examination an average of 33% of the units was non A1 retail uses. A more recent survey was carried out in Winter 2013 however, it could not be used for analysis as the 2008 study was carried out in Summer. A further survey will be carried out in Summer 2014.

**Analysis 2013/2014:**

The baseline figures for the percentage of non-A1 retail uses are based on the research undertaken in the summer months of 2008. Recent studies (2012/13 and 2014) were both carried out during the winter months; therefore, comparisons cannot be made between the baseline and recent studies. A retail study will be undertaken during the summer months of 2014 and the information will be presented in the 2014/2015 monitoring report.
### Analysis 2014/2015:
The retail survey undertaken during the summer in 2014 indicated the following results in terms of A1 and non-A1 units.

- Aberdyfi: 38.1% of retail units in Aberdyfi were classed as being non A1
- Bala: 37.7% of retail units in Bala were classed as being non A1
- Betws y Coed: 34.1% of retail units in Betws y Coed were classed as being non A1
- Dolgellau: 34.6% of retail units in Dolgellau were classed as being non A1
- Harlech: 42.1% of retail units in Harlech were classed as being non A1

Harlech had the highest percentage of non-A1 retail units. The average % for non-A1 units within the 5 retail areas was 37.3%. This is within the 10% to 25% maintenance level of the baseline non A1 retail unit levels.

### Analysis 2015/2016:
The retail survey undertaken during the summer in 2015 indicated the following results in terms of A1 and non-A1 units.

- Aberdyfi: 40.5% of retail units in Aberdyfi were classed as being non A1
- Bala: 35.5% of retail units in Bala were classed as being non A1
- Betws y Coed: 32.0% of retail units in Betws y Coed were classed as being non A1
- Dolgellau: 36.8% of retail units in Dolgellau were classed as being non A1
- Harlech: 50.0% of retail units in Harlech were classed as being non A1

Harlech had the highest percentage of non-A1 retail units. The average % for non-A1 units within the 5 retail areas was 39%. This is within the 10% to 25% maintenance level of the baseline non-A1 retail unit levels.

### Analysis 2016/2017:
The retail survey undertaken during the summer in 2016 indicated the following results in terms of A1 and non-A1 units:

- Aberdyfi: 43.2% of retail units in Aberdyfi were classed as being non A1
- Bala: 34.3% of retail units in the Bala were classed as being non A1
- Betws-y-Coed: 31.4% of retail units in Betws were classed as being non A1
- Dolgellau: 38.8% of retail units in Dolgellau were classed as being non A1
- Harlech: 44.4% of retail units in Harlech were classed as being non A1

Once again, Harlech was the main retail area with the highest percentage of non-A1 retail units. The average percentage for non-A1 units within the five retail areas was 37.6%. This is within the 10% to 25% maintenance level of the baseline non-A1 retail unit levels.
### Analysis 2017/2018:
The retail survey undertaken during the summer in 2017 indicated the following results in terms of A1 and non-A1 units:

- Aberdyfi: 43.2% of retail units in Aberdyfi were classed as being non A1
- Bala: 37.5% of retail units in the Bala were classed as being non A1
- Betws-Y-Coed: 32.1% of retail units in Betws were classed as being non A1
- Dolgellau: 38.9% of retail units in Dolgellau were classed as being non A1
- Harlech: 42.9% of retail units in Harlech were classed as being non A1

Aberdyfi was the main retail area with the highest percentage of non-A1 retail units. The average percentage for non-A1 units within the five retail areas was 38.4%. This is within the 10% to 25% maintenance level of the baseline non-A1 retail unit levels.

### Analysis 2018/2019:
The retail survey undertaken during the summer in 2018 indicated the following results in terms of A1 and non-A1 units:

- Aberdyfi: 44.7% of retail units in Aberdyfi were classed as being non A1
- Bala: 39.1% of retail units in the Bala were classed as being non A1
- Betws-Y-Coed: 34% of retail units in Betws were classed as being non A1
- Dolgellau: 42% of retail units in Dolgellau were classed as being non A1
- Harlech: 40.5% of retail units in Harlech were classed as being non A1

Aberdyfi was the main retail area with the highest percentage of non-A1 retail units. The average percentage for non-A1 units within the five retail areas was 37.7%. This is within the 10% to 25% maintenance level of the baseline non-A1 retail unit levels.
Changes presented in the adopted LDP 2016-2031 following the Short Form Revision Process

8.13 It is considered that there weren’t any major implications for the revision of the LDP in this section, however minor amendments have been made to clarify and to accord with the changes in legislation and to reflect changes locally and nationally.

Employment

8.14 It is considered that the existing policy framework was still broadly “fit-for-purpose” and that the situation, where no applications for employment land are coming forward, are due to circumstances outside the power of the National Park Authority. The review of the ELDP called for amendments to be made to include the Snowdonia Enterprise Zone on the Proposals Map and a new criteria based policy supporting the development of appropriate uses on the two sites has been included in the adopted LDP 2016-2031.

Tourism

8.15 Visitor accommodation requirements have changed since the previously adopted LDP (2007-2022) with the increase in ‘alternative types’ of holiday accommodation. In recent years there has been an increase in the number of enquiries relating to these new types of accommodation such as yurts and pods and the existing policies relating to static and touring caravans have been assessed to ascertain whether they are sufficiently flexible to consider new types of accommodation. Through this process, two new policies have been adopted, Development Policy 28: New Build Serviced Accommodation, and Development Policy 29: Alternative Holiday Accommodation. Within this context, clarification has also been given with other related tourism policies.

Retail

8.16 The current policy adopted within the revised LDP 2016-2031 specifies that ground floor retail unit’s conversion to residential/holiday accommodation purposes shall not be supported in any case, to halt a loss of ground floor retail units seen in some settlements. However to try to decrease the number of vacant units in the settlements the policy specifies that that the change of use of a ground floor retail unit (from A1 to an A2 or A3 use) may be permitted if it can be proven that it is not viable to develop an A1 unit and that the unit has been vacant without interest for two years or more. Additionally the community and settlement need for an additional A2/A3 unit would need to be proven by the applicant.
Case Studies

Mountain Bike Training Venue, Pantperthog.

In October 2018 the Authority granted permission for a mountain bike training venue at Pantperthog. Located within a forestry plantation, two downhill courses are provide for advanced riders. The proposal included bridges over existing forestry tracks and public footpaths to integrate access for all users. A small office and parking area are provided within an old quarry. The applicant anticipates 9 full time and 5 part time jobs will be created. The location within a working forestry plantation ensures there is no detrimental landscape impact and the development respects the Special Qualities of the Snowdonia National Park adhering to the purpose of conserving and enhancing the natural beauty, wildlife and cultural heritage of the area. The development adheres to the purpose of promoting opportunities for the understanding and enjoyment of the ‘Special Qualities’ of the area by the public, in addition to seeking to foster the economic and social well-being of local communities within the National Park.
Mixed Use Development of Serviced Accommodation and Commercial Units, Betws y Coed.

In December 2018, a development proposal was permitted with conditions for the erection of a mixed use development comprising of a 21 bedroom serviced accommodation, spa facility, 3 commercial units, car parking, landscaping and alterations to existing vehicular access in Betws y Coed. In accordance with Development Policy 18: The Welsh language and the Social and Cultural Fabric of Communities, a Community and Linguistic Statement was submitted with the application addressing the potential issues regarding the community and economic impact of the development. A Design and Access Statement was also submitted to ensure the development would respect the Special Qualities of the Snowdonia National Park adhering to the purpose of conserving and enhancing the natural beauty, wildlife and cultural heritage of the area. The employment and serviced visitor accommodation provision of this development adheres to the purpose of promoting opportunities for the understanding and enjoyment of the ‘Special Qualities’ of the area by the public, in addition to seeking to foster the economic and social well-being of local communities within the National Park.
During July 2017, a planning application was approved by the Snowdonia National Park Authority for the re-development of the existing touring and camping site (195 pitches) to provide 16 single storey cabins and up to 59 touring pitches and 26 camping pitches. Included in this application was also the erection of staff accommodation, ancillary works, together with improved internal landscaping. In partnership with the Forestry Commission, the site is part of the Forest Holidays Experience. Forest Holidays have sites across Scotland and England, with Beddgelert being the only one in Wales, with their purpose to create meaningful experiences in the heart of Britain’s amazing forests; connecting people with nature and local communities.

Although this re-development did not conform exactly to existing policies, this application was permitted with conditions in that it would lead to an environmental enhancement of a large year round caravan facility. Furthermore, through enhancing the tourism offer in North Wales by providing a new form of environmentally friendly accommodation and generating year-round employment, this development will contribute usefully to sustainable local and regional economic growth.
The Zip World Alpine Forest Coaster, in Betws-Y-Coed

In August 2016, a planning application was approved by the Snowdonia National Park Authority for the development of the Zip World Alpine Forest Coaster in Betws-Y-Coed. It is the first coaster of its kind in the UK, and has been designed to run on rails through the forest on high tracks for 1km.

This tourist attraction opened in early 2017, and it is an adventure attraction that offers fun all year round. This sort of toboggan run has been hugely successful in ski areas across Europe, Asia and America, with its all-weather ability, and so is the prospect for tourism in North Wales and the Snowdonia National Park, by increasing tourism in wider localities.

Currently, the ‘Zip World Forest’ adventures include the Junior Tree Trail, the Zip Safari, the Sky Ride and Plummet, with the opening of a new adventure the Treetop Nets that opens for the Summer, and is a trampoline high up in the tree canopy.

The attraction of this new Coaster follows the adventures of 11 unique others, including the world famous Velocity and Bounce Below.

Mary Jones World – Y Bala

Work has been carried out to convert Eglwys Beuno Sant, Llanycil into a heritatge centre including the formation of a new car park and new vehicular access to the highway and extension of the graveyard. The purpose of the Heritage Centre is to tell the story of Mary Jones and Thomas Charles, and the impact of the world’s bestselling book, the Bible – on Wales and the world. The church is a Grade II Listed Building and was not in use. The proposal has brought the building back into use and has improved access to the church, underfloor heating and the cemetry for all. The internal changed to the building have included installing a glazed screen and door to the entrance of the church and the removal of the pews. The heritage centre was offically opened on 5th October 2014 and is proving to be a popular tourist attraction.
**Construction of extension to existing visitor centre, Coed y Brenin**

Due to the success of Coed y Brenin as home to a network of excellent mountain biking trails, the Forestry Commission submitted a planning application to extend and improve their existing facilities in order to appeal to a wider range of users and subsequently increase the number of visitors to 180,000. The extension incorporated a new bike store/shop, education lobby and multi use areas. It comprised a semi circular extension to be finished in Corten weathering steel and a large two storey building finished in local Welsh timber with a brown roof linked to existing building by a bridge. The building will be made entirely from homegrown timber and will set new standards in energy efficiency and employs many principles of Passivhaus. The roof will be seeded with an appropriate mix of wildflower seeds thus blending the roof with the forest. Policy DP21 of the Eryri Local Development Plan supports such proposals subject to “any buildings or structures are of a design, scale and use materials which are sympathetic to or enhance their surrounding’. The main constraints of the site were the topography and levels of the site and the difficulties in extending the circular building. The application was presented to the Design Commission for Wales and it was concluded that further regrading of the landscape and planting would soften the visual impact of the new building. Planning permission was granted and the building, aims to be completed by Summer 2013.

**Extension to Static Caravan Site, Llanuwchllyn**

The Authority granted permission in July 2012 for an extension to an already well screened static caravan site and in line with Development Policy 22 there was no increase in the number of units on the site. The proposal did however relocate 6 of the units to the area of the extension to reduce the density on the site. In addition to this the proposal included clear environmental improvements to the site and the surroundings. Additional planting both internally and around the boundary of the site, the introduction of a wildlife pond and wetland area were all included as part of the proposal. It was considered that the proposal would reduce the sites impact on the surrounding landscape by, reducing the density, improving landscape screening and biodiversity.

**Garden Centre Redevelopment, Betws y Coed**

In August 2012 the Authority granted permission for the demolition of an existing shop and greenhouse and the erection of a new shop and cafe building within an existing nursery business. The site is in close proximity to the centre of Betws y Coed and falls within the Conservation Area, therefore there was also an application for demolition within a conservation area. The proposal included the removal of an existing aluminium framed greenhouse which was to be replaced by a building which would house a cafe and a new shop along with toilets. The building design with painted render finish and timber doors and windows was sympathetic with the surroundings and the Conservation Area.

**Update 2014**

This has now been completed.
Proposed Retail Unit, Parc Menter Bala (Bala Enterprise Park)

On the 22nd of November 2013 the Authority granted permission for the part demolition of existing industrial buildings and the construction of a new supermarket. This new supermarket will be located on the former System Scaffolding site on the Bala Enterprise Park and is expected to employ up to 35 full and part-time positions. There will be car and cycle parking facilities and the site is located in close proximity to local bus services. The existing industrial unit is of shallow pitch, steel portal framed construction; approximately 110 metres long by a maximum of 30 metres wide and occupies a site of around 3.5 acres. This proposal shows the demolition of approximately 45 metres of this building, leaving a smaller building with a new vehicular access off the adjacent B4391. The site is then proposed to be split in two with the smaller, cleared area of approx 1 acre, to accommodate the new convenience store. The proposed new convenience store has approximately 936sqm gross floor space with 650sqm of this designated as net sales area. A 70 vehicle car park is included, which includes 6 disabled bays, with vehicular access utilising an existing access to the north of the site. Three cycle hoops have been included adjacent to the main store entrance which will accommodate 6 cycles.

Case Study - Land next to Plas yn Dre, Y Bala

In March 2013 permission was granted for the erection of 6 dwellings and retail units with 6 flats above them, which fronted the High Street in Bala. There were no objections by the Town Council and the site had been vacant for a number of years with a concrete area towards Arenig Street and a patch of grass facing the High Street. The site had been used primarily for picnic tables in association with the Plas yn Dre restaurant.

The images below show how the site looked before and after development. The retail units were completed during Spring 2015 and were soon occupied by KPS (Hairdressers) and Ty Coffi (Cafe). During the retail survey of August 2015 in the town this particular area was very busy.
Zip Safari – Tree Tops Adventure

In order to extend and diversify from the existing market at Tree Tops Adventure an application was made to install approximately 20 zip wires within the existing tree line at the site near to Betws y Coed. The lines will be linked by platforms and bridges between the trees. In addition to the zip lines a wooden chalet style building was also proposed to accommodate the increase in equipment needed. The proposed building is similar to those already on site and will also be used as a briefing and kitting up area for customers. In order to accommodate the increase in cars anticipated by the development the car park will also been extended.
9 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

9.1 A permission was granted for an installation of a footbridge at Llyn Gorddionduon reservoir during the period of this AMR. The footbridge will ease movement around the site for all users as it is located on Open Access land.

Telecommunications

9.2 6 applications were approved for new, replacement and upgrading of 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.
<table>
<thead>
<tr>
<th>Core &amp; Local Indicators</th>
<th>Policy Targets</th>
<th>Trigger Level</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of developments with access to footpaths, cycle paths and public transport</td>
<td>Increase in number</td>
<td>Failure to deliver</td>
</tr>
</tbody>
</table>

**Analysis 2012/2013:**
The vast majority of applications permitted during the period of this AMR have had access to a footpath, cycle path or links to public transport. It is considered that this successfully delivers the requirements of this indicator.

**Analysis 2013/2014:**
As was the case during the period of the last AMR the vast majority of applications permitted during the period of this AMR have had access to sustainable transport links. It is considered therefore that this has been successfully delivered during this AMR period.

**Analysis 2014/2015:**
As has been the case in previous years the vast majority of applications permitted during this period have had access to sustainable transport links.

**Analysis 2015/2016:**
As has been the case in previous years the vast majority of applications permitted during this period have had access to sustainable transport links.

**Analysis 2016/2017:**
As has been the case in previous years the vast majority of applications permitted during this period have had access to sustainable transport links.

**Analysis 2017/2018:**
As has been the case in previous years the vast majority of applications permitted during this period have had access to sustainable transport links.

**Analysis 2018/2019:**
As has been the case in previous years the vast majority of applications permitted during this period have had access to sustainable transport links.
### Core & Local Indicators

<table>
<thead>
<tr>
<th>Policy Targets</th>
<th>Trigger Level</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of developments with access to public transport</td>
<td>Increase in number</td>
</tr>
</tbody>
</table>

#### Analysis 2012/2013:
As above the vast majority of developments permitted during the period of the AMR have had access to public transport. It is considered that this successfully delivers the requirements of this indicator.

#### Analysis 2013/2014:
As in previous years, the vast majority of new developments have had access to public transport. It is considered that this successfully delivers the requirements of this indicator.

#### Analysis 2014/2015:
As in previous years, the vast majority of new developments have had access to public transport. It is considered that this successfully delivers the requirements of this indicator.

#### Analysis 2015/2016:
As in previous years, the vast majority of new developments have had access to public transport. It is considered that this successfully delivers the requirements of this indicator.

#### Analysis 2016/2017:
As in previous years, the vast majority of new developments have had access to public transport. It is considered that this successfully delivers the requirements of this indicator.

#### Analysis 2017/2018:
As in previous years, the vast majority of new developments have had access to public transport. It is considered that this successfully delivers the requirements of this indicator.

#### Analysis 2018/2019:
As in previous years, the vast majority of new developments have had access to public transport. It is considered that this successfully delivers the requirements of this indicator.
<table>
<thead>
<tr>
<th>Core &amp; Local Indicators</th>
<th>Policy Targets</th>
<th>Trigger Level</th>
</tr>
</thead>
<tbody>
<tr>
<td>No significant harm from road network changes</td>
<td>All development proposals</td>
<td>Significant harm arising from 1 development for 3 consecutive years or significant harm arising from 3 developments in 1 year</td>
</tr>
</tbody>
</table>

**Analysis 2012/2013:**
There has been no significant harm from road network changes identified. The demolition of Pont Briwet and construction of a new road and rail bridge will improve the road network.

**Analysis 2013/2014:**
There has been no significant harm from road network changes, work is continuing on the construction of a new road and rail bridge between Penrhyndeudraeth and Cilfor that will improve the road network in this location.

**Analysis 2014/2015:**
There have been no significant harm from road network changes in the past year. Work has now been completed on Pont Briwet road and rail bridge that has resulted in significant improvement of the road network in this location.

**Analysis 2015/2016:**
There has been no significant harm from road network changes within this monitoring period.

**Analysis 2016/2017:**
There has been no significant harm from road network changes within this monitoring period.

**Analysis 2017/2018:**
There has been no significant harm from road network changes within this monitoring period. Additionally two applications were granted to improve road transport. One application was to demolish the existing fuel service station building and associated canopy/fuel pumps and its replacement with a new fuel service station comprising a replacement shop building, new canopy and fuel pumps, parking, and other forecourt facilities in Dolgellau. The second application permitted was the 2 phase development of firstly constructing the 24 hour modular filling station including fuel oil interceptor, associated drainage works and installation of portacabin, and secondly developing the fuel oil depot including installation of 4 double skinned fuel tanks, the loading and unloading area, and parking area with the installation of a fuel oil interceptor and associated drainage works in Bala.

**Analysis 2018/2019:**
There has been no significant harm from road network changes within this monitoring period. Additionally two applications were granted to improve road transport. One application was to improve the access to the highway at Barmouth.
Bay Holiday Village, Talybont. The second application permitted was a new access to a public car park to allow access to buses in Harlech.

### MF70

<table>
<thead>
<tr>
<th>Core &amp; Local Indicators</th>
<th>Policy Targets</th>
<th>Trigger Level</th>
</tr>
</thead>
<tbody>
<tr>
<td>New visitor car parks focussed in Local Service Centres</td>
<td>All development proposals unless part of a traffic management scheme or integral part of a new or extended visitor attraction</td>
<td>1 development outside Local Service Centres unless part of a planned traffic management scheme or an integral part of a new or extended visitor attraction for 3 consecutive years or 3 developments outside these areas in 1 year</td>
</tr>
</tbody>
</table>

**Analysis 2012/2013:**
No new visitor car parks were permitted during the period of the AMR.

**Analysis 2013/2014:**
No new visitor car parks were permitted in Local Service Centres during the period of the AMR.

**Analysis 2014/2015:**
No new visitor car parks were permitted in Local Service Centres during the period of the AMR.

**Analysis 2015/2016:**
No new visitor car parks were permitted in Local Service Centres during the period of the AMR.

**Analysis 2016/2017:**
No new visitor car parks were permitted in Local Service Centres during the period of the AMR. The only application received and permitted was the one relating to the installation of lighting for a car park in Dolgellau.

**Analysis 2017/2018:**
No new visitor car parks were permitted in Local Service Centres during the period of the AMR.

**Analysis 2018/2019:**
No new visitor car parks were permitted in Local Service Centres during the period of the AMR.
<table>
<thead>
<tr>
<th>Core &amp; Local Indicators</th>
<th>Policy Targets</th>
<th>Trigger Level</th>
</tr>
</thead>
<tbody>
<tr>
<td>New visitor car parks outside local service centres</td>
<td>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.</td>
<td>Failure to deliver</td>
</tr>
</tbody>
</table>

**Analysis 2012/2013:**
There have been no applications for car parks outside of local service centres during the period of this AMR. There have been 4 applications for small extensions to existing car parks.

**Analysis 2013/2014:**
There have been no applications for visitor car parks outside of local service centres.

One application was permitted for the formalisation of an area that was being used for car parking near to an existing visitor car park Aber Falls. This development was considered acceptable as it enabled the protection of trees on the site that were being damage by the cars parking there with no marked spaces. No more car parking will be permitted in this location. The Authority seeks to manage new car parking spaces carefully so as not to encourage more car borne trips into the National Park.

**Analysis 2014/2015:**
There have been no applications for visitor car parks outside of local service centres.

There was one application for the formation of an off road parking area that took parked cars from the highway. There was also an application for the extension of an existing car park in Llwyngwril to provide two extra bays.

**Analysis 2015/2016:**
There was an application for the removal of a condition to allow a car park to become permanent. The Car Park was originally given permission in the 1970’s to resolve parking issues in the area. It was considered these were still a problem and granting the permission to make the car park permanent would be part of a traffic management scheme for the area.

**Analysis 2016/2017:**
Four applications were granted relating to new visitor car parks outside local service centres. Out of the four applications, only one was for the formation of a new car park, as the remainder involved the extension and alteration of existing car parks. The application for Plas Brondanw in Llanfrothen involved the formation of a new car park. This was due to the increasing number of visitors to the garden, especially following the alterations to the tourist attraction – which meant additional pressure...
on the existing parking area and increasing damage to tree roots which threatened their existence. Therefore, this car park would not only benefit the Plas, but also the natural life around it, as a series of conditions secured its protection, as well as taking into account the Dark Sky Reserve.

**Analysis 2017/2018:**
There have been two applications for visitor car parks outside of local service centres. The first application approved was for the change of use of land from agricultural use to form domestic parking area including construction of retaining wall in Llanrwst. The second application is due to increasing number of visitors during peak times, at Zip World Fforest in Betws y Coed, the change of use of land to be used as a seasonal overflow car park was approved.

**Analysis 2018/2019:**
An application was approved for the formation of parking area and new pedestrian access to a graveyard, including pedestrian access bridge and pathway, at Ty Capel Hermon, Llanfachreth. Another application was received and permitted for Replacement lighting to an existing car park area at Trefiw Wells Spa, Trefriw.

An application for a proposed seasonal overflow car park (in excess of 250 cars) from 01 May to 30 September in any one year in Nant Peris was refused, on the basis that a planned traffic management scheme was not submitted and therefore did not comply with Development Policy 25 of the Eryri Local Development Plan.

### MF72

<table>
<thead>
<tr>
<th>Core &amp; Local Indicators</th>
<th>Policy Targets</th>
<th>Trigger Level</th>
</tr>
</thead>
<tbody>
<tr>
<td>Monitor any land use implications from the Authority’s Recreation Strategy</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Analysis 2012/2013:**
The Authority adopted a recreation strategy in December 2012. Any land use implications from the strategy will be monitored annually.

**Analysis 2013/2014:**
As above, any land use implications from the Authority’s recreation strategy will be monitored annually.

**Analysis 2014/2015:**
As above, any land use implications from the Authority’s recreation strategy will be monitored annually.

**Analysis 2015/2016:**
As above, any land use implications from the Authority’s recreation strategy will be monitored annually.

**Analysis 2016/2017:**
As above, any land use implications from the Authority’s recreation strategy will be monitored annually.
**Analysis 2017/2018:**
As above, any land use implications from the Authority's recreation strategy will be monitored annually.

**Analysis 2018/2019:**
The latest visitor monitoring figures from Snowdonia National Park indicate a 7.5% increase in walker numbers in 2018 right across the National Park which is a significant amount.

The Authority's recreation strategy is to be reviewed in the period 2019/20.

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### MF73

<table>
<thead>
<tr>
<th>Core &amp; Local Indicators</th>
<th>Policy Targets</th>
<th>Trigger Level</th>
</tr>
</thead>
<tbody>
<tr>
<td>Monitor the number of telecommunication developments that do not harm the visual appearance and character of the area</td>
<td>All development proposals</td>
<td>Failure to deliver</td>
</tr>
</tbody>
</table>

**Analysis 2012/2013:**
There have been a small number of applications for replacement and upgrading of equipment at existing sites, none of which have resulted in harm to the visual appearance and character of the areas in which they are located.

**Analysis 2013/2014:**
There were a relatively large number of applications related to telecommunication developments during this period; however, they have been for the retention of existing telecommunication equipment rather than new developments. As they are already in place it is considered the impact on the appearance and character of the area has already been assessed and therefore no harm has been caused.

**Analysis 2014/2015:**
There continue to be a small number of applications for replacement and upgrading of equipment at existing sites. The policy condition giving a ten-year temporary consent has not been imposed on new permissions where the Authority is satisfied that there is no harm to the visual appearance and character of the areas in which masts are located.

**Analysis 2015-2016:**
There have been in the region of 17 applications for replacement and upgrading of equipment at existing sites. The policy condition giving a ten year temporary consent has not been imposed on new permissions where the Authority is satisfied that there is no harm to the visual appearance and character of the areas in which masts are located.

**Analysis 2016/2017:**
There have been in the region of 14 applications for replacement and upgrading of equipment at existing sites. The policy condition giving a ten-year temporary consent has not been imposed on new permissions where the Authority is satisfied that there is no harm to the visual appearance and character of the areas in which masts are located.
Analysis 2017/2018:
There have been in the region of 28 applications for new, replacement and upgrading of equipment at new and existing sites. The policy condition giving a ten year temporary consent has not been imposed on new permissions where the Authority is satisfied that there is no harm to the visual appearance and character of the areas in which masts are located.

Analysis 2018/2019:
6 applications were approved for new, replacement and upgrading of 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.

Changes presented in the adopted LDP 2016-2031 following the Short Form Revision Process

9.3 It was considered there were not any implications for the review in this section of the Annual Monitoring Report. The deposit plan presented minor amendments to Development Policy 26: Telecommunications and to the supporting text for clarification and to accord with current changes.
Case Studies

Creating an all access link footpath at Dôl Idris Parkland, Minffordd, Tal-y-Llyn.

In January 2017, an application to build a small link footpath at Dol Idris parkland was granted, which will link the existing ‘all access’ circular walk and the Ystradllyn access track. It will be a 1.2m wide aggregate route, which runs for approximately 140m from the existing all-ability footpath across the parkland, and will join the access route in front of the Ystradllyn Cafe.

The project will benefit local users and visitors to the site as it will secure an easier and more direct access to the parkland from the adjoining access route. Wheelchair users and other less able people will have better and safer access to the parkland and the amenity site.
Multi User Route, Rhyd Ddu – Beddgelert

The proposal was for a new route which provides a pedestrian, cycle and equine route between Beddgelert and Rhyd Ddu off the main highway. For much of the route the path utilised existing footpaths and bridleways and the proposal was to upgrade them where necessary using permitted development rights. The existing right of way network was not however complete between the two settlements so an application was made to complete the route by establishing new lengths of multi user tracks, footbridges this was approved by the Authority in September 2012. The proposal was for a 2 meter wide path which would allow a safe width between the mixed uses and the surface proposed would be suitable for all users. The proposal is in line with Local Development Plan policies and promotes enjoyment of the special qualities of the National Park for all.

Update 2014

This path was officially opened in October of 2013 and since opening has had approximately 14300 walkers and 3000 bikes.

Update 2019

Since opening in 2013 the path has had approximately 21,000 walkers and 4000 bikes.

Formation of cycle track and construction of 3 bridges and boardwalk’s between Glanllyn Camp and the village of Llanuwchllyn

This was granted permission in August 2013 and is currently under construction. The cycle path is intended to be part of a circular route allowing cyclists and pedestrians to travel around Llyn Tegid without needing to use the truck road for the benefit of both road users and cyclists. The area under consideration had a number of historical interests which had to be considered as part of the application. This included a listed bridge and also Caer Gai Roman Site Scheduled Ancient Monument. Conditions were attached to the permission to ensure that an archeological programme of works was submitted for approval before carrying out any ground works.

Update 2019

Works have been partially completed with 2km of path with culvert and drainage constructed.
Demolition of Pont Briwet and the tollhouse and construction of a new combined road and rail bridge crossing, including pedestrian and cycle facilities

In July 2012 the Authority granted permission for the demolition of Pont Briwet and the tollhouse and construction of a new combined road and rail bridge crossing, including pedestrian and cycle facilities, and associated road improvements. Pont Briwet is Grade 11 listed and links Llandecwyn with Penrhyndeudraeth. It provided no footpath for pedestrians, the purpose of the proposal was to improve the road for all vehicles, cycles and pedestrians. In addition to this there would also be a new rail bridge. The proposal was designed to ensure that the effect on the landscape was similar to that of the existing bridge. Despite the loss of a recognised iconic structure it was considered that the proposal would create significant advantages to the community and would outweigh the loss of a listed structure. The design commission were consulted by the applicants on the proposal and improvements were made to the design and subsequent improvements were also negotiated by the Authority to reach a design that was considered acceptable and appropriate within the landscape. Since the period of this AMR work has commenced on the bridge.

Update 2014
This project is ongoing with the aim of completion of the road by the Spring 2015 and the rail bridge by Autumn 2014. There have been a number of issues which have lead to delays with the project.

Mobile Phone Mast Upgrades

There have been no applications for new mobile phone mast sites. A number of previously granted time-limited permissions have been renewed. In some cases this has involved an increase in the height of the tower and/or additional or re-designed antennas to allow for 4G services. Operators have also shared sites and masts, reducing demand for new sites to be brought forward.

The condition limiting consent to 10 years has not been included on permissions where it has been demonstrated that there have been no detrimental landscape and visual impacts

Update 2018
Planning permission was granted for six new mobile phone masts. The condition limiting consent to 10 years has not been included on permissions where it has been demonstrated that there have been no detrimental landscape and visual impacts.
10 APPENDIX 1 - SUSTAINABILITY APPRAISAL

Introduction

As part of the Local Development Plan process Authorities were required to carry out a Strategic Environmental Assessment of their plans. In order to ensure that the state of the environment was continually monitored throughout the period of the Eryri Local Development Plan a monitoring framework was produced which includes 21 objectives that are broken down into 53 indicators as shows on the attached Table 1 Sustainability Appraisal Monitoring Framework.

The Authority has identified a number of indicators within the Sustainability Appraisal monitoring framework for which information is not available. There are also indicators for which the data available is not sufficiently detailed to enable useful monitoring. Where the information is not available and it is clear it will not become available in the coming years the Authority will omit the indicators from the framework and have indicated as such in the analysis section. However wherever possible the indicators will remain in the framework where the Authority considers the information may become available in the future, such as data sets from the census which have yet to be released.

There are also a number of indicators within the SA/SEA monitoring framework where information is not available/updated on an annual basis. As the purpose of the monitoring framework is to review changes from year to year, these are not necessarily going to be useful indicators. They however have been retained in order to set a baseline and further work will be carried out throughout the year to see if other sources of information can be found.

The information contained within the monitoring framework was gathered from various different sources and agencies, some provided the information in time for the AMR while the Authority is still waiting on information from other agencies, and this has been noted at the relevant indicators within the framework. It may also be possible in subsequent years to introduce additional useful indicators on which data is readily available.
### TABLE 1 Sustainability Appraisal Monitoring Framework


<table>
<thead>
<tr>
<th>SA Objective</th>
<th>Monitoring Indicator</th>
<th>Data Source</th>
<th>Analysis</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Manage the effects of climate change through mitigation and adaptation</td>
<td>Ratio of renewable energy (solar, domestic wind and hydro) project planning permissions granted against planning applications per year.</td>
<td>SNPA</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td><strong>2014/2015</strong>&lt;br&gt;Of all the planning permissions granted during this period 0.6% have been for Solar, 4.4% for Hydro and 0.4% for Wind. Through planning policies in the LDP the Authority supports small scale domestic renewable energy applications. Of the 35 applications received for renewable energy schemes the Authority granted permission for 31.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td><strong>2015/2016</strong>&lt;br&gt;Of all the planning permissions granted during this period 1.3% have been for Solar, 8.7% for Hydro and 1.1% for Wind. Through planning policies in the LDP the Authority supports small scale domestic renewable energy applications. Of the 56 applications received for renewable energy schemes the Authority granted permission for 54.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td><strong>2016/2017</strong>&lt;br&gt;Of all the planning permissions granted during this period, 7.9% have been for Hydro, and 0.4% for others. Through planning policies in the LDP the Authority supports small scale domestic renewable energy applications. Of the 44 applications received for renewable energy schemes the Authority granted permission for 40.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td><strong>2017/2018</strong>&lt;br&gt;Of all the planning permissions granted during this period, 3.4% have been for Hydro. Through planning policies in the LDP, the Authority supports small-scale domestic renewable energy applications. Of the 16 applications received for renewable energy schemes the Authority granted permission for 16.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td><strong>2018/2019</strong>&lt;br&gt;Of all the planning permissions granted during this period, 4% have been for Hydro. 1% for Solar, 1% for other renewable energy schemes. Through planning policies in the LDP, the Authority supports small-scale domestic renewable energy applications. Of the 16 applications received for renewable energy schemes the Authority granted permission for 16.</td>
</tr>
<tr>
<td>Area of peat and organic soils lost as a result of new planning applications.</td>
<td>NRW.</td>
<td><strong>2014/2015</strong></td>
<td>The data that has been made available to the Authority is not in a format which enables the Authority to monitor this indicator. The indicator will remain in the framework for this year while the Authority endeavours to identify another source. The Authority has not granted permission for any large new development which would likely result in the loss of peat or soils during the period of this AMR.</td>
</tr>
<tr>
<td>---</td>
<td>---</td>
<td><strong>2015/2016</strong></td>
<td>The data that has been made available to the Authority is not in a format which enables the Authority to monitor this indicator. The indicator will remain in the framework for this year while the Authority endeavours to identify another source. The Authority has not granted permission for any large new development which would likely result in the loss of peat or soils during the period of this AMR.</td>
</tr>
<tr>
<td></td>
<td>SNPA</td>
<td><strong>2016/2017</strong></td>
<td>No applications were granted to develop land within areas of peat and organic soils, thus reducing the loss of this landscape to new applications.</td>
</tr>
<tr>
<td></td>
<td></td>
<td><strong>2017/2018</strong></td>
<td>No applications were granted to develop land within areas of peat and organic soils, thus reducing the loss of this landscape to new applications.</td>
</tr>
<tr>
<td></td>
<td></td>
<td><strong>2018/2019</strong></td>
<td>Two applications were permitted within an area of peat and organic soils, however these applications were for alterations and retention of existing developments, therefore resulting in no significant loss of peat or soils during the period of this AMR.</td>
</tr>
<tr>
<td>Number of transport routes disrupted by flooding.</td>
<td>NRW</td>
<td><strong>2014/2015</strong></td>
<td>No transport routes have been disrupted by serious flooding for the period of the monitoring report.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2015/2016</td>
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<td>2016/2017</td>
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<td></td>
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<td></td>
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<td>2017/2018</td>
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<tr>
<td></td>
<td></td>
<td>No transport routes have been disrupted by serious flooding for the period of the monitoring report.</td>
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<tr>
<td></td>
<td></td>
<td>2018/2019</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>No transport routes have been disrupted by serious flooding for the period of the monitoring report.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Ensure that the location and design of new development is acceptable in terms of the potential consequences of flooding</td>
<td>Number of planning permissions contrary to NRW advice on flooding.</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>NRW</td>
<td></td>
</tr>
<tr>
<td></td>
<td>2014/2015</td>
<td>This information is not currently collected by the Authority however the information is also required by the Welsh Government as part of the proposed Sustainable Development Indicators. The Authority is therefore working with Natural Resources Wales to find a way of collecting this information.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>2015/2016</td>
<td>This information is not currently collected by the Authority however the information is also required by the Welsh Government as part of the proposed Sustainable Development Indicators. The Authority is therefore working with Natural Resources Wales to find a way of collecting this information.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>2016/2017</td>
<td>No planning application were permitted contrary to NRW advice on flooding during this AMR period. Furthermore, as this information is currently being collected, it will be monitored annually.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>2017/2018</td>
<td>No planning application were permitted contrary to NRW advice on flooding during this AMR period.</td>
<td></td>
</tr>
<tr>
<td>Number of new developments in flood zones</td>
<td>SNPA</td>
<td></td>
<td></td>
</tr>
<tr>
<td>------------------------------------------</td>
<td>------</td>
<td></td>
<td></td>
</tr>
<tr>
<td>SNPA</td>
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</tbody>
</table>

**2018/2019**
No planning application were permitted contrary to NRW advice on flooding during this AMR period.

**2014/2015**
There were no new developments granted permission within flood zones.

**2015/2016**
There were 3 new developments in C1 zones and 5 new developments in C2 zones during this year.
Developments within C1 flood zone areas included:
- Conversion of Beechwood House in Dolgellau to 4 flats (2 affordable)
- Change of use of an industrial storage unit into a laundry unit/business in Dolgellau
- Revised layout to previously approved scheme (application NP5/77/308 approved 02/03/2015) for vehicular access, car park and play area

Developments within C2 flood zone areas included:
- Holiday accommodation conversion in Talybont
- Change of use to hostel in Llanuwchllyn
- Change of use of existing workshop into domestic curtilage area, together with utilising former dwellinghouse as annexe in Dolgellau
- Conversion of storage building into ranger base
- Conversion and extension of first floor offices to holiday let accommodation, Dolgellau

However the majority of these are only marginally within a C2 flood zone area and only have part of the land within the area rather than the development itself. No applications were considered unacceptable in terms of the potential consequences of flooding.

**2016/2017**
10 planning applications were permitted within flood zones between 2016 and 2017, and all permitted conform with the guidelines within TAN 15. None of these applications are for significant developments, but rather some for changes to existing buildings, and others are for ‘Change of Use’.
2017/2018
There were 4 new developments in C1 zones and 8 new developments in C2 zones during this year.

Developments within C1 flood zone areas included:
• Erection of an affordable dwelling in Talsarnau
• An installation of a pontoon at Gwersyll yr Urdd, Glanllyn
• Change of Use of ground floor offices to a dental clinic in Dolgellau
• Restaurants, 4 flats (3 affordable) and a pair of semi detached dwellings in Bala

Developments within C2 flood zone areas included:
• Telecommunications masts in Bryncrug and Abergynolwyn
• The conversion of flats to holiday units in Dolgellau
• Demolition of existing garage and erection of new garage in Llanelltyd
• Water Wheel Feature adjacent to Pont Ysgeithin, Talybont
• An approval of reserved matters application for erection of two detached bungalows and two single storey detached garages in Llwyngwril
• Demolition and erection of two storey extension and a single storey extension, and installation of rooflights with alterations to chimney in Dyffryn Ardudwy

No applications were considered unacceptable in terms of the potential consequences of flooding, and each development proposal was consulted with NRW.

2018/2019
There were no new developments granted permission within C1 flood zone areas during this monitoring period. There were 4 new developments granted permission within C2 flood zone areas during this monitoring period. These include;
• Construction of a new quay wall at Aberdyfi.
• Erection of plant room in Betws Garmon.
• Erection of garden room and raised patio area.
• Erection of agricultural building.

No applications were considered unacceptable in terms of the potential consequences of flooding, and each development proposal was consulted with NRW.
Number of new developments incorporating SuDS as a ratio of total planning permissions granted.

<table>
<thead>
<tr>
<th></th>
<th>SNPA</th>
</tr>
</thead>
<tbody>
<tr>
<td>2014/2015</td>
<td>7 new dwellings were granted planning permission at Capel Horeb, Dyffryn Ardudwy, which will incorporate SuDS</td>
</tr>
<tr>
<td>2015/2016</td>
<td>Applications for 8 new dwellings in Trefriw and 12 new dwellings in Dolgellau were granted and they incorporated SuDS.</td>
</tr>
<tr>
<td>2016/2017</td>
<td>The application at Fronallt, Dolgellau and the application for 4 units at Harlech referred to the use of SUDS principles as part of their development. The second application in Harlech was only an outline application therefore SuDS requirements did not apply. This means that 100% of new housing developments of 3 or more houses that have been granted during the period of this monitoring report have used SuDS principles.</td>
</tr>
<tr>
<td>2017/2018</td>
<td>The application permitted for the re-development of existing touring and camping site (195 pitches) at the Eryri Forestry Park, Beddgelert, to provide 16 single storey cabins and up to 59 touring pitches and 26 camping pitches; also including the erection of staff accommodation, ancillary works, together with improved internal landscaping; referred to SUDS principles as part of their development. All surface drainage on the site will be discharged using SUDS methods with roof drainage discharging directly to ground and road drainage being made using infiltration strips.</td>
</tr>
<tr>
<td>2018/2019</td>
<td>From 7th January 2019, all new developments of more than one dwelling house or where the construction area is 100m$^2$ or more, will require Sustainable Drainage Systems (SuDS) for surface water. SuDS on new developments must be designed and built in accordance with the Statutory SuDS Standards published by the Welsh Ministers and SuDS Schemes must be approved by the local authority acting in its SAB role, before construction work begins. The application permitted for the demolition of the former Aberdyfi primary school and construction of 11 dwellings with new access road and parking submitted a drainage strategy that complies with the relevant legislation of TAN 15, SuDS hierarchy and Approved Document H of the Building Regulations 2010.</td>
</tr>
<tr>
<td></td>
<td>Promote the use of sustainable locally sourced material including energy</td>
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<td></td>
<td>Number of developments granted planning permission achieving green design awards, as</td>
</tr>
<tr>
<td></td>
<td>2014/2015 This is not an indicator which can be monitored easily by the Authority. The Authority will report on any green design awards it becomes aware of.</td>
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<td>4</td>
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</tr>
<tr>
<td>2014/2015</td>
<td>Due to the policies within the Local Development Plan the vast majority of new developments were located within settlement boundaries and therefore in sustainable locations, near to bus stops and where present train stations. Very few new developments were located in open countryside, away from public transport.</td>
</tr>
<tr>
<td>2015/2016</td>
<td>27 out of 40 new developments were located within 0.5km of a bus stop, while 32 out of 40 were located within 1.5km of a bus stop. 11 out of 40 were also within 1.5km of a rail station.</td>
</tr>
<tr>
<td>2016/2017</td>
<td>51 out of 68 new developments were located within 0.5km of a bus stop, while 62 out of 68 were located within 1.5km of a bus stop. 31 out of 68 were also within 1.5km of a rail station.</td>
</tr>
<tr>
<td>2017/2018</td>
<td>23 out of 44 new developments were located within 0.5km of a bus stop, while 37 out of 44 were located within 1.5km of a bus stop. 9 out of 44 were also located within 1.5km of a Rail Station.</td>
</tr>
</tbody>
</table>
### Journey to work by mode

<table>
<thead>
<tr>
<th>Year</th>
<th>Result</th>
</tr>
</thead>
<tbody>
<tr>
<td>2017/2018</td>
<td>48 out of 68 new developments were located within 0.5km of a bus stop, while 48 out of 68 were located within 1.5km of a bus stop. 31 out of 68 were also located within 1.5km of a Rail Station.</td>
</tr>
<tr>
<td>2018/2019</td>
<td>53 out of 111 new developments were located within 0.5km of a bus stop, while 93 out of 111 were located within 1.5km of a bus stop. 29 out of 111 were also located within 1.5km of a Rail Station.</td>
</tr>
</tbody>
</table>

### Average distance travelled to work

<table>
<thead>
<tr>
<th>Year</th>
<th>Result</th>
</tr>
</thead>
<tbody>
<tr>
<td>2014/2015</td>
<td>This information is not yet available for the National Park from the 2011 census. This data would need to be commissioned in order to fit the Park boundaries which is something the Authority might have to consider.</td>
</tr>
<tr>
<td>2015/2016</td>
<td>No change.</td>
</tr>
<tr>
<td>2016/2017</td>
<td>No change.</td>
</tr>
<tr>
<td>2017/2018</td>
<td>No change.</td>
</tr>
<tr>
<td>2018/2019</td>
<td>No change.</td>
</tr>
<tr>
<td>Year</td>
<td>Information</td>
</tr>
<tr>
<td>----------</td>
<td>---------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>2014/2015</td>
<td>According to the Gwynedd and Conwy Council bus timetables, there are currently 32 bus services running through the National Park (avoiding duplication i.e. same journey’s running through Gwynedd and Conwy has only been counted once). The Cambrian Coast and Conwy Valley railway lines also serve some towns and areas within the National Park.</td>
</tr>
<tr>
<td>2016/2017</td>
<td>According to the Gwynedd and Conwy Council bus timetables, there are currently 34 bus services running through the National Park (duplication has been avoided so that the same journeys running through Gwynedd and Conwy have only been counted once). There are three bus services from the figure noted which are run by ‘Snowdon Sherpa’, which are only available during the Summer. In this figure too are included the two train services which serve some towns and areas within the Park, which are the Cambrian Coast and the Conwy Valley railway lines.</td>
</tr>
<tr>
<td>2017/2018</td>
<td>According to the Gwynedd and Conwy Council bus timetables, there are currently 32 bus services running through the National Park (duplication has been avoided so that the same journeys running through Gwynedd and Conwy have only been counted once). There are four bus services from the figure noted which are run by ‘Snowdon Sherpa’, which are only available during the Summer. There are also two train services which serve some towns and areas within the Park, which are the Cambrian Coast and the Conwy Valley railway lines.</td>
</tr>
<tr>
<td>2018/2019</td>
<td>No change</td>
</tr>
<tr>
<td>---</td>
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</tr>
<tr>
<td>2014/2015</td>
<td>The results for the areas defined under LANDMAP are as follows;</td>
</tr>
<tr>
<td></td>
<td>• Visual and Sensory - 54.8% (63 out of 115 areas) of visual areas within the National Park were classed as High or Outstanding</td>
</tr>
<tr>
<td></td>
<td>• Cultural - 96.0% (48 out of 50 areas) of cultural areas within the National Park were classed as High or Outstanding</td>
</tr>
<tr>
<td></td>
<td>• Geological - 93.9% (107 out of 114 areas) of geological areas within the National Park were classed as High or Outstanding</td>
</tr>
<tr>
<td></td>
<td>• Historical - 89.3% (134 out of 150 areas) of historical areas within the National Park were classed as High or Outstanding</td>
</tr>
<tr>
<td></td>
<td>• Landscape Habitats - 38.9% (145 out of 373 areas) of landscape areas within the National Park were classed as High or Outstanding</td>
</tr>
<tr>
<td>2015/2016</td>
<td>No change</td>
</tr>
<tr>
<td>2016/2017</td>
<td>No change</td>
</tr>
<tr>
<td>2017/2018</td>
<td>No change</td>
</tr>
<tr>
<td>2018/2019</td>
<td>No change</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Number of planning applications granted permission in areas of outstanding and high value as defined by LANDMAP.</th>
<th>LANDMAP</th>
</tr>
</thead>
<tbody>
<tr>
<td>2014/2015</td>
<td>The number of planning applications for the areas defined under LANDMAP are as follows;</td>
</tr>
<tr>
<td></td>
<td>• Visual and Sensory - 10 in High and 0 in Outstanding areas</td>
</tr>
<tr>
<td>Year</td>
<td>Cultural (High)</td>
</tr>
<tr>
<td>--------</td>
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</tr>
<tr>
<td>2015/16</td>
<td>17</td>
</tr>
<tr>
<td>2016/17</td>
<td>23</td>
</tr>
<tr>
<td>2017/18</td>
<td>24</td>
</tr>
</tbody>
</table>

2015/2016
The number of planning applications for the areas defined under LANDMAP are as follows;
- Visual and Sensory - 24 in High and 3 in Outstanding areas
- Cultural - 23 in High and 37 in Outstanding areas
- Geological - 6 in High and 41 in Outstanding areas
- Historical - 26 in High and 28 in Outstanding areas
- Landscape Habitats - 9 in High and 8 in Outstanding areas

2016/2017
The number of new planning applications for the areas defined under LANDMAP are as follows;
- Visual and Sensory - 24 in High and 2 in Outstanding areas
- Cultural - 18 in High and 39 in Outstanding areas
- Geological - 11 in High and 52 in Outstanding areas
- Historical - 33 in High and 24 in Outstanding areas
- Landscape Habitats - 12 in High and 6 in Outstanding areas

2017/2018
The number of new planning applications for the areas defined under LANDMAP are as follows;
<table>
<thead>
<tr>
<th>Extent of tranquil areas in the National Park</th>
<th>SNPA</th>
</tr>
</thead>
</table>

### Visual and Sensory
- 30 in High and 3 in Outstanding areas

### Cultural
- 25 in High and 28 in Outstanding areas

### Geological
- 7 in High and 46 in Outstanding areas

### Historical
- 28 in High and 22 in Outstanding areas

### Landscape Habitats
- 6 in High and 9 in Outstanding areas

#### 2018/2019
The number of new planning applications for the areas defined under LANDMAP are as follows:
- Visual and Sensory - 62 in High and 6 in Outstanding areas
- Cultural - 46 in High and 63 in Outstanding areas
- Geological - 13 in High and 91 in Outstanding areas
- Historical - 54 in High and 49 in Outstanding areas
- Landscape Habitats - 27 in High and 26 in Outstanding areas

### Extent of tranquil areas in the National Park

#### SNPA

#### 2014/2015
This data is only available at Gwynedd Council and Conwy Borough Council Level. In 2009 67% of areas in Gwynedd were classed as ‘tranquil’ and 63% of Conwy. According to the Authority’s tranquil area maps in the state of the park report 67% of the National Park is categorised as tranquil.

This information is not updated on an annual basis and therefore it is not a useful indicator in an AMR.

The Authority has undertaken a dark skies assessment, the assessment demonstrated that the quality of the dark skies within the National Park were such that an application could be made to become a dark skies reserve. The Authority intends to make this application within the coming months. An update of the situation will be provided in the next annual monitoring report.
### 2015/2016
Snowdonia National Park Authority was designated as a Dark Skies reserve in November 2015 following a successful application during the summer of 2015. As result of Dark Sky Reserve designation it is envisaged that:

- the area’s nocturnal wildlife will benefit
- the quality of the area’s environment will improve
- Snowdonia will have a new natural attraction to attract new visitors to the area at quiet periods of the year
- the local economy will improve
- the dark sky of Snowdonia will be protected for future generations.

The SNPA will not insist on any existing night lights being switched off and will not ask anyone to spend large amounts of money on changing all their lights. All we ask is for people to adjust their use of light.

### 2016/2017:
Since Snowdonia National Park Authority was designated as a Dark Sky reserve in 2015 the Authority has been working hard with others to try and achieve the proposals noted during the previous year.

By the end of March 2017, we understand that the Gwynedd Street Lights project has managed to dim over 50% of lights, which is a great success. Of course, there is still a lot of work to do, but it appears that the Scheme is on the right track.

The SNPA will not insist on any existing night lights being switched off and will not ask anyone to spend large amounts of money on changing all their lights. All we ask is for people to adjust their use of light.

### 2017/2018:
Since Snowdonia National Park Authority was designated as a Dark Sky reserve in 2015 the Authority has been working hard with others to try and achieve the proposals noted during the previous year.

During Summer 2017 Highways and Gwynedd Council submitted a funding bid for another major investment, a three year project to dim the remaining 7,500 street lights in Gwynedd.
The SNPA will not insist on any existing night lights being switched off and will not ask anyone to spend large amounts of money on changing all their lights. All we ask is for people to adjust their use of light.

International Dark Sky Reserves (IDSR) have to submit an annual report to the International Dark Sky Association (IDA) by the 1st of October each year detailing activities and progress towards fulfilling IDA/IDSR goals during the previous year. The Authority has presented a report to the IDSR and can be viewed on their website under the Snowdonia National Park section.

2018/2019
Between 2017 and 2019, there has been an emphasis on working in the community to support local people to take ownership of light pollution in their areas. Events and advice on dark sky friendly lighting have been well received with many communities requesting further events and support to ensure they are protecting the darkness where they live. This is important to the Reserve as it means the areas that fall outside the reserve will become darker and hopefully create a darker reserve. The Park has entered into a partnership with the three AONB’s of Ynys Môn, Clwydian Range and Dee Valley and Pen Llŷn to help protect night skies over a larger area of North Wales, impacting positively on wildlife, habitat, residents and tourists on a much larger scale.

The SNPA will not insist on any existing night lights being switched off and will not ask anyone to spend large amounts of money on changing all their lights. All we ask is for people to adjust their use of light.

| 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 | 2014/2015 | No data available to a National Park level. |
|   |   |   |   | 2015/2016 | No change |
|   |   |   |   | 2016/2017 | SNPA |

Due to its geographical location on the periphery of north-west Europe and the south-westerly prevailing winds that are experienced for most of the year, the air quality in Snowdonia is generally very good. Occasionally, however, in stable weather conditions with high pressure over the UK, eastern winds can bring pollutants from more industrialized areas, and the levels of some pollutants can go up as a result.
2017/2018
No new information.

2018/2019
No new information.

<table>
<thead>
<tr>
<th>Year</th>
<th>Description</th>
<th>Value</th>
</tr>
</thead>
</table>
| 2014/2015| **Number of planning applications which include site remediation and the area of land remediated.**  
While this is not monitored by the Authority, there are very few contaminated sites within the National Park. If a site that required remediation came forward as an application, it would be flagged up. No applications requiring remediation have been granted planning permission during the period of this AMR. | SNPA                                                                 |
| 2015/2016| No change                                                                  |                                                                      |
| 2016/2017| No change                                                                  |                                                                      |
| 2017/2018| No change                                                                  |                                                                      |
| 2018/2019| No change                                                                  |                                                                      |
| 2019/2020| No change                                                                  |                                                                      |
| 2020/2021| No change                                                                  |                                                                      |

**Area of peat and organic soils lost as a result of new planning applications.**

<table>
<thead>
<tr>
<th>Year</th>
<th>Description</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>2014/2015</td>
<td>As outlined previously the data provided to the Authority is not sufficiently detailed to identify small ‘plots’. The most important areas of peat and organic soils are protected by polices in the plan and development therefore very unlikely to occur in these areas. Due to the issues of the way the data is available it will not be possible to monitor this indicator, the indicator will remain in the monitoring framework in order that if the data becomes available in an acceptable format it can be monitored.</td>
<td>SNPA</td>
</tr>
<tr>
<td>2015/2016</td>
<td>No change</td>
<td></td>
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<tr>
<td>2016/2017</td>
<td>No change</td>
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<tr>
<td>2017/2018</td>
<td>No change</td>
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</tr>
<tr>
<td>8</td>
<td>Safeguard National Park geology and geomorphology</td>
<td>The condition of RIGS in the National Park.</td>
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</tbody>
</table>
|   |   |   | RIGS were designated as Regionally Important Geological / Geomorphological Sites in the UK Nature Conservancy “Earth Science
Conservation in Great Britain: A Strategy” (1990), being of a standard worthy of recognition and protection as non-statutory sites, to complement the SSSIs and NNRs under statutory protection. RIGS sites in Wales are now known as Regional Geodiversity Sites.

Natural Resources Wales have contributed to the all Wales audit of RIGS through financial and technical support. The audit which began in 2003, is the first comprehensive national assessment of second-tier sites in Wales. It was undertaken largely by the local RIGS groups and NRW Earth Scientists with the majority of the funding coming from the Aggregates Levy Sustainability Fund, but with a financial contribution by NRW to the project in North Wales. The audit led to the standardisation of the site documentation, digitisation of site boundaries to a common format and ensured that the landowners and planning authorities were informed of the RIGS.

A major input from NRW was the development of the GIS database for the project where all of the 600 or so sites registered so far were digitised by NRW. NRW currently hosts these GIS data.

There are 47 RIGS in the National Park.

| 2017/2018 | No change |
| 2018/2019 | No change |

<table>
<thead>
<tr>
<th>9a</th>
<th>Protect and enhance biodiversity</th>
<th>Condition of Designated sites including SPAs, SACs, Ramsar, SSSI, NNR, LNR.</th>
<th>SNPA NRW</th>
</tr>
</thead>
</table>

Information received from Natural Resources Wales for 2012 indicate the following.

**SAC**
- 39 units (7.6%) are under appropriate conservation management
- 435 units (85.0%) are defined as needing action
- 38 units (7.4%) need more research to base decision

**SPA**
- 5 units (3.4%) are under appropriate conservation management
- 142 units (96.6%) are defined as needing action

**SSSI**
<table>
<thead>
<tr>
<th>2015/2016</th>
<th>2016/2017</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Information received from Natural Resources Wales for 2016 indicate the following.</strong></td>
<td><strong>Information received from Natural Resources Wales indicate the following.</strong></td>
</tr>
<tr>
<td><strong>SAC</strong></td>
<td><strong>SAC</strong></td>
</tr>
<tr>
<td>No sites/units are under appropriate conservation management</td>
<td>No sites / units are under appropriate conservation management in the National Park for 2016-2017</td>
</tr>
<tr>
<td>559 units (97.6%) are defined as needing action</td>
<td>558 units (97.6%) are defined as needing action</td>
</tr>
<tr>
<td>14 units (2.4%) need more research to base decision</td>
<td>14 units (2.4%) need more research to base decisions</td>
</tr>
<tr>
<td><strong>SPA</strong></td>
<td><strong>SPA</strong></td>
</tr>
<tr>
<td>No sites/units are under appropriate conservation management</td>
<td>No sites / units are under appropriate conservation management</td>
</tr>
<tr>
<td>162 units (100.0%) are defined as needing action</td>
<td>162 units (100.0%) are defined as needing action</td>
</tr>
<tr>
<td><strong>SSSI</strong></td>
<td><strong>SSSI</strong></td>
</tr>
<tr>
<td>153 units (18.2%) are under appropriate conservation management</td>
<td>No sites / units need more research to base decisions</td>
</tr>
<tr>
<td>670 units (79.9%) are defined as needing action</td>
<td></td>
</tr>
<tr>
<td>16 units (1.9%) need more research to base decision</td>
<td></td>
</tr>
<tr>
<td><strong>RAMSAR</strong></td>
<td><strong>RAMSAR</strong></td>
</tr>
<tr>
<td>2 units (100%) are defined as needing action</td>
<td>2 units (100%) are defined as needing action</td>
</tr>
</tbody>
</table>
### 2017/2018

The information received from Natural Resources Wales includes the following:

- The condition of SAC and SPA species features on sites in Wales, as reported in 2013, remains mostly unfavourable (55%), with the exception of birds and mammals of which 86% and 68% were in favourable condition, respectively,
- 562 of the total 1,016 SSSI (as of 2010) have individually qualifying species and 54 have species assemblages that qualify. Whilst the sand dunes, coastal grassland and health SSSI features are generally unfavourable, the hard vertical sea cliffs SSSI features are generally favourable.
- 35% of Welsh marine waters are designated as marine protected areas (SAC, SPA, SSSI with intertidal features, Marine Conservation Zones and Ramsar sites.) Evidence suggests marine habitats are in variable condition, but they are able to support healthy populations of many species of seabirds and marine mammals. Wales has contributed to the good progress made towards achieving Good Environmental Status for UK waters by 2020, as defined in the UK Marine Strategy Part One.

### 2018/2019

Information received from Natural Resources Wales indicate the following.

**SAC**

- No sites / units are under appropriate conservation management in the National Park for 2018-2019
- 572 units (100%) are defined as needing action
- No sites / units need more research to base decisions

**SPA**

- No sites / units are under appropriate conservation management
- 162 units (100.0%) are defined as needing action

---

**RAMSAR**

- 2 units (100%) are defined as needing action
<table>
<thead>
<tr>
<th>9b</th>
<th>Protect and enhance biodiversity</th>
<th>Condition and status of LBAP species and habitats.</th>
<th>2014/2015</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>No information currently available as this is not monitored by the Authority due to limited resources.</td>
</tr>
<tr>
<td>9c</td>
<td>Protect and enhance biodiversity</td>
<td>Number of planning permissions affecting LBAP species and habitats</td>
<td>2014/2015</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>No new information, however the development of the new ERAMMP (The Environment &amp; Rural Affairs Monitoring and Modelling Programme) will provide a future mechanism to measure and monitor against its baseline.</td>
</tr>
<tr>
<td>Year</td>
<td>Objective</td>
<td>Description</td>
<td></td>
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<td>------</td>
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<td></td>
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<tr>
<td>2016/2017</td>
<td>No change</td>
<td></td>
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<tr>
<td>2017/2018</td>
<td>No change</td>
<td></td>
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</tr>
<tr>
<td>2018/2019</td>
<td>No new information, however the development of the new ERAMMP monitoring program will provide a future mechanism to measure and monitor against its baseline.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2014/2015</td>
<td>No information currently available as this is not monitored by the Authority due to limited resources.</td>
<td></td>
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<tr>
<td></td>
<td>There have been 23 hedge planting schemes (2437 metres of hedges) within the National Park during the period of this AMR and 10 woodland planting schemes (0.625 ha - 1600 trees per ha).</td>
<td></td>
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</tr>
<tr>
<td>2015/2016</td>
<td>Hedge planting schemes – schemes resulted in 4,750 metres of hedgerows being planted.</td>
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<tr>
<td></td>
<td>Planted woodlands – 2.35ha of woodland re-planted after various schemes. 23.5ha of woodland was assisted and managed during this period.</td>
<td></td>
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</tr>
<tr>
<td>2016/2017</td>
<td>Hedge planting schemes – schemes resulted in 5,688 metres of hedgerows being planted.</td>
<td></td>
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</tr>
<tr>
<td></td>
<td>Planted woodlands – 3.4ha of woodland re-planted after various schemes. Also, 6,000 individual trees were made available to members of young farmers across Wales.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>9d</td>
<td>Protect and enhance biodiversity</td>
<td>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).</td>
<td></td>
</tr>
</tbody>
</table>
2017/2018

**Hedge planting schemes** – 26 schemes resulted in 3,910 metres of 28,070 hedgerows being planted.

**Planted woodlands** – 7.96ha of 12,300 woodland re-planted after 18 schemes.

2018/2019

**Hedge planting schemes** – 39 schemes resulted in 11,308 metres of 79,156 hedgerows being planted.

There has been an increase in the number of hedge planting schemes due to the increase in the source of funding for this work, such as Sustainable Management Scheme (SMS) Eden Grants, Young Farmers SMS, Woodland Park Scheme, National Grid Maentwrog West Landscape Enhancement Initiative (LEI), National Grid Maentwrog East LEI, and National Grid Traditional Boundaries LEI.

**Planted woodlands** – 2.81ha of 4,496 woodland re-planted after 16 schemes.

<table>
<thead>
<tr>
<th>10a</th>
<th>Value and protect and enhance the historic environment including built heritage, archaeology and historic landscape</th>
<th>Condition of Conservation Areas and the extent to which new development is consistent with the Conservation Area Management Plans.</th>
<th>SNPA Cadw Gwynedd Archaeological</th>
<th>2014/2015</th>
<th>There is only one management plan in place within the National Park currently. Developments within the Dolgellau Conservation areas are consistent with the Management Plans for the area. Work is currently being carried out by Gwynedd Archaeological Trust on the remaining Conservation Areas and progress will be reported in next year’s monitoring framework.</th>
<th>2015/2016</th>
<th>No change</th>
<th>2016/2017</th>
<th>No change</th>
<th>2017/2018</th>
<th>No change</th>
<th>2018/2019</th>
<th>No change</th>
</tr>
</thead>
</table>
### 10b Value and protect and enhance the historic environment including built heritage, archaeology and historic landscape

### Condition of Scheduled Ancient Monuments.

### CADW

#### 2014/2015

No information was shared by CADW on the condition of Scheduled Ancient Monuments within the National Park. Policies within the LDP protect SAM’s from inappropriate development.

#### 2015/2016

Data provided by CADW during August 2016 show the following:

150 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>
<thead>
<tr>
<th>Condition Trend</th>
<th>No of sites</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Improved</td>
<td>7</td>
<td>4%</td>
</tr>
<tr>
<td>Stable</td>
<td>13</td>
<td>90%</td>
</tr>
<tr>
<td>Worsened</td>
<td>9</td>
<td>6%</td>
</tr>
</tbody>
</table>

Monuments at risk levels (MaR):

<table>
<thead>
<tr>
<th>Level</th>
<th>No of sites</th>
</tr>
</thead>
<tbody>
<tr>
<td>Low</td>
<td>83</td>
</tr>
<tr>
<td>Med</td>
<td>57</td>
</tr>
<tr>
<td>High</td>
<td>4</td>
</tr>
<tr>
<td>Not Assessed</td>
<td>6</td>
</tr>
</tbody>
</table>

To give a complete assessment of all 377 monuments within the Park I have referred to the most recent site visit information available from the 4th and 5th round of visits. Please note that the Monuments at Risk level for sites was not assessed during the 4th round (2002-2011):

<table>
<thead>
<tr>
<th>Condition</th>
<th>No of sites</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Improved</td>
<td>18</td>
<td>5%</td>
</tr>
<tr>
<td>Stable</td>
<td>334</td>
<td>89%</td>
</tr>
<tr>
<td>Worsened</td>
<td>25</td>
<td>7%</td>
</tr>
</tbody>
</table>
2016/2017
Data provided by CADW during September 2017 shows the following:

153 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>
<thead>
<tr>
<th>Condition</th>
<th>No of sites</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Improved</td>
<td>8</td>
<td>5%</td>
</tr>
<tr>
<td>Stable</td>
<td>135</td>
<td>88%</td>
</tr>
<tr>
<td>Worsened</td>
<td>10</td>
<td>7%</td>
</tr>
</tbody>
</table>

Monuments at Risk levels (MaR):

<table>
<thead>
<tr>
<th>Level</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>Low</td>
<td>88</td>
</tr>
<tr>
<td>Med</td>
<td>56</td>
</tr>
<tr>
<td>High</td>
<td>5</td>
</tr>
<tr>
<td>Not Assessed</td>
<td>4</td>
</tr>
</tbody>
</table>

To give a complete assessment of all 377 monuments within the Park I have referred to the most recent site visit information available from the 4th and 5th round of visits. Please note that the Monuments at Risk level for sites was not assessed during the 4th round (2002-2011).

<table>
<thead>
<tr>
<th>Condition</th>
<th>No of sites</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Improved</td>
<td>18</td>
<td>5%</td>
</tr>
<tr>
<td>Stable</td>
<td>333</td>
<td>89%</td>
</tr>
<tr>
<td>Worsened</td>
<td>26</td>
<td>7%</td>
</tr>
</tbody>
</table>

2017/2018
Data provided by Cadw during June 2018 shows the following:
197 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>
<thead>
<tr>
<th>Condition</th>
<th>Number of sites</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Improved</td>
<td>12</td>
<td>6</td>
</tr>
<tr>
<td>Stable</td>
<td>155</td>
<td>79</td>
</tr>
<tr>
<td>Worsened</td>
<td>30</td>
<td>15</td>
</tr>
</tbody>
</table>

Monuments at Risk levels (MaR):

<table>
<thead>
<tr>
<th>Level</th>
<th>Number</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Low</td>
<td>105</td>
<td></td>
</tr>
<tr>
<td>Medium</td>
<td>82</td>
<td></td>
</tr>
<tr>
<td>High</td>
<td>10</td>
<td></td>
</tr>
</tbody>
</table>

This information is from the 4th and 5th rounds of visits. Monuments at Risk levels for sites were not assessed during the 4th round (2002-2011).

<table>
<thead>
<tr>
<th>Condition</th>
<th>Number of sites</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Improved</td>
<td>20</td>
<td>5.3</td>
</tr>
<tr>
<td>Stable</td>
<td>314</td>
<td>83.3</td>
</tr>
<tr>
<td>Worsened</td>
<td>43</td>
<td>11.4</td>
</tr>
</tbody>
</table>

2018/2019

Data provided by Cadw during June 2019 shows the following:

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

<table>
<thead>
<tr>
<th>Condition</th>
<th>Number of sites</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Improved</td>
<td>15</td>
<td>5</td>
</tr>
<tr>
<td>Stable</td>
<td>181</td>
<td>65</td>
</tr>
<tr>
<td>Worsened</td>
<td>83</td>
<td>30</td>
</tr>
</tbody>
</table>
Monuments at Risk levels (MaR):

<table>
<thead>
<tr>
<th>Level</th>
<th>Number</th>
<th>Note</th>
</tr>
</thead>
<tbody>
<tr>
<td>Low</td>
<td>129</td>
<td></td>
</tr>
<tr>
<td>Medium</td>
<td>119</td>
<td></td>
</tr>
<tr>
<td>High</td>
<td>31 (2x High Immediate, 29x High)</td>
<td></td>
</tr>
</tbody>
</table>

MaR levels:
- **High – Immediate**: Active identifiable threat or threats, which are having a severe impact upon the monument, require immediate mitigation and implementation of a long-term management plan.
- **High**: Active identifiable threat or threats, which are or have the potential to impact severely upon the monument, require repair and implementation of a long-term management plan.
- **Medium**: Active identifiable threat or threats, which are endangering the long-term preservation of the monument, require implementation of a long-term management plan.
- **Low**: The monument and any threat are being managed effectively.

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

<table>
<thead>
<tr>
<th>Condition</th>
<th>Number of sites</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Improved</td>
<td>18</td>
<td>5</td>
</tr>
<tr>
<td>Stable</td>
<td>251</td>
<td>67</td>
</tr>
<tr>
<td>Worsened</td>
<td>108</td>
<td>28</td>
</tr>
</tbody>
</table>

10c Value and protect and enhance the historic environment including built heritage, archaeology and historic landscape

SNPA

**2014/2015**
Data regarding the condition of Listed Buildings in the National Park is collected regularly.

- Total number of buildings at risk (Category 1 - Extreme Risk)= **45**
- Total number of buildings at risk (Category 2 - Grave Risk)= **56**
- Total number of buildings at risk (Category 3 - At Risk)= **200**
- Total number of buildings at risk (Category 4 - To be watched)= **312**
### 2015/2016
Data regarding the condition of Listed Buildings in the National Park is collected regularly.

- Total number of buildings at risk (Category 1 - Extreme Risk) = 45
- Total number of buildings at risk (Category 2 - Grave Risk) = 54
- Total number of buildings at risk (Category 3 - At Risk) = 206
- Total number of buildings at risk (Category 4 - To be watched) = 308

### 2016/2017
Data regarding the condition of Listed Buildings in the National Park is collected regularly.

- Total number of buildings at risk (Category 1 - Extreme Risk) = 45
- Total number of buildings at risk (Category 2 - Grave Risk) = 55
- Total number of buildings at risk (Category 3 - At Risk) = 204
- Total number of buildings at risk (Category 4 - To be watched) = 309

### 2017/2018
Data regarding the condition of Listed Buildings in the National Park is collected regularly.

- Total number of buildings at risk (Category 1 - Extreme Risk) = 51
- Total number of buildings at risk (Category 2 - Grave Risk) = 48
- Total number of buildings at risk (Category 3 - At Risk) = 206
- Total number of buildings at risk (Category 4 - To be watched) = 341

This deterioration is due to the lack of resources able to tackle the issue. Also, many agricultural buildings have been left to deteriorate because they are no longer used.

### 2018/2019
Data regarding the condition of Listed Buildings in the National Park is collected regularly.

- Total number of buildings at risk (Category 1 - Extreme Risk) = 51
- Total number of buildings at risk (Category 2 - Grave Risk) = 52
- Total number of buildings at risk (Category 3 - At Risk) = 200
- Total number of buildings at risk (Category 4 - To be watched) = 321
<table>
<thead>
<tr>
<th></th>
<th>Value and protect local diversity and distinctiveness including townscape character</th>
<th>Condition of Conservation Areas and the extent to which new development is consistent with the Conservation Area Management Plans.</th>
<th>SNPA Cadw Gwynedd Archaeological</th>
</tr>
</thead>
</table>
| 11 |  |  | **2014/2015**
|   | Once the conservation area management plans have been adopted this indicator will be monitored. Currently policies within the LDP ensure that no inappropriate development occurs within conservation areas. |  | **2015/2016**
|   | No change |  | **2016/2017**
|   | No change |  | **2017/2018**
|   | No change |  | **2018/2019**
|   | No change |  |

<table>
<thead>
<tr>
<th>12</th>
<th>Conserve, promote and enhance Snowdonia’s cultural heritage and the Welsh language</th>
<th>Percentage of Welsh speakers in the National Park and their distribution</th>
<th>SNPA and Census</th>
</tr>
</thead>
</table>
|   |  |  | **2014/2015**
|   | The information displayed below is taken from the 2011 Census;
|   | - 58.6% of people within Snowdonia National Park could speak Welsh, higher than the national average of 19%
|   | - 49.7% of people could read, write and speak Welsh within the National Park, higher than the national average of 14.6%
|   | In terms of distribution, the lowest percentage of Welsh speakers are on in the western coastal areas of Barmouth, Tywyn and Aberdyfi. 54.6% of people living in Llangelynnin did not have any Welsh language skills at all.
|   | The areas with the highest percentages of Welsh speakers included Llanuwchlllyn and Y Bala. 78.6% of people living in Llanuwchlllyn could speak Welsh.
|   | According to the 2001 Census, the percentage of Welsh speakers in the National Park was 62.1%. This means there has been a 3.5% decrease in the number of Welsh speakers in the area since 2001. Also during the previous Census, 54.5% of the Park’s population could speak, read and write in Welsh. This had decreased 4.8% by the 2011 Census. |  | **2015/2016**
|   | No change |  | **2016/2017**
|   | No change |  | **2017/2018**
|   | No change |  | **2018/2019**
|   | No change |  |
Polices within the Local Development Plan take into account the needs and interests of the Welsh Language. The LDP supports development which maintains or enhances the Welsh Language. Any development which causing significant harm to the Welsh Language will be refused. Developments which may have a significant impact are required to submit community linguistic statements, or assessments to enable the Authority to make an informed decision on their impacts. The authority encourages the use of Welsh or bilingual signage on new and existing developments.

<table>
<thead>
<tr>
<th>Year</th>
<th>Information</th>
</tr>
</thead>
<tbody>
<tr>
<td>2015/16</td>
<td>Census information, so no annual update available.</td>
</tr>
<tr>
<td>2016/17</td>
<td>Census information, so no annual update available.</td>
</tr>
<tr>
<td>2017/18</td>
<td>Census information, so no annual update available.</td>
</tr>
<tr>
<td>2018/19</td>
<td>Census information, so no annual update available.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>13a</th>
<th>To safeguard the quality and quantity of water resources</th>
<th>Percentage of Snowdonia’s rivers that are classified as Very Good, good, or Fairly Good chemical and biological quality</th>
<th>NRW</th>
</tr>
</thead>
</table>
| 2014/2015 | According to data taken from the 'Local Evidence Package - Snowdonia 2013' produced by the Environment Agency, there were 122 assessed rivers in the National Park. The information below details the assessments made on these rivers; Chemical | - 14 rivers were classed as being ‘Good’ quality  
- 108 rivers did not require assessment  

Ecological Status  
- 1 river was classed as being ‘High’ quality  
- 35 rivers were classed as being ‘Good’ quality  
- 80 rivers were classed as being ‘Moderate quality  
- 6 rivers were classed as being ‘Poor’ quality |
### 2015/2016
According to data taken from the ‘Local Evidence Package - Snowdonia February 2014’ produced by the Environment Agency, there were 122 assessed rivers in the National Park. The information below details the assessments made on these rivers;

**Chemical**
- 28 rivers were classed as being ‘Good’ quality
- 2 rivers failed to achieve a ‘good’ status
- 92 rivers did not require assessment

**Ecological Status**
- 34 rivers were classed as being ‘Good’ quality
- 85 rivers were classed as being of ‘Moderate’ quality
- 3 rivers were classed as being of ‘Poor’ quality

---

### 2016/2017
According to data received from Natural Resources Wales 2015, there were 90 rivers assessed in the National Park. The information below details the assessments made on those rivers;

**Chemical:**
- 83 rivers were classed as being of ‘Good’ quality
- 7 rivers failed to achieve a ‘Good’ status

Compared to the previous year, some success was seen in relation to restoring rivers to a ‘good’ quality chemical status class.

**Ecological Status:**
- 31 rivers were classed as being of ‘Good’ quality
- 56 rivers were classed as being of ‘Moderate’ quality
- 3 rivers were classed as being of ‘Poor’ quality
2017/2018

According to data received from Natural Resources Wales 2015, there were 90 rivers assessed in the National Park. The information below details the assessments made on those rivers;

Chemical:
- 83 rivers were classed as being of ‘Good’ quality
- 7 rivers failed to achieve a ‘Good’ status

Ecological Status:
- 31 rivers were classed as being of ‘Good’ quality
- 56 rivers were classed as being of ‘Moderate’ quality
- 3 rivers were classed as being of ‘Poor’ quality

2018 classification for rivers and lakes will be released before the end of the year.

2018/2019

According to data received from Natural Resources Wales based on the 2105? dataset, there were 90 rivers assessed in the National Park. The information below details the assessments made on those rivers;

Chemical:
- 83 rivers were classed as being of ‘Good’ quality
- 7 rivers failed to achieve a ‘Good’ status

Ecological Status:
- 31 rivers were classed as being of ‘Good’ quality
- 56 rivers were classed as being of ‘Moderate’ quality
- 3 rivers were classed as being of ‘Poor’ quality
### 13b

<table>
<thead>
<tr>
<th>To safeguard the quality and quantity of water resources</th>
<th>Blue Flag and Green Coast Award beaches in Snowdonia</th>
<th>NRW / Keep Wales Tidy</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>2014/2015</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Snowdonia National Park had no Blue Flag Beaches during 2013 - 2014. However, Harlech beach qualified for a Green Coast 2014 award.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2015/2016</td>
</tr>
<tr>
<td></td>
<td>• Blue Flag – No Blue Flag beaches</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Green Coast Award – Harlech, Llandanwg and Bennar beach were given Green Coast Awards during 2015/2016</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Seaside Award (Rural) – Harlech, Llandanwg, Bennar and Aberdyfi beaches were given a Seaside Award during 2015/2016</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Keep Wales Tidy</td>
<td>2016/2017</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Blue Flag – No Blue Flag beaches</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Green Coast Award – Within the National Park Llandanwg, Harlech and Bennar were given Green Coast Awards.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2017/2018</td>
</tr>
<tr>
<td></td>
<td></td>
<td>There were no Blue Flag in Snowdonia in this monitoring year, however the Green Coast Award was awarded to Harlech beach.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2018/2019</td>
</tr>
<tr>
<td></td>
<td></td>
<td>There were no Blue Flag beaches in Snowdonia in this monitoring year, however the Green Coast Award was awarded to Harlech beach.</td>
</tr>
</tbody>
</table>

### 13c

<table>
<thead>
<tr>
<th>To safeguard the quality and quantity of water resources</th>
<th>Bathing and estuary water quality</th>
<th>NRW</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>2014/2015</td>
</tr>
<tr>
<td></td>
<td>Data from NRW, for bathing water is detailed below;</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Harlech - Excellent</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Dyffryn (Llanenddwy) - Excellent</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Llandanwg - Excellent</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Tal y Bont - Excellent</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Aberdyfi – Sufficient</td>
<td></td>
</tr>
<tr>
<td></td>
<td>2015/2016</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Data from the NRW website (based on 2015 figures), for bathing water is detailed below;</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Harlech - Excellent</td>
<td></td>
</tr>
<tr>
<td>Year</td>
<td>Location</td>
<td>Quality Rating</td>
</tr>
<tr>
<td>----------</td>
<td>----------------</td>
<td>----------------</td>
</tr>
<tr>
<td>2016/2017</td>
<td>Harlech</td>
<td>Excellent</td>
</tr>
<tr>
<td></td>
<td>Dyffryn (Llanenddwyn)</td>
<td>Excellent</td>
</tr>
<tr>
<td></td>
<td>Llandanwg</td>
<td>Excellent</td>
</tr>
<tr>
<td></td>
<td>Tal y Bont</td>
<td>Excellent</td>
</tr>
<tr>
<td></td>
<td>Aberdyfi</td>
<td>Sufficient</td>
</tr>
</tbody>
</table>

This data was received from NRW for bathing water (the data is based on 2016 figures)

<table>
<thead>
<tr>
<th>Year</th>
<th>Location</th>
<th>Quality Rating</th>
</tr>
</thead>
<tbody>
<tr>
<td>2017/2018</td>
<td>Harlech</td>
<td>Excellent</td>
</tr>
<tr>
<td></td>
<td>Dyffryn (Llanenddwyn)</td>
<td>Excellent</td>
</tr>
<tr>
<td></td>
<td>Llandanwg</td>
<td>Excellent</td>
</tr>
<tr>
<td></td>
<td>Tal y Bont</td>
<td>Excellent</td>
</tr>
<tr>
<td></td>
<td>Aberdyfi</td>
<td>Good</td>
</tr>
</tbody>
</table>

Successfully over the last year, Aberdyfi’s bathing water quality has achieved a ‘Good’ designation rather than ‘Sufficient’, resulting in a positive finding for this monitoring period.

<table>
<thead>
<tr>
<th>Year</th>
<th>Location</th>
<th>Quality Rating</th>
</tr>
</thead>
<tbody>
<tr>
<td>2018/2019</td>
<td>Harlech</td>
<td>Excellent</td>
</tr>
<tr>
<td></td>
<td>Dyffryn (Llanenddwyn)</td>
<td>Excellent</td>
</tr>
<tr>
<td></td>
<td>Llandanwg</td>
<td>Excellent</td>
</tr>
<tr>
<td></td>
<td>Tal y Bont</td>
<td>Excellent</td>
</tr>
<tr>
<td></td>
<td>Aberdyfi</td>
<td>Good</td>
</tr>
</tbody>
</table>

This data was received from NRW for bathing water (the data is based on 2017 figures)

<table>
<thead>
<tr>
<th>Estimation</th>
<th>Source</th>
</tr>
</thead>
<tbody>
<tr>
<td>13d</td>
<td>To safeguard the quality and quantity of water resources</td>
</tr>
</tbody>
</table>

Data estimated by Dŵr Cymru colleagues estimate the following for 2014/2015:
• Measured Hh Per Capita Consumption (l/head/day) - Average of 109.67

**2015/2016**
Data estimated by Dŵr Cymru colleagues estimate the following for 2015/2016:
• Measured Hh Per Capita Consumption (l/head/day) - Average of 107.31

<table>
<thead>
<tr>
<th>COMPONENT</th>
<th>VALUE</th>
<th>UNIT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Household Per Capita Consumption</td>
<td>139.48</td>
<td>Litres/head/day</td>
</tr>
<tr>
<td>Measured</td>
<td>111.41</td>
<td>Litres/head/day</td>
</tr>
<tr>
<td>Unmeasured</td>
<td>155.42</td>
<td>Litres/head/day</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>COMPONENT</th>
<th>VALUE</th>
<th>UNIT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Household Per Capita Consumption</td>
<td>145.48</td>
<td>Litres/head/day</td>
</tr>
<tr>
<td>Measured</td>
<td>125.49</td>
<td>Litres/head/day</td>
</tr>
<tr>
<td>Unmeasured</td>
<td>157.23</td>
<td>Litres/head/day</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>COMPONENT</th>
<th>VALUE</th>
<th>UNIT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Household Per Capita Consumption</td>
<td>149.36</td>
<td>Litres/head/day</td>
</tr>
<tr>
<td>Measured</td>
<td>129.54</td>
<td>Litres/head/day</td>
</tr>
<tr>
<td>Unmeasured</td>
<td>161.39</td>
<td>Litres/head/day</td>
</tr>
</tbody>
</table>

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

**2014/2015**
There have been no applications for sustainable waste management facilities during this monitoring period.

**2015/2016**
There have been no applications for sustainable waste management facilities during this monitoring period.
<table>
<thead>
<tr>
<th>Year</th>
<th>Details</th>
<th>2014/2015</th>
<th>2015/2016</th>
<th>2016/2017</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>There have been no applications for sustainable waste management facilities during this monitoring period.</td>
<td><strong>Percentage of household waste re-used / recycled:</strong></td>
<td><strong>Percentage of household waste re-used/re-cycled:</strong></td>
<td><strong>Percentage of household waste re-used/re-cycled:</strong></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Gwynedd - 20.5</td>
<td>Gwynedd - 20.8</td>
<td>Gwynedd - 25.2</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Conwy - 24.3</td>
<td>Conwy 25.5</td>
<td>Conwy 29.8</td>
</tr>
<tr>
<td></td>
<td></td>
<td><strong>Percentage of household waste composted:</strong></td>
<td><strong>Percentage of household waste composted:</strong></td>
<td><strong>Percentage of household waste composted:</strong></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Gwynedd – 17.3</td>
<td>Gwynedd – 19.7</td>
<td>Gwynedd – 19.7</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Conwy -19.1</td>
<td>Conwy - 18.8</td>
<td>Conwy - 18.8</td>
</tr>
<tr>
<td></td>
<td>To promote mechanisms for waste minimisation, increased re-use and recycling.</td>
<td>Stats Wales</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Gwynedd – 21.1  
Conwy – 21.7

2017/2018  
Percentage of household waste re-used/re-cycled:  
Gwynedd – 28.4  
Conwy 30.3

Percentage of household waste composted:  
Gwynedd – 17.8  
Conwy – 22.8

2018/2019  
The data for this year’s percentage of household and industrial/commercial waste recycling in Gwynedd and Conwy will be updated in October 2019.

<table>
<thead>
<tr>
<th>15</th>
<th>Improve the quantity and quality of publicly open space</th>
<th>Areas of open space lost to new development within the National Park.</th>
<th>SNPA</th>
</tr>
</thead>
<tbody>
<tr>
<td>2014/2015</td>
<td>Parts of two change of use developments are in a designated open space. This is for the adaptation of school grounds for a community resource, sports courts and community garden. It is considered that it will not have an adverse effect.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2015/2016</td>
<td>There were two applications intersecting an open space area, both of which were ‘Construction of single storey rear extension’ but they did not have an adverse impact on the open space area.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2016/2017</td>
<td>There was one application intersecting an open space area, where the householder was granted permission to ‘Construct a two storey extension’ - but it doesn’t have an adverse impact on the open space area.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2017/2018</td>
<td>There were 2 applications within Open Spaces and 5 intersecting an Open Space area, however none of these applications resulted in areas lost from open space land. The applications permitted were for the construction of cricket nets. This development is located next to the cricket field within recreation ground utilised by the Dolgellau cricket, Rugby and Football clubs.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
and is a facility that would not be out of keeping with the use of the land. Also permitted were the erection of a 20m telecommunications mast, discharge of conditions, siting of 10 static caravans in lieu of 18 touring caravan pitches and a retrospective application to retain a wall. None of these applications resulted in areas lost from open space land.

<table>
<thead>
<tr>
<th>2018/2019</th>
</tr>
</thead>
<tbody>
<tr>
<td>Three applications were permitted for the erection of supporters control barrier on either side of the rugby field and creation of footway behind, an advertisement consent to display up to 25 non-illuminated boards of the supporters control barrier around the rugby pitch, and for the creation of new access and alteration to layout to allow buses to use the car park. None of these applications resulted in areas lost from open space land.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>16a</th>
<th>To provide housing to meet local need</th>
</tr>
</thead>
<tbody>
<tr>
<td>Affordable dwellings completed as a percentage of all new housing completions</td>
<td>SNPA</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>2014/2015</th>
</tr>
</thead>
<tbody>
<tr>
<td>47% of all completions within the SNPA were affordable dwellings. During the AMR period there were 58 dwellings completed and 27 of these were affordable.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>2015/2016</th>
</tr>
</thead>
<tbody>
<tr>
<td>16.7% of all completions within the SNPA were affordable dwellings. During the AMR period there were 18 dwellings completed and 3 of these were affordable.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>2016/2017</th>
</tr>
</thead>
<tbody>
<tr>
<td>45% of all completions within the SNPA were affordable dwellings. During the AMR period there were 20 dwellings completed and 9 of these were affordable.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>2017/2018</th>
</tr>
</thead>
<tbody>
<tr>
<td>43% of all completions within the SNPA were affordable dwellings. During the AMR period there were 21 dwellings completed and 9 of these were affordable.</td>
</tr>
</tbody>
</table>
### 2018/2019

35% of all completions within the SNPA were affordable dwellings. During the AMR period there were 17 dwellings completed and 6 of these were affordable.

<table>
<thead>
<tr>
<th>16b</th>
<th>To provide housing to meet local need</th>
<th>House price to income affordability ratio</th>
<th>Land Registry and CACI</th>
</tr>
</thead>
</table>

### 2014/2015

The details for the median annual income to median house price ratio, per Housing Market Assessment area, for 2014 is listed below. *(Median house prices are representative of houses sold within the SNPA boundaries of the HMA areas)*:

- HMA 11 (Conwy Valley) - 6.3:1
- HMA 10 (Ffestiniog & Porthmadog) - 5.4:1
- HMA 9 (Machynlleth & Aberdyfi) - 6.6:1
- HMA 8 (Bala, Dolgellau & Arudwy) - 7.3:1
- HMA 6 (Llandudno & Conwy) - 6.0:1
- HMA 4 (Caernarfon) - 5.3:1
- HMA 3 (Bangor) - 5.1:1

### 2015/2016

The details for the median annual income to median house price ratio, per Housing Market Assessment area, for 2015, is listed below. *(Median house prices are representative of houses sold within the SNPA boundaries of the HMA areas)*:

- HMA 11 (Conwy Valley) – 6.3:1
- HMA 10 (Ffestiniog & Porthmadog) – 6.6:1
- HMA 9 (Machynlleth & Aberdyfi) - 7.6:1
- HMA 8 (Bala, Dolgellau & Arudwy) – 7.0:1
- HMA 6 (Llandudno & Conwy) – 7.0:1
- HMA 4 (Caernarfon) – 6.3:1
- HMA 3 (Bangor) - 9.5:1

### 2016/2017

2016/2017
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).

HMA 11 (Dyffryn Conwy) - 7.2:1. As they now do not receive data from CACI, the ratios are based on 2015 annual income, and as 2017 is not yet over, it focuses on 2016 housing prices.

- HMA 11 (Conwy Valley) – 7.2:1
- HMA 10 (Ffestiniog & Porthmadog) – 5.1:1
- HMA 9 (Machynlleth & Aberdyfi) - 8.7:1
- HMA 8 (Bala, Dolgeliau & Arudwy) – 6.3:1
- HMA 6 (Llandudno & Conwy) – 6.1:1
- HMA 4 (Caernarfon) – 5.1:1
- HMA 3 (Bangor) - 6.4:1

2017/2018

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 2017 annual income, and as 2018 is not yet over, it focuses on 2017 housing prices.

- HMA 11 (Conwy Valley) – 5.6:1
- HMA 10 (Ffestiniog & Porthmadog) – 5.1:1
- HMA 9 (Machynlleth & Aberdyfi) - 6.1:1
- HMA 8 (Bala, Dolgeliau & Arudwy) – 6.1:1
- HMA 6 (Llandudno & Conwy) – 6.5:1
- HMA 4 (Caernarfon) – 6.5:1
- HMA 3 (Bangor) - 6.9:1

2018/2019

The details for the median annual income to median house price ratio, per Housing Market Assessment area, are listed below. (Median house prices are representative of houses sold within the NP boundaries of the HMA areas).

The ratios are based on 2018 annual income, and as 2019 is not yet over, it focuses on 2018 housing prices.

- HMA 11 (Conwy Valley) – 5.9:1
17a To promote improved access to local services and amenities for all

WIMD – Geographical Access to Services Deprivation Domain

WIMD

2014/2015
This data was only available to a Gwynedd and Conwy council level and also LSOA level. The majority of areas in the Park are rural and areas such as Llanuwchllyn, Brithdir & Llanfachraeth/Ganllwyd and Uwch Conwy were considered to be within the 10% most deprived in terms of access to services, according to the WIMD 2014 Index. Towns such as Bala were in the 50% least deprived category. Dolgellau and Bowydd and Rhiw were within the 31%-50% most deprived areas. The majority of areas within the National Park tend to be deprived in terms of access to services.

2015/2016
This data was only available to a Gwynedd and Conwy council level and also LSOA level. The majority of areas in the Park are rural and a large number of LSOA’s within the National Park (46%) are classed as being within the 10% most deprived in terms of access to services. 27% of LSOA’s within the Park were also within 10-20% of the most deprived areas in Wales in terms of access to services. Bala was in the 50% least deprived category whilst Dolgellau and Bowydd/Rhiw were within the 31%-50% most deprived areas.

2016/2017
This data was only available to a Gwynedd and Conwy council level and also LSOA level. The most recent MALIC was published in 2014. However, a selection of indicators used within MALIC are updated annually. The next MALIC will be held in 2019 following a user survey conducted in 2016.

2017/2018
No new up to date information

2018/2019
No new up to date information
To promote improved access to local services and amenities for all

<table>
<thead>
<tr>
<th>SNPA</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of new community facilities granted planning permission per annum and their proximity to public transport facilities.</td>
</tr>
</tbody>
</table>

**2014/2015**

During 2014-15, four applications were granted for new or improved community facilities. The applications were for:

- Change of use of former drill hall to a Family Centre
- Demolish existing memorial hall and construction of new community centre
- Use of school grounds to incorporate sports courts, community garden, bowls/skittles area, exercise area together with new pedestrian access & parking area
- Change of use of school to community resource, incorporating café, craft section, hairdressers & physio together with external alterations

**2015/2016**

One new community facility was granted planning permission in the National Park during 2015/2016. This involved the:

“Change of use from Use Class D1 to Use Class D1 plus "sui generis" use for hostel element and external alterations to convert parish church to multi-functional community/heritage learning centre and part 12 bed hostel accommodation with associated car park and bike shelter within the church cemetery”

This was located in Llanuwchllyn.

**2016/2017**

Between 2016 and 2017, 11 applications were granted for new or improved community facilities within the National Park. The majority involved the adaptation / replacement / renovation of existing facilities. For example, one application involved converting an old school in Aberdyfi to multi-use community facilities, such as a day care centre, holiday accommodation, two new pods for small businesses and the installation of 40 solar panels (10kw) on the roof. Another application involved engineering works to level off a football field at Penmachno, as well as the construction of 2 sheds and a polytunnel, and the change of use of the land to establish community allotments, a garden and an orchard.

**2017/2018**

Between 2017 and 2018, there were 5 applications approved for new or improved community facilities in Local Service Centres, Secondary Settlements and Smaller Settlements. The majority of these applications
involved the replacement / renovation of existing facilities such as a payphone and ATM, ramps, stairs, decking. Also in Dolgellau, applications were approved for the construction of cricket training nets, and the change of use of ground floor offices to a dental clinic.

### 2018/2019

Between 2018 and 2019, there were 5 applications approved for new or improved community facilities in Local Service Centres and Secondary Settlements. These applications were for the change of use from law court to a dental surgery, a construction of a lychgate on site of existing gated access to churchyard to house World War I Memorial Tablet, extensions to two cemeteries, and an erection of supporters control barrier on either side of the rugby field and creation of footway behind.

<table>
<thead>
<tr>
<th>18a</th>
<th>To promote safe, healthy and sustainable communities</th>
<th>Percentage of persons with long-term limiting illness in Snowdonia</th>
<th>WAG SNPA</th>
</tr>
</thead>
</table>

### 2014/2015

Data from the 2011 census contained information on the health and wellbeing of the population. Information on persons with long term limiting illness in Snowdonia National Park is shown below:

- Day-to-day activities limited a lot - 9.4% (2,410)
- Day-to-day activities limited a little - 12.0% (3,086)

### 2015/2016

No new up to date information

### 2016/2017

No new up to date information

### 2017/2018

No new up to date information

### 2018/2019

No new up to date information

<table>
<thead>
<tr>
<th>18b</th>
<th>To promote safe, healthy and</th>
<th>Percentage of persons whose health was 'good' over the last 12 months in Snowdonia</th>
<th>Census</th>
</tr>
</thead>
</table>

### 2014/2015

Data from the 2011 census contained information on the health and wellbeing of the population. Information on the health of people living in Snowdonia National Park is shown below;

- Day-to-day activities limited a lot - 9.4% (2,410)
- Day-to-day activities limited a little - 12.0% (3,086)
<table>
<thead>
<tr>
<th>18c</th>
<th>To promote safe, healthy and sustainable communities</th>
<th>WIMD – Health Deprivation Domain</th>
<th>WIMD</th>
</tr>
</thead>
<tbody>
<tr>
<td>2014/2015</td>
<td>This data was only available to a Gwynedd and Conwy council level and also LSOA level. According to the WIMD 2014 data, the majority of the National Park area is within the 50% least deprived in terms of Health Deprivation. Bowydd and Rhiw was ranked in the 31% to 50% most deprived.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2015/2016</td>
<td>This data was only available to a Gwynedd and Conwy council level and also LSOA level. According to the WIMD 2014 data, the majority of the National Park area is within the 50% least deprived in terms of Health Deprivation. Bowydd and Rhiw, Teigl and Abermaw 1 were ranked in the 31% to 50% most deprived.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2016/2017</td>
<td>This data was only available to a Gwynedd and Conwy council level and also LSOA level. The most recent MALIC was published in 2014. However, a selection of indicators used within MALIC are updated annually. The next MALIC will be held in 2019 following a user survey conducted in 2016.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2017/2018</td>
<td>No new up to date information</td>
<td></td>
<td></td>
</tr>
<tr>
<td>19a</td>
<td>To promote and facilitate improved community involvement</td>
<td>WIMD – Geographical Access to Services Deprivation Domain</td>
<td>SNPA</td>
</tr>
<tr>
<td>-----</td>
<td>-----------------------------------------------------</td>
<td>------------------------------------------------------</td>
<td>------</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**2014/2015**
This data was only available to a Gwynedd and Conwy council level and also LSOA level. The majority of areas in the Park are rural and areas such as Llanuwchllyn, Brithdir & Llanfachraeth/Ganllwyd and Uwch Conwy were considered to be within the 10% most deprived in terms of access to services, according to the WIMD 2014 Index. Towns such as Bala were in the 50% least deprived category. Dolgellau and Bowydd and Rhiw were within the 31%-50% most deprived areas. The majority of areas within the National Park tend to be deprived in terms of access to services.

**2015/2016**
This data was only available to a Gwynedd and Conwy council level and also LSOA level. The majority of areas in the Park are rural and a large number of LSOA’s within the National Park (46%) are classed as being within the 10% most deprived in terms of access to services. 27% of LSOA’s within the Park were also within 10-20% of the most deprived areas in Wales in terms of access to services. Bala was in the 50% least deprived category whilst Dolgellau and Bowydd/Rhiw were within the 31%-50% most deprived areas.

**2016/2017**
This data was only available to a Gwynedd and Conwy council level and also LSOA level. The most recent MALIC was published in 2014. However, a selection of indicators used within MALIC are updated annually. The next MALIC will be held in 2019 following a user survey conducted in 2016.

**2017/2018**
No new up to date information

**2018/2019**
No new up to date information

<table>
<thead>
<tr>
<th>19b</th>
<th>To promote and facilitate improved</th>
<th>Number of new community facilities granted planning</th>
<th>SNPA</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**2014/2015**
During 2014-15, four applications were granted for new or improved community facilities. The applications were for:
- Change of use of former drill hall to a Family Centre
<table>
<thead>
<tr>
<th>Community Involvement</th>
<th>Permission in the National Park</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Demolish existing memorial hall and construction of new community centre</td>
<td></td>
</tr>
<tr>
<td>• Use of school grounds to incorporate sports courts, community garden, bowls/skittles area, exercise area together with new pedestrian access &amp; parking area</td>
<td></td>
</tr>
<tr>
<td>• Change of use of school to community resource, incorporating café, craft section, hairdressers &amp; physio together with external alterations</td>
<td></td>
</tr>
</tbody>
</table>

**2015/2016**

One new community facility was granted planning permission in the National Park during 2015/2016. This involved the:

“Change of use from Use Class D1 to Use Class D1 plus “sui generis” use for hostel element and external alterations to convert parish church to multi-functional community/heritage learning centre and part 12 bed hostel accommodation with associated car park and bike shelter within the church cemetery”

This was located in Llanuwchllyn.

**2016/2017**

Between 2016 and 2017, 11 applications were granted for new or improved community facilities within the National Park. The majority involved the adaptation / replacement / renovation of existing facilities. One application involved converting an old school in Aberdyfi to multi-use community facilities, such as a day care centre, holiday accommodation, two new pods for small businesses and the installation of 40 solar panels (10kw) on the roof. Another application involved engineering works to level off a football field at Penmachno, as well as the construction of 2 sheds and a polytunnel, and the change of use of the land to establish community allotments, a garden and an orchard.

**2017/2018**

Between 2017 and 2018, there were 5 applications approved for new or improved community facilities in Local Service Centres, Secondary Settlements and Smaller Settlements. The majority of these applications involved the replacement / renovation of existing facilities such as a payphone and ATM, ramps, stairs, decking. Also in Dolgellau, applications were approved for the construction of cricket training nets, and the change of use of ground floor offices to a dental clinic.
Between 2018 and 2019, there were 5 applications approved for new or improved community facilities in Local Service Centres and Secondary Settlements. These were for the change of use from law court to a dental surgery in Dolgellau, a construction of a lychgate on site of existing gated access to churchyard to house World War I Memorial Tablet, extensions to two cemeteries, and an erection of supporters control barrier on either side of the rugby field with a creation of footway behind.

<table>
<thead>
<tr>
<th>Year</th>
<th>Event Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>2014/2015</td>
<td>All four community facilities were located within 0.5km to a bus stop and two were within 1.5km to a rail station.</td>
</tr>
</tbody>
</table>
| 2015/2016 | One new community facility was granted planning permission in the National Park during 2015/2016. This involved the: \“Change of use from Use Class D1 to Use Class D1 plus "sui generis" use for hostel element and external alterations to convert parish church to multi-functional community/heritage learning centre and part 12 bed hostel accommodation with associated car park and bike shelter within the church cemetery\” The new community facility is located on a main road opposite a bus stop. The nearest railway stations are located at:  
  - Fairbourne (approx. 22miles)  
  - Machynlleth (approx. 25miles)  
  - Blaenau Ffestiniog (approx. 26miles) |
<p>| 2016/2017 | Two new community facilities were granted permission in the National Park during 2016/2017. One was in Aberdyfi and the other in Penmachno. At Aberdyfi, the application involved converting an old school to multi-use community facilities, a day centre, holiday accommodation as well as the installation of two new pods for small businesses and 40 solar panels (10kw) on the roof. At Penmachno, the application involved engineering works to level off the existing football field, as well as the construction of 2 sheds and a polytunnel, and the establishment of a garden and orchard. |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>20a</td>
<td>To promote good transport links to support the local economy</td>
<td>Distance of new employment sites from public transport services.</td>
<td>SNPA</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>2017/2018</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>One new community facility was granted permission in the National Park during 2017/2018.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Within the Local Service Centre of Dolgellau, the application involved the change of use of ground floor offices (Class B) to a dental clinic (Class D1). This new development is located within 0.3 miles of the nearest bus stop, and as there is no train station in Dolgellau, the nearest station would be in Barmouth that is located roughly 8.2 miles away.</td>
<td></td>
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<tr>
<td></td>
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<td></td>
<td></td>
</tr>
<tr>
<td><strong>2018/2019</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>One new community facility was granted during this monitoring period. This was for the change of use from law court to a dental surgery in Dolgellau. This new development is located within 0.1 miles of the nearest bus stop, and as there is no train station in Dolgellau, the nearest station would be in Barmouth that is located roughly 8.2 miles away.</td>
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<tr>
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<td></td>
<td></td>
</tr>
<tr>
<td><strong>2014/2015</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>No new employment sites.</td>
<td></td>
<td></td>
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<td></td>
<td></td>
</tr>
<tr>
<td><strong>2015/2016</strong></td>
<td></td>
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<tr>
<td>No new employment sites.</td>
<td></td>
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<tr>
<td><strong>2016/2017</strong></td>
<td></td>
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<tr>
<td>No new employment sites.</td>
<td></td>
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<tr>
<td><strong>2017/2018</strong></td>
<td></td>
<td></td>
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</tr>
<tr>
<td>No new employment sites.</td>
<td></td>
<td></td>
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<tr>
<td><strong>2018/2019</strong></td>
<td></td>
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</tr>
<tr>
<td>A 360m² mixed-use development of new commercial A1 and A3 units for employment purposes has been approved, alongside 11 bedroom serviced visitor accommodation, within one of the National Park’s main retail areas, Betws Y Coed which has bus stations and a train station.</td>
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</tr>
<tr>
<td>20b</td>
<td>To promote good transport links to support the local economy</td>
<td>Average distance travelled to work</td>
<td>Census</td>
</tr>
<tr>
<td>-----</td>
<td>-------------------------------------------------------------</td>
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<td></td>
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<tr>
<td>2015/2016</td>
<td>No new up to date information</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2016/2017</td>
<td>No new up to date information</td>
<td></td>
<td></td>
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<tr>
<td>2017/2018</td>
<td>No new up to date information</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2018/2019</td>
<td>No new up to date information</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>21a</th>
<th>To aid the creation of local employment opportunities and businesses related to National Park purposes.</th>
<th>Economic activity rates in the National Park.</th>
<th>Census</th>
<th>2014/2015</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>67% of the working age population are economically active within the National Park, according to the 2011 census. This compares to 65% of the working age population in Wales who are economically active. This information is taken from the 2011 Census. In the 2014 monitoring report the activity rate will be calculated using information from other sources. Data from the 2001 Census noted that 63.2% of the population were economically active, which means that there has been a 3.8% increase in the percentage of people economically active by the 2011 Census.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>2015/2016</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>67% of the working age population are economically active within the National Park, according to the 2011 census. This compares to 65% of the working age population in Wales who are economically active. This information is taken from the 2011 Census. In the 2014 monitoring report the activity rate will be calculated using information from other sources. Data from the 2001 Census noted that 63.2% of the population were economically active, which means that there has been a 3.8% increase in the percentage of people economically active by the 2011 Census.</td>
</tr>
<tr>
<td></td>
<td></td>
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<td></td>
<td>2016/2017</td>
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</tr>
<tr>
<td>21b</td>
<td>To aid the creation of local employment opportunities and businesses related to National Park purposes.</td>
<td>Number of new employment developments with data collated about location and type of employment.</td>
<td>SNPA</td>
<td></td>
</tr>
<tr>
<td>---</td>
<td>---</td>
<td>---</td>
<td>---</td>
<td></td>
</tr>
<tr>
<td>2016/2017</td>
<td>No change.</td>
<td>2014/2015</td>
<td>No new employment sites</td>
<td></td>
</tr>
<tr>
<td>2017/2018</td>
<td>No change.</td>
<td>2015/2016</td>
<td>No new employment sites</td>
<td></td>
</tr>
<tr>
<td>2018/2019</td>
<td>No change.</td>
<td>2016/2017</td>
<td>No new employment sites</td>
<td></td>
</tr>
<tr>
<td>2018/2019</td>
<td>An approval for mixed use development at Betws y Coed would result in 360m² of new commercial A1 and A3 units for employment purposes, alongside 11 new serviced bedrooms.</td>
<td>2017/2018</td>
<td>No new employment sites</td>
<td></td>
</tr>
<tr>
<td>2018/2019</td>
<td>No new employment sites</td>
<td>2018/2019</td>
<td>No new employment sites</td>
<td></td>
</tr>
</tbody>
</table>
## 11 APPENDIX 2 SUPPLEMENTARY PLANNING GUIDANCE PROGRESS

<table>
<thead>
<tr>
<th>SPG no.</th>
<th>Name</th>
<th>Progress</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Sustainable Design in the National Parks of Wales</td>
<td>Adopted September 2011</td>
</tr>
<tr>
<td>2</td>
<td>Development Guidance</td>
<td>Adopted September 2011</td>
</tr>
<tr>
<td>3</td>
<td>Planning and the Welsh Language</td>
<td>Adopted September 2011</td>
</tr>
<tr>
<td>4</td>
<td>Affordable Housing</td>
<td>Currently under revision</td>
</tr>
<tr>
<td>5</td>
<td>Planning Obligations</td>
<td>Adopted February 2012</td>
</tr>
<tr>
<td>6</td>
<td>Nature Conservation and Biodiversity</td>
<td>Adopted April 2012</td>
</tr>
<tr>
<td>7</td>
<td>Landscapes and Seascapes of Eryri</td>
<td>Adopted July 2014</td>
</tr>
<tr>
<td>8</td>
<td>Visitor Accommodation</td>
<td>Currently under revision</td>
</tr>
<tr>
<td>9</td>
<td>Farm Diversification</td>
<td>Adopted October 2012</td>
</tr>
<tr>
<td>10</td>
<td>Renewable and Low Carbon Energy</td>
<td>Adopted November 2013</td>
</tr>
<tr>
<td>11</td>
<td>Annexe Accommodation</td>
<td>Adopted July 2014</td>
</tr>
<tr>
<td>12</td>
<td>Enabling Sustainable Development in the Welsh National Parks</td>
<td>Adopted May 2015</td>
</tr>
<tr>
<td>13</td>
<td>Landscape Sensitivity and Capacity Assessment</td>
<td>Adopted October 2016</td>
</tr>
<tr>
<td>14</td>
<td>Obtrusive lighting</td>
<td>Adopted October 2016</td>
</tr>
<tr>
<td></td>
<td>The Historic Environment</td>
<td>Being drafted</td>
</tr>
<tr>
<td></td>
<td>Adverts and Signage</td>
<td>Being drafted</td>
</tr>
<tr>
<td></td>
<td>Locally Distinct Sustainable Design</td>
<td>Being drafted</td>
</tr>
</tbody>
</table>
### App. 3: Progress on Allocated Housing Sites

<table>
<thead>
<tr>
<th>Allocations</th>
<th>Units Proposed</th>
<th>Monitoring Progress (pre-app discussions / planning permission / completion)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land behind the Red Lion, Y Bala (50% open market, 50% affordable housing to meet local need). Release of 30 units up to 2016 and, if built, the remaining 25 units from 2016 to 2022</td>
<td>55</td>
<td>Contact made with landowner. The site has no constraints and the owner intends to develop the site in the next five years. Formal pre-application enquiry submitted to the Authority (January 2019) outlining site layout and proposed plans.</td>
</tr>
<tr>
<td>Land at Cysgod y Coleg, Y Bala (100% affordable housing to meet local need)</td>
<td>10</td>
<td>30 units completed 2012-13. Pre-application discussions underway for construction of 10 units at this site. The S.106 was varied in July 2018.</td>
</tr>
<tr>
<td>Land adjacent to Pentre Uchaf, Dyffryn Ardudwy (100% affordable housing to meet local need)</td>
<td>10</td>
<td>Contact made with landowner (Cartrefi Cymunedol Gwynedd Housing Association) and they are keen to develop the site in the near future with pre-application discussions underway. They foresee the whole site will be completed within the next 5 years.</td>
</tr>
<tr>
<td>Land adjacent to Capel Horeb, Dyffryn Ardudwy (50% open market, 50% affordable housing to meet local need)</td>
<td>5</td>
<td>Three units are under construction</td>
</tr>
<tr>
<td>Former Primary School, Aberdyfi (100% affordable housing to meet local need)</td>
<td>6</td>
<td>Planning permission has been granted for 11 units on site which includes 4 flats. Work has commenced on site.</td>
</tr>
<tr>
<td>Talsarnau (50% open market, 50% affordable housing to meet local need)</td>
<td></td>
<td>The site has not been allocated within the ELDP 2016-31 and will be deleted from the next AMR. The site remains within the housing development boundary.</td>
</tr>
<tr>
<td>Llanfrothen (100% affordable housing to meet local need)</td>
<td>6</td>
<td>This is a new allocation within the ELDP 2016-31. Cartrefi Cymunedol Gwynedd foresee the site being completed within the next five years. –</td>
</tr>
<tr>
<td>Location</td>
<td>Status</td>
<td>Notes</td>
</tr>
<tr>
<td>----------</td>
<td>--------</td>
<td>-------</td>
</tr>
<tr>
<td>Dolgellau (100% affordable housing to meet local need)</td>
<td>15</td>
<td>This is a new allocation within the ELDP 2016-31. Contact made with landowner - Cartrefi Cymunedol Gwynedd Housing Association. They foresee the site being completed within the next five years.</td>
</tr>
<tr>
<td>Llanuwchllyn (100% affordable housing to meet local need)</td>
<td>7</td>
<td>Land in Gwynedd Council ownership, potential Community Land Trust Scheme.</td>
</tr>
<tr>
<td>Land adjacent to Lawnt y Plas, Dinas Mawdddy (100% affordable housing to meet local need)</td>
<td>6</td>
<td>This is a new allocation within the ELDP 2016-31. Site owned by Cartrefi Cymunedol Gwynedd.</td>
</tr>
<tr>
<td>Trefriw, land next to Ty Capel Peniel (50% open market, 50% affordable housing to meet local need)</td>
<td>5</td>
<td>Owner has stated an intention to develop within 5 years.</td>
</tr>
<tr>
<td>Trefriw, land next to Roualeyn Nursery (50% open market, 50% affordable housing to meet local need)</td>
<td></td>
<td>The site has not been allocated within the ELDP 2016-31 and will be deleted from the next AMR. The site remains within the housing development boundary Planning application submitted for 12 units – application dismissed at appeal on the basis that it would constitute overdevelopment of the site resulting in a contrived appearance which would be harmful to the character and appearance of the surrounding area and conflict with LDP policy 1. Planning application re-submitted for 8 units which has been refused by the Authority contrary to officer recommendation. The application was allowed at appeal for 8 dwellings.</td>
</tr>
<tr>
<td>Dolwyddelan (100% affordable housing to meet local need)</td>
<td>6</td>
<td>This is a new allocation within the ELDP 2016-31.</td>
</tr>
<tr>
<td>Location</td>
<td>Housing Type</td>
<td>Details</td>
</tr>
<tr>
<td>----------</td>
<td>--------------</td>
<td>---------</td>
</tr>
<tr>
<td>Bryncrug</td>
<td>50% open market, 50% affordable housing to meet local need</td>
<td>Planning application submitted for 4 units on part of the site. The application was dismissed at appeal on the basis that the proposed layout of the houses would be at odds with the prevailing pattern of development and would result in an incongruous and isolated development. The site is no longer allocated within the revised ELDP and will be deleted from the next AMR. However, the site remains within the housing development boundary.</td>
</tr>
<tr>
<td>Land adjacent to Penyrhwylla, Harlech (67% open market, 33% affordable housing for local need)</td>
<td>24</td>
<td>This is a new allocation within the ELDP 2016-31. 12 units are foreseen to be completed within the next 5 years.</td>
</tr>
<tr>
<td>Llanegryn (50% open market, 50% affordable housing to meet local need)</td>
<td>8</td>
<td>Landowner has contacted the Authority to discuss potential schemes and is in discussion with the Rural Housing Enabler.</td>
</tr>
<tr>
<td>Land adjacent to Bryn Deiliog, Llanbedr, (100% to meet local need)</td>
<td>6</td>
<td>This is a new allocation within the ELDP 2016-31. The site is foreseen to be completed within the next 5 years.</td>
</tr>
<tr>
<td>Land adjacent to Bro Prysor, Trawsfynydd, (100% to meet local need)</td>
<td>10</td>
<td>This is a new allocation within the ELDP 2016-31. The site is foreseen to be completed within the next 5 years.</td>
</tr>
<tr>
<td>Land adjacent to Maesteg, Pennal (100% affordable housing to meet local need)</td>
<td>5</td>
<td>This is a new allocation within the ELDP 2016-31. The site is foreseen to be completed within the next 5 years.</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td><strong>184</strong></td>
</tr>
</tbody>
</table>