

# NOTICE OF MEETING



*Snowdonia National Park Authority*

*Emyr Williams*

*Chief Executive*

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**Meeting:** Planning & Access Committee

**Date:** Wednesday 19<sup>th</sup> October 2022

**Time:** 10.00 a.m.

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

***Members appointed by Gwynedd Council***

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

***Members appointed by Conwy County Borough Council***

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

***Members appointed by The Welsh Government***

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

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

# A G E N D A

Page No's

1. **Apologies for absence and Chairman's Announcements**  
To receive any apologies for absence and Chairman's announcements.
2. **Declaration of Interest**  
To receive any declaration of interest by any members or officers in respect of any item of business.
3. **Minutes** **3 - 5**  
The Chairman shall propose that the minutes of the meeting of this Committee held on the 7<sup>th</sup> September 2022 be signed as a true record (copy herewith) and to receive matters arising, for information.
4. **Report: Eryri Local Development Plan – Annual Monitoring Report for 2021-2022**  
Submit a report by Principal Planning Officer **6 - 161**
5. **Update Reports** **162 - 188**  
To submit update reports, for information. (Copies herewith)
6. **Delegated Decisions** **189 - 195**  
To submit the list of applications which have been determined in accordance with delegated authority, for information. (Copy herewith)

**SNOWDONIA NATIONAL PARK PLANNING AND ACCESS COMMITTEE  
WEDNESDAY 7<sup>th</sup> SEPTEMBER 2022**

Councillor Elwyn Edwards (Gwynedd) (Chairman)

**PRESENT:**

**Members appointed by Gwynedd Council**

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

**Member appointed by Conwy County Borough Council**

Councillors Ifor Glyn Lloyd, Jo Nuttall, Dilwyn Owain Roberts;

**Members appointed by the Welsh Government**

Ms. Tracey Evans, Ms. Sarah Hattle, Ms. Naomi Luhde-Thompson, Ms. Delyth Lloyd.

**Officers**

Mr. G. Iwan Jones, Mr. Jonathan Cawley, Mrs. Jane Jones, Mr. Dafydd Thomas, Mr. Richard Thomas, Mr. Aled Lloyd, Ms. Elen Hughes, Mrs. Anwen Gaffey.

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

- o that a Notice of the Meeting had been published and the Agenda and reports were available on the Authority's website.
- o the meeting was not open to the public.
- o the meeting was being recorded to assist in verifying the minutes and will be available on the Authority's website at a later date.

1. **Apologies**

Councillor Kim Jones; Mr. Brian Angell, Mr. Tim Jones.

2. **Declaration of Interest**

Councillor John Pughe Roberts declared a personal interest in Item 4 (1) on the Agenda, under paragraphs 10 (2) (a) (i) and 12 (1) of the Code of Conduct for Members and left the meeting whilst the matter was being discussed.

3. **Minutes**

The minutes of the Planning and Access Committee meeting held on 29<sup>th</sup> June 2022 were accepted and the Chairman signed them as a true record.

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

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

Please see the Schedule of Planning Decisions attached.

5. **Conservation Areas fit for the Twenty-First Century Project (Year 1)**

**Submitted** – A report by the Historic Environment Planning Officer for Members to approve the draft documents, with any necessary changes for public consultation.

Reported – The Historic Environment Planning Officer presented the report and background.

**RESOLVED to note the report and approve the draft documents for public consultation, as submitted.**

6. **Update Reports**

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

Please see the Schedule of Planning Decisions attached.

7. **Delegated Decisions**

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

**RESOLVED to note the report.**

8. **Planning Appeals**

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

1. Appeal by Mr. Grant Scott against the Authority's decision to refuse planning permission for the erection of a two-bedroom rural enterprise dwelling on existing campsite at Nyth Robin Campsite, Aberdyfi. LL35 0RG (Appeal dismissed)
2. Appeal by Mr. R. Mathias against the Authority's decision to refuse planning permission for the demolition of existing front porch and side lean-to, erection of new single storey extensions to front and side at Hen Gaerffynnon, Ffordd Isaf, Harlech. LL46 2RA (Appeal dismissed)

**The meeting ended at 10.40**

## SCHEDULE OF PLANNING DECISIONS – 7<sup>th</sup> SEPTEMBER 2022

### Item No.

#### 4. **Report by the Director of Planning and Land Management**

- (1) NP5/74/500 – Removal and surfacing of existing boardwalk path with new aggregate materials, land at Waun Camddwr, Dinas Mawddwy.

**Reported** – Case Officer presented the report and background.

**RESOLVED** to **grant** permission in accordance with the recommendation.

#### 6. **Update Reports**

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

NP5/61/ENF329B – Hafod Wen, Harlech

Members were provided with an oral update.

NP5/65/ENF115A – Land at Hengwrt, Llanelltyd

Members were provided with an oral update.

**RESOLVED** to **note the report**.

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

**RESOLVED** to **note the report**.

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

NP5/71/488 – Penaran Forestry Block, Llanuwchllyn

The Acting Planning Manager will provide Councillor Ifor Glyn Lloyd with a detailed update.

**RESOLVED** to **note the report**.

<b>MEETING</b>	Planning and Access Committee
<b>DATE</b>	October 19th 2022
<b>TITLE</b>	<b>Eryri Local Development Plan – Annual Monitoring Report for 2021-2022</b>
<b>REPORT BY</b>	Principal Planning Policy Officer
<b>PURPOSE</b>	To discuss and approve the content of the Annual Monitoring Report for 2021-22

## 1 BACKGROUND

- 1.1. The revised Eryri Local Development Plan 2016-2031 (LDP) was adopted on the 6<sup>th</sup> of February 2019. Monitoring the Eryri LDP is a continuous process and does not end once the plan is adopted. The enclosed Annual Monitoring Report aims to demonstrate the extent to which the Eryri LDP strategy is being achieved, whether the policies are working or not or where there is a policy 'void'. Flexibility within the LDP system allows adjustments and revisions to be made to policies, making the plan relevant and responsive to change. Such adjustments, if required, can be made in a formal review of the LDP which is required every four years.
- 1.2. This is the third Annual Monitoring Report (AMR), since the adoption of the revised Eryri LDP and it covers the period April 2021 to the end of March 2022. The AMR is submitted to the Welsh Government by the 31<sup>st</sup> of October each year. Although there have been no significant developments permitted which undermine the existing Plan's Spatial Development Strategy, the need to review the LDP and its Strategy has become evident. Since the Plan was adopted in 2019, things have changed significantly and the need to review the LDP has become increasingly apparent. Significant changes have occurred in the planning policy context, particularly at a national level with the publication of Future Wales and updated editions of Planning Policy Wales (PPW). We also understand a further iteration of PPW is likely to be published at some point in the near future. The LDP will need to be revised to reflect the emphasis within these documents on the principles of placemaking and sustainable development, including the National Sustainable Placemaking Outcomes.
- 1.3. A review of the LDP will be an opportunity to reconsider planning policy priorities to assist in the recovery after the Covid-19 pandemic crisis. The environmental, social and economic impacts of the pandemic have had far reaching consequences and raise significant issues for future policy making in Eryri. Following the relaxation of restrictions after the first lockdown, the National Park saw an increase in visitor numbers above previous years, as more decide to take their holidays within the UK. This resulted in significant pressures on visitor management and the environment. This led to an increase in traffic and parking along with the occurrence of wild camping and motor homes parking up on side of the roads

/ car parks overnight. A visitor economy that maintains and respects the environment and protects local communities, language, culture and heritage needs to be emphasised.

- 1.4. Overnight, we saw a substantial increase in home-working, which triggered an increased demand for properties from outside the local area from those who wish to have a more balanced life when working from home resulting in potential conflict with local residents about the availability of properties. The demand for second home and holiday accommodation also pushed prices up with more permanent resident dwellings being used as holiday accommodation thus reducing the available stock for local communities. This has placed significant pressure on the local housing market and it is important to ensure that local people are able to live locally and that communities become more sustainable and resilient into the future. The pandemic has also highlighted the importance of health and well-being, access to services, economic resilience, digital connectivity and the value of the natural environment. We've seen a renewed value placed on the provision of local services, local food, and local quality green space.
- 1.5. The LPA must also meet other duties and responsibilities, including those relating to the environment and climate change. Sustainable, low carbon developments and infrastructure are needed to respond to the climate and nature emergencies.
- 1.6. Indication of the consideration to inform the review of the Plan have been included at the end of each Chapter under the heading "**Further research and consideration to inform a review of the Eryri LDP**" in this years' Monitoring Report. It is important for members to consider these and to suggest any further changes that may be required based on the evidence contained in the Monitoring Report.

## **2 MAIN FINDINGS OF THE AMR (2021-2022)**

The main headlines from the annual monitoring framework are that:

- a) There have been no significant developments permitted which undermine the statutory purposes of the National Park
- b) All planning applications received since adopting the revised Eryri LDP (2016-2031) have been determined in accordance with the Spatial Development Strategy
- c) The Eryri LDP policies have been effective in determining land use planning applications and in defending appeals.
- d) Housing Permissions and Completions have been below the average annual housing requirement target over three consecutive years. There may be several local and wider national reasons for the low numbers. The housing market in the National Park is localised in nature, relying on small local builders and self-build projects on small sites. There are no regional house builders active in the market and therefore there is very limited speculative building of open market and affordable housing. The decrease may in part be due to the difficult borrowing environment for developers, small builders, and self-build projects.
- e) The Housing Trajectory shows an annual shortfall against the Annual Anticipated Housing Requirement (AAR) during 2021/22 with this years' completions 38 units below what was anticipated (51 AAR vs 13 actual completions, - 75% in percentage terms). The number of dwellings that have been completed annually have been consistently below the (AAR) of 51 dwellings per annum since 2016-17. There is a shortfall of -42% for cumulative required build rate from the start of the plan period, 2016-17, up to 31st March 2022. The plan is falling significantly short of what is intended.

- f) The number of affordable housing units granted planning permission per annum is below 21 units for 3 consecutive years. A policy review is required as affordable housing is not being delivered. The increasing pressures on the local housing market exacerbated by Covid 19 and the resulting impact on the sustainability of local communities suggests that future LDP policies may need to focus on achieving accessible local market housing and affordable housing.
- g) The AMR housing numbers over the first 3 years of monitoring (and further) demonstrates that in the current economic climate, the low number of private sector housing development is not delivering affordable housing within the National Park and that affordable housing delivery is heavily dependent on Housing Associations. No private allocations are coming forward for development, and therefore do not provide a contribution of affordable housing. There are no large private sector allocations, windfall sites or exceptions sites coming forward, meaning the required % contribution of affordable housing from such sites is not being provided.
- h) The 2018 based household projections for the National Park were published in May 2021. These projections estimate that between 2018 and 2028 the population of the Park will decrease by 1.92%. During the same period the households in Snowdonia is projected to increase by 40 units (0.3%), a very modest increase within a 10 year period. A falling population and slower new household formation rates suggests that a lower overall housing requirement figure may be more suitable when revising the LDP. A lower housing requirement figure would also reflect past completions and the current housing development industry's ability to deliver within the National Park.
- i) All planning applications granted for housing since adopting the LDP have been determined in accordance with Strategic Policy C: Spatial Development Strategy and therefore complied with the main spatial strategy outlined in the Plan. Due to the relatively small scale of new development and therefore low number of housing units within the National Park, unanticipated development on a windfall site or a large site completed within one year can result in exceeding the % target for a given settlement tier for that particular year and can have a profound impact on the % target (see MF 25)
- j) The designation of the Snowdonia Enterprise Zone on sites in Trawsfynydd and Llanbedr has the potential to create new sustainable employment opportunities. The sites have been formally allocated in the adopted Eryri LDP 2016-2031, through a Welsh Government Enterprise Zone Designation, and an Indicative Focus Area at Llanbedr. A criteria based policy has also been adopted to deal with developments on the sites, and development will also need to conform to other relevant policies within the ELDP 2016-2031. No applications for development have been received in the Trawsfynydd or Llanbedr Enterprise Zone during the period of the AMR.
- k) There have been no applications received for Hydro schemes in the previous three years of monitoring compared with 35 applications received between 2018/2019. It is assumed that this is due to the changes in Tariff payments.
- l) 834.42m<sup>2</sup> new employment floor space has been permitted during 2020/2021 within the National Park.
- m) There were 29 applications, relating to tourism, granted permission during this annual monitoring period. These included developments such as:
- various applications regarding siting of visitor accommodation pods along with ancillary works (4 applications).
  - various applications regarding extensions, alterations and improvement works in static caravan and chalet sites, as well as touring caravan and tent sites (6 applications).

- converting outbuildings to holiday accommodation units
- n) Between 2020 and 2021, there were 5 applications approved to improve community facilities in Local Service Centres and Secondary Settlements.
- o) There has been no or little development of significance to impact on other policies in the Plan.

### **3 NEXT STEPS**

The Annual Monitoring Report evidence, significant contextual changes along with the publication of Future Wales: The National Plan 2040 (the National Development Framework) along with changes in national policy has highlighted the need to review the LDP. Section 69 of the Planning and Compulsory Purchase Act requires local planning authorities to undertake a review of the adopted LDP and report their findings to Welsh Government through a Review Report. The Review Report will need to outline what information is considered to inform plan review and why and how the findings impact on the LDP's vision, aims, objectives and Strategy. The Review Report will need to review each topic area identifying what needs to change and which evidence base require updating. The Review Report will be a key part of the evidence base underpinning the form and content of the revised plan. The Review report will also need to come to a clear conclusion on whether a short form revision or a full revision procedure is to be followed. To maximise robustness of the Review Report and justify its conclusions, the LPA will need to consult with specific and general consultation bodies on its findings and conclusions.

### **4 RESOURCE IMPLICATIONS**

There are no resource implications.

### **5 RECOMMENDATION**

To discuss and approve the content of the Annual Monitoring Report 2021-22, with any additional changes put forward and agreed by the members. To discuss and agree the need to undertake a review of the adopted Eryri Local Development Plan 2016-2031 as a result of the Annual Monitoring Report evidence, significant national and local contextual changes, the publication of Future Wales: The National Plan 2040 (the National Development Framework) along with other changes in national policy. Agree on the next step of undertaking a review of the adopted Eryri Local Development Plan 2016-2031, through the preparation of a Review Report and report the findings to the Welsh Government.

### **6 BACKGROUND PAPERS**

As per the report.

# SNOWDONIA NATIONAL PARK AUTHORITY



## ERYRI LOCAL DEVELOPMENT PLAN

### ANNUAL MONITORING REPORT

for the period 1<sup>st</sup> April 2021 to 31<sup>st</sup> of March 2022

**October 2022**

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# 1 INTRODUCTION

- 1.1 The revised Eryri Local Development Plan 2016-2031 (LDP) was adopted on the 6<sup>th</sup> of February 2019. Monitoring the Eryri LDP is a continuous process and does not end once plan is adopted. The Annual Monitoring Report aims to demonstrate the extent to which the Eryri LDP strategy is being achieved, whether the policies are working or not or where there is a policy 'void'. Flexibility within the LDP system allows adjustments and revisions to be made to policies, making the plan relevant and responsive to change. Such adjustments, if required, can be made in a formal review of the LDP.
- 1.2 This is the third Annual Monitoring Report (AMR), since the adoption of the revised Eryri LDP and it covers the period April 2021 to the end of March 2022. The AMR is submitted to the Welsh Government by the 31<sup>st</sup> of October each year.
- 1.3 The Eryri LDP has an adopted monitoring framework in place to inform findings in the AMR. This report has been set out to follow a similar structure to the Eryri LDP written statement document and uses the same chapter headings. Each section identifies the relevant LDP objectives, and any key contextual issues arising during the monitoring period. Case studies have also been included at the end of each chapter (where relevant) to provide examples of how policies have been taken into consideration in determining planning applications. The monitoring framework also includes reference to other organisations and other plans and strategies that may have a proactive influence on the implementation of policies.

## Indicators, Targets and Trigger levels

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

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

## **Sustainability Appraisal Monitoring**

- 1.6 The Finalised Strategic Environmental Assessment and Sustainability Appraisal (2019), undertaken as part of the Eryri Local Development Plan Review, provides an outline monitoring framework and advice for monitoring the significant effects of implementing the LDP. This is used to;
- Determine the performance of the plan and its contribution to objectives and targets
  - Identify the performance of mitigation measures
  - Fill data gaps identified earlier in the SA process
  - Identify undesirable sustainability effects
  - Confirm whether sustainability predictions were accurate
- 1.7 Welsh Government's Development Plans Manual (2020) requires monitoring frameworks to focus on the 'significant environmental effects' of implementing a Local Development Plan, with the key purpose of identifying unforeseen adverse effects and, if necessary, to identify and take appropriate remedial action. The LDP regulations require Local Planning Authorities to produce Annual Monitoring Reports which allows for the SA monitoring framework to be integrated to the plan monitoring. The collation of monitoring data provides an opportunity to update baseline information and will provide a useful source of baseline information to inform plan review and subsequent plan revisions or replacements.
- 1.8 In terms of reviewing a Local Development Plan, Welsh Government's Development Plans Manual (2020) notes that the starting point is to update the baseline situation.
- 1.9 An analysis has been undertaken on how the Plan is contributing to the Sustainability Appraisal. This is included as Appendix 1. It is considered that no substantial issues of concern have arisen during the monitoring period to materially change the Sustainability Appraisal.

## KEY FINDINGS AND EXECUTIVE SUMMARY

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

The main headlines from the annual monitoring framework are that:

- There have been no significant developments permitted which undermine the statutory purposes of the National Park
- All planning applications received since adopting the revised Eryri LDP (2016-2031) have been determined in accordance with the Spatial Development Strategy
- The Eryri LDP policies have been effective in determining land use planning applications and in defending appeals.
- Housing Permissions and Completions have been below the average annual housing requirement target over three consecutive years. There may be several local and wider national reasons for the low numbers. The housing market in the National Park is localised in nature, relying on small local builders and self-build projects on small sites. There are no regional house builders active in the market and therefore there is very limited speculative building of open market and affordable housing. The decrease may in part be due to the difficult borrowing environment for developers, small builders, and self-build projects.
- The Housing Trajectory shows an annual shortfall against the Annual Anticipated Housing Requirement (AAR) during 2021/22 with this years' completions 38 units below what was anticipated (51 AAR vs 13 actual completions, - 75% in percentage terms). The number of dwellings that have been completed annually have been consistently below the (AAR) of 51 dwellings per annum since 2016-17. There is a shortfall of -42% for cumulative required build rate from the start of the plan period, 2016-17, up to 31st March 2022. The plan is falling significantly short of what is intended.

- The number of affordable housing units granted planning permission per annum is below 21 units for 3 consecutive years. A policy review is required as affordable housing is not being delivered. The increasing pressures on the local housing market exacerbated by Covid 19 and the resulting impact on the sustainability of local communities suggests that future LDP policies may need to focus on achieving accessible local market housing and affordable housing.
- The AMR housing numbers over the first 3 years of monitoring (and further) demonstrates that in the current economic climate, the low number of private sector housing development is not delivering affordable housing within the National Park and that affordable housing delivery is heavily dependent on Housing Associations. No private allocations are coming forward for development, and therefore do not provide a contribution of affordable housing. There are no large private sector allocations, windfall sites or exceptions sites coming forward, meaning the required % contribution of affordable housing from such sites is not being provided.
- The 2018 based household projections for the National Park were published in May 2021. These projections estimate that between 2018 and 2028 the population of the Park will decrease by 1.92%. During the same period the households in Snowdonia is projected to increase by 40 units (0.3%), a very modest increase within a 10 year period. A falling population and slower new household formation rates suggests that a lower overall housing requirement figure may be more suitable when revising the LDP. A lower housing requirement figure would also reflect past completions and the current housing development industry's ability to deliver within the National Park.
- All planning applications granted for housing since adopting the LDP have been determined in accordance with Strategic Policy C: Spatial Development Strategy and therefore complied with the main spatial strategy outlined in the Plan. Due to the relatively small scale of new development and therefore low number of housing units within the National Park, unanticipated development on a windfall site or a large site completed within one year can result in exceeding the % target for a given settlement tier for that particular year and can have a profound impact on the % target (see MF 25)
- The designation of the Snowdonia Enterprise Zone on sites in Trawsfynydd and Llanbedr has the potential to create new sustainable employment opportunities. The sites have been formally allocated in the adopted Eryri LDP 2016-2031, through a Welsh Government Enterprise Zone Designation, and an Indicative Focus Area at Llanbedr. A criteria-based policy has also been adopted to deal with developments on the sites, and development will also need to conform to other relevant policies within the ELDP 2016-2031. No applications for development have been received in the Trawsfynydd or Llanbedr Enterprise Zone during the period of the AMR.
- There have been no applications received for Hydro schemes in the previous three years of monitoring compared with 35 applications received between 2018/2019. It is assumed that this is due to the changes in Tariff payments.
- 834.42m<sup>2</sup> new employment floor space has been permitted during 2020/2021 within the National Park.
- There were 29 applications, relating to tourism, granted permission during this annual monitoring period. These included developments such as:

- various applications regarding siting of visitor accommodation pods along with ancillary works (4 applications).
  - various applications regarding extensions, alterations and improvement works in static caravan and chalet sites, as well as touring caravan and tent sites (6 applications). converting outbuildings to holiday accommodation units
- Between 2020 and 2021, there were 5 applications approved to improve community facilities in Local Service Centres and Secondary Settlements.
  - There has been no or little development of significance to impact on other policies in the Plan.

## GENERAL CONTEXT

### Planning applications 2021 - 2022

- 1.11 Snowdonia National Park Authority determined 415 planning applications during 2021-22, including Discharge of Condition applications, non-material amendments, and Listed Building Consents. The number of planning applications received has been lower in the last two years, with the coronavirus pandemic likely to have influenced the number of applications that have been submitted last year. However, in line with previous years, approvals have continued to be high at 83% .
- 1.12 Following the adoption of the ELDP (2016-2031) in February 2019, the Authority has been monitoring all the planning decisions made by the type of development proposed in the National Park. The following table gives a clearer picture of the type of development that has been determined during 2021-22, and it shows a similar pattern to those of previous years.

<b>Development Type</b>	<b>Percentage %</b>
Advertisements and signs	1.3
Agricultural and Fisheries	9.8
Car Parks	1.3
Community Services	1.9
Forestry	0.3
Holiday Accommodation - Conversion	6.3
Holiday Parks	1.6
Householder Development	47.9
Industry and Business	2.5
Minerals	0.0
Minor Development Other Buildings	2.5
Recreation and Leisure	3.5
Renewable – Hydro	0.3
Renewable – Other	1.3
Renewable – Solar	0.0
Residential	7.6
Restaurant and Cafes	1.3
Retail	0.3
Static Caravans	1.9
Tents and touring caravans	1.6
Transport	0
Utilities and infrastructure	3.5

### Use of Eryri Local Development Plan Policies

- 1.13 There are 46 policies within the adopted LDP 2016-2031. 40 policies have been taken into consideration in determining planning applications during 2021-22. 6 of the policies have not been used within the monitoring period. The policies that have not been used are the following;

- Strategic Policy Ch: Social and Physical Infrastructure in New Developments
- Strategic Policy Dd: Climate Change
- Strategic Policy E (1): Minerals Safeguarding Policy
- Strategic Policy E (2): Large Scale Minerals Development
- Strategic Policy E (3): Removal of Slate Waste and Building Stone Quarries
- Development 13: Gypsy and Traveller Sites
- Development 27: Snowdonia Enterprise Zone

## **Appeals**

1.14 Of the five appeals during 2021-2022, three were dismissed, one was upheld and another was granted planning consent with conditions. These granted appeals included the erection of 5 supported living units in Dolgellau and a continuation of use of a site as a fallen stock store in Llanbedr.

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

1.15 Between 2021 and 2022, two planning decisions (0.48% of all applications) were permitted contrary to an officer's recommendation of refusal. These included applications for the erection of a dwelling and a change of use of part of an agricultural building.

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

1.16 No meetings were held with agents and planners during 2021-22

## 2 THE DEVELOPMENT STRATEGY

### Aim of Strategy:

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

### Context

#### National Park purposes and duty

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

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

In addition, the National Park has a duty to:

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

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

#### Sustainable Development

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

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

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

## Scale of Development

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

## Spatial Development Strategy

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

## Considerations to inform a review of the Eryri LDP

### Future Wales: The National Plan 2040

- 2.7 Future Wales: The National Plan 2040 (the National Development Framework) was published in February 2021. Future Wales, which sets the direction for development in Wales between 2020 and 2040 is a development plan with a strategy for addressing key national priorities through the planning system, including sustaining and developing a vibrant economy, achieving decarbonisation and climate-resilience, developing strong ecosystems and improving the health and well-being of our communities. Future Wales is a spatial plan, which means it sets a direction for where we should be investing in infrastructure and development for the greater good of Wales and its people. It sets the challenge of delivering these improvements to public, private and third sectors. It makes clear the importance of planning new infrastructure and development in such a way they are complementary rather than competing priorities, ensuring opportunities are maximised and multiple benefits are achieved. It will be important for future revisions of the Eryri

Local Development Plan to be in conformity with Future Wales: The National Plan 2040. Further consideration is given to the priorities set out in Future Wales in the relevant chapters of the AMR.

### **Planning Policy Wales updates**

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

### **Designated Landscapes: Valued and Resilient**

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

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

### **Cynllun Eryri 2020**

2.10 Cynllun Eryri, the National Park Management Plan adopted in 2020 is the overarching strategic document for the National Park, co-ordinating and integrating other plans, strategies and actions. It indicates how National Park purposes and the associated duty will be delivered through sustainable development. Cynllun Eryri is not just a plan for the National Park Authority; it is for all those people and organisations that have influence over the future of the National Park. Cynllun Eryri sits alongside the Eryri Local Development Plan (LDP). The plans have a shared vision and the LDP seeks to deliver the spatial elements of Cynllun Eryri.

2.11 Cynllun Eryri contains a series of outcomes.

#### **Environmental outcomes:**

A1. Sustainable Tourism principles are achieved.

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

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

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

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

landscapes, habitats, wildlife and cultural heritage.

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

A7. Our Special Qualities are well protected.

**Health and Wellbeing outcomes:**

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

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

B3. Our Special Qualities are widely recognised and understood.

B4. Sustainable options for transport and parking are achieved.

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

**Community and Economy outcomes:**

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

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

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

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

## **Exit from the European Union**

2.12 Although the true impact of Britain's exit from the European Union is still unclear, Brexit is likely to have a significant impact on food, farming, fishing and environment sectors. These sectors are important to the National Park rural economy and the viability of our local communities and are vital to support the sustainability of the Welsh language.

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

## **Coronavirus pandemic**

2.14 It's also important to understand the implications of the coronavirus pandemic on the National Park area. The economy came to a standstill with non-essential shops and businesses having to close overnight. Following the relaxation of restrictions after the first lockdown, the National Park saw an increase in visitor numbers above previous years, as more decide to take their holidays within the UK. This resulted in significant pressures on visitor management and the environment. This led to an increase in traffic and parking along with the occurrence of wild camping and camper vans/motor homes parking up on side of the roads / car parks overnight.

2.15 Overnight, we saw a substantial increase in home-working, which triggered an increased demand for properties from outside the local area from those who wish to have a more balanced life when working from home resulting in potential conflict with local residents about the availability of properties. The demand for second home and holiday accommodation has also pushed prices up with more permanent resident dwellings being used as holiday accommodation thus reducing the available stock for local communities.

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

- 2.16 This document sets out the Welsh Government's planning policy priorities to assist in taking action in the recovery period after the Covid-19 pandemic crisis. The document highlights the policy priorities and actions which should be used in the environmental, social, cultural and economic recovery of Wales.
- 2.17 The pandemic crisis has highlighted the need for good quality places for people to live, work and relax in. We have also seen the importance of local services and infrastructure with people spending more time locally. The document also highlights that whilst there is undoubtedly a need for economic recovery, which the planning system should facilitate, this should not be at the expense of quality, both in terms of health and well-being and in response to the climate and nature emergencies. The following policy priorities for post pandemic recovery will need to be taken into account when revising the Eryri LDP:
- Staying local: creating neighbourhoods
  - Active travel: exercise and rediscovered transport methods
  - Revitalising our town centres
  - Digital places – the lockdown lifeline
  - Changing working practices: our future need for employment land
  - Reawakening Wales' tourism and cultural sectors
  - Green infrastructure, health and well-being and ecological resilience
  - Improving air quality and soundscapes for better health and well-being

## **Conclusion**

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

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

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

### 3 PROTECTING, ENHANCING AND MANAGING THE NATURAL ENVIRONMENT

This section delivers a response to the following objectives:

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

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

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

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

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

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

#### Landscape Character, Capacity and Sensitivity

- 3.1 The Authority is committed to promoting the protection, management and planning of Snowdonia's landscape. Its Supplementary Planning Guidance on the Landscapes of Eryri identifies 25 distinctive Landscape Character. Following on from this work is the joint Landscape Sensitivity and Capacity Study which aims to provide developers and agents with information on the impact development may have on the landscapes of Snowdonia and how to avoid, mitigate or compensate any adverse impacts..

#### Dark Skies Reserve

- 3.2 In November 2015, the Snowdonia National Park was awarded the status of Dark Sky Reserve. A Dark Skies Reserve designation is a prestigious award given by the International Dark Sky Association (IDA) to those discrete areas that have proven that the quality of their night sky is outstanding and have demonstrated that real efforts are being made to reduce obtrusive light pollution.
- 3.3 The Authority has to submit a report to the IDA annually, which serves to show that the Reserve continues to meet the minimum program requirements, sustains partnerships, outreach and

interpretive efforts and makes adequate progress towards at least 90% compliance with Lighting Management Plans. This report can be viewed on the International Dark Sky Reserves website.

- 3.4 During October 2016, the Supplementary Planning Guidance on Obtrusive Lighting (Light Pollution) was published. Whilst the whole of the National Park is designated a Dark Skies Reserve, there are a number of core areas, shown on the Proposals Map, where new lighting will be more strictly controlled and must be compliant with the requirements of the "*Snowdonia Dark Sky Reserve External Lighting Masterplan*" produced by Lighting Consultancy And Design Services Ltd. The adopted Local Development Plan (2016-2031) addresses the Dark Sky status within the Plan, and the "core areas" are identified on the proposals map.
- 3.5 Between 2016 and 2017, there were several meetings and discussions between the SNPA, Community Councils and specific Organisations to try and maintain and implement the Dark Sky Reserve through various projects that raise awareness and seek protection. One of these projects was Gwynedd Street Light, whereas in March 2017, it has managed to reduce over 50% of Gwynedd's streetlights, thereby securing further protection for the Dark Sky Reserve. During Summer 2017 Highways and Gwynedd Council submitted a funding bid for another major investment, a three-year project to dim the remaining 7,500 street lights in Gwynedd.
- 3.6 Since 2017, there has been an emphasis on working in the community to support local people to take ownership of light pollution in their areas. Events and advice on dark sky friendly lighting have been well received with many communities requesting further events and support to ensure they are protecting the darkness where they live. This is important to the Reserve as it means the areas that fall outside the reserve will become darker and hopefully create a darker reserve. In 2019, the Park entered into a partnership with the three AONB's of Ynys Môn, Clwydian Range and Dee Valley, and Pen Llŷn to help protect night skies over a larger area of North Wales, impacting positively on wildlife, habitat, residents and tourists on a much larger scale. The project, known as 'Prosiect Nôs' is working across north Wales to educate and support communities to protect their dark skies and all the benefits they bring. Since 2019 they have engaged with nearly 10,000 people at wide ranging events in the area.
- 3.7 As part of the 'Prosiect Nôs', a guidance document was prepared which was called 'Good lighting – Business and community guidance'. The document was prepared for the Clwydian Range and Dee Valley AONB by Light 4 Cundall, supported by a working group of officers from the AONB and Prosiect Nôs North Wales Dark Sky Partnership (which includes Snowdonia National Park officers). The document seeks to provide information to businesses, organisations, communities and individuals about how they can create an environment that supports dark skies, and to become dark sky friendly. It is possible that this guidance could be adopted as an SPG for the National Park
- 3.8 In 2021, the National Park finished a project with Plas y Brenin, the National Outdoor Centre in Capel Curig, who welcomed the dark skies project to work on improving their lighting. The site is now an excellent demonstration of how dark sky lighting should be done. It is better for the health of local residents, people visiting the centre and for the nocturnal habitat for a multitude of wildlife. The centre has also saved nearly two tons of carbon a year by changing its light and will see thousands in energy savings over time.

## Climate Change

3.9 In 2019 Welsh Government declared a climate emergency. PPW sets out an ambitious and comprehensive policy framework for planning authorities to address the causes and effects of climate change.

3.10 PPW policy areas in this regard include;

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

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

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

- Contribute to producing CO<sub>2</sub> and to what degree
- Actively reduce carbon and to what degree
- Contribute to the absorption of carbon and to what degree

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

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

- Stay within a maximum cumulative carbon dioxide emissions budget of 1,201 thousand tonnes (ktCO<sub>2</sub>) for the period of 2020 to 2100. At 2017 CO<sub>2</sub> emissions levels, this budget would be spent within 6 years from 2020
- Initiate an immediate programme of CO<sub>2</sub> mitigation to deliver annual cuts in emissions averaging 14.2% to deliver a Paris Agreement aligned carbon budget. These reductions require national and local action, and could be part of a wider collaboration within the National Park
- Reach zero or near zero carbon no later than 2039.

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

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

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

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

## **Green Infrastructure**

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

3.18 Green Infrastructure comprises of features such as;

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

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

## **Phosphates**

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

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

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

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

### **Area Statements**

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

- 3.34 It has been noted that many ecosystems within our natural environment are in decline, and there is a need to find more sustainable ways to manage, protect and enhance these natural assets.

### **Wales Marine Plan**

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

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

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

## Nature Recovery

- 3.41 There is a key focus on reversing biodiversity decline and the importance of resilient ecological networks which are vital for nature recovery and for health and wellbeing purposes. The Covid-19 pandemic has also highlighted the importance of access to green spaces.
- 3.42 Welsh Government's 'Building Better Places – July 2020' notes the need for maximising environmental protection and limiting environmental impact. These will be measured against outcomes which include;
- resilient biodiversity and ecosystems
  - distinctive and special landscapes
  - integrated green infrastructure
  - appropriate soundscapes
  - reduced environmental risks
  - manage water resources naturally
  - clean air
  - reduced overall pollution
  - resilience to climate change
  - distinctive and special historic environment

## Environment (Wales) Act 2016

- 3.43 This legislation introduced by Welsh Government puts in place the legislation needed to plan and manage Wales' natural resources in a more proactive, sustainable and joined-up way. The act received Royal Assent on 21 March 2016. The act positions Wales as a low carbon, green economy, ready to adapt to the impacts of climate change.
- 3.44 Policies within the Local Development Plan (2016-2031) work towards the aims of this act and specific policies within it are included with the aim protecting biodiversity and the environment.

## Future Wales 2040

- 3.45 Future Wales – The National Plan 2040 is Welsh Government's national development framework, setting the direction for development in Wales up until 2040. Adopted during February 2021, it is a development plan with a strategy for addressing key national priorities through the planning system. Some sections of the document, which are relevant to this chapter of the AMR include;
- 3.46 In terms of energy production, the potential siting of a Small Modular Reactor (SMR) at Trawsfynydd is referenced within this document. The document notes that "*Trawsfynydd is a potential site for a Small Modular Reactor, building on the existing sector-specific technical capacity and expertise available locally and creating a new nuclear industry growth zone. The site is in a unique position having previously been a former nuclear power station with the necessary infrastructure and local skills in place*".
- 3.47 The document also notes the commitment towards "*developing a national forest through the identification of appropriate sites and mechanisms. Actions to safeguard proposed locations for the national forest will be supported*". The Welsh Government has set a target to increase woodland

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

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

**MF01**

<b>Objective</b>		Protecting, Enhancing and Managing the Natural Environment.		
<b>Key Policies</b> Development Policy 2: Development and the Landscape (2)		<b>Related Policies</b> Strategic Policy D: Natural Environment (D) Strategic Policy Dd: Climate Change (Dd)		
<b>Indicator</b>	<b>Target</b>	<b>Outcome</b>		<b>Trigger Point</b>
Area of undeveloped coast 3,499 ha.	No significant loss of undeveloped coast	AMR No 1:	No significant loss of undeveloped coast.	1 or more developments resulting in significant loss for 3 consecutive years.
		AMR No 2:	No significant loss of undeveloped coast.	
		AMR No 3:	No significant loss of undeveloped coast.	
		AMR No 4:		
<b>Analysis</b>				
No applications intersecting small areas of Undeveloped Coast were permitted during this monitoring period.				
<b>Action</b>		Development plan policies are being implemented effectively.		

MF02

<b>Objective</b>	Protecting, Enhancing and Managing the Natural Environment.			
<b>Key Policies</b> Development Development Landscape (2)	Policy 2: and the	<b>Related Policies</b> Strategic Policy D: Natural Environment (D) Strategic Policy Dd: Climate Change (Dd)		
<b>Indicator</b>	<b>Target</b>	<b>Outcome</b>		<b>Trigger Point</b>
Area of SPA, SAC, SSSI or Ramsar sites lost to development.	No significant net loss.	AMR No 1:	No areas of SPA, SAC, SSSI and RAMSAR are negatively affected.	No loss
		AMR No 2:	No areas of SPA, SAC, SSSI and RAMSAR are negatively affected.	
		AMR No 3:	No areas of SPA, SAC, SSSI and RAMSAR are negatively affected.	
		AMR No 4:		
<b>Analysis</b>				
<ul style="list-style-type: none"> <li>• <b>SPA</b> – Two applications intersecting an SPA were granted permission during this monitoring period. These were for; the re-routing of penstock on a hydro electric scheme in Cwm Penmachno, and a development of a track and bridge at Nant yr Onog Woodland, Dinas Mawddwy. It is not considered that the permissions had an adverse effect on the SPA they intersected.</li> <li>• <b>SAC</b> – Six applications which intersected a SAC were given permission during this monitoring period. These were for new buildings at Gwersyll yr Urdd Glanllyn; installation of a bench at a car park in Bontddu; a holiday accommodation unit in Maes Mawr, Trefriw; and a re-routing of a penstock on a hydro electric scheme in Cwm Penmachno. An application was also permitted at Llyn Tegid Bala under the Llyn Tegid Reservoir Safety Project. This permission involved the reinforcement of the back faces of the northern lake and River Dee reservoir embankments; upgrading the rock armour protection to the front face of the lake embankment; realigning the lake embankment in the ‘bandstand’ area; re-organising and landscaping the lake foreshore overflow car park and Penllyn leisure centre outside seating area; and, increasing the accessibility of associated footpaths along the northern lake embankment, left bank of the River Dee and right bank of the Afon Tryweryn. Following assessments submitted as part of the applications it was concluded that the permissions did not have an adverse effect on the Special Areas of Conservation they intersected.</li> <li>• <b>SSSI</b> – Nine applications were permitted which intersected on an area of SSSI during this monitoring period. These were permissions for a construction of a porch at a household in Maentwrog; the retention of a 22.5m lattice tower and telecommunications equipment at Llanbedr Airfield; Traffic control barriers and ANPR cameras at Pen y Pass car park; the construction of a track and bridge at Nant yr Onog woodland, Dinas Mawddwy; construction of a holiday accommodation unit (conversion of outbuilding) at Maes Mawr Trefriw; a re-routing of a penstock on a hydro electric scheme in Cwm Penmachno; the installation of a LPG tank at a property in Talybont; and new buildings at Gwersyll Yr Urdd Glanllyn. An application was also permitted at Llyn Tegid Bala under the Llyn Tegid Reservoir Safety Project. This permission involved the reinforcement of the back faces of the northern lake and River Dee reservoir embankments; upgrading the rock armour protection to the front face of the lake embankment; realigning the lake embankment in the ‘bandstand’ area; re-organising and landscaping the lake foreshore overflow car park and Penllyn leisure centre outside seating area; and, increasing the accessibility of associated footpaths along the northern lake embankment, left bank of the River Dee and right bank of the Afon Tryweryn. Four applications were refused and two were withdrawn. It is not considered that the permissions had an adverse effect on the SSSI’s they intersected. Following assessments</li> </ul>				

submitted as part of the applications it was concluded that the permissions did not have an adverse effect on the SSSI they intersected.

- **RAMSAR** – Two applications were permitted, which partly intersected a RAMSAR designation. These were the new buildings at Gwersyll Yr Urdd Glanllyn, and the multiple developments under the Llyn Tegid Reservoir Safety Project mentioned previously.

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

<b>Action</b>	Development plan policies are being implemented effectively.
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## MF02a

<b>Objective</b> Protecting, Enhancing and Managing the Natural Environment.				
<b>Key Policies</b> Development Policy 2: Development and the Landscape (2)		<b>Related Policies</b>		
<b>Indicator</b>	<b>Target</b>	<b>Outcome</b>		<b>Trigger Point</b>
Dark skies		AMR No 1:	It is not considered that Dark Sky core areas are negatively affected	
		AMR No 2:	It is not considered that Dark Sky core areas are negatively affected	
		AMR No 3:	It is not considered that Dark Sky core areas are negatively affected	
		AMR No 4:		
<b>Analysis</b>				
<p>9 applications were permitted within (or were intersecting) Dark Sky core areas during this monitoring period. These developments included;</p> <ul style="list-style-type: none"> <li>• The refurbishment and extension of a front decking of a cabin at Trawsfynydd Holiday Village, Bronaber</li> <li>• Installation of traffic control barriers and ANPR cameras at Pen y Pass Car Park</li> <li>• The erection of an agricultural building in Trawsfynydd</li> <li>• The re-routing of a penstock in a previously approved hydro-electric scheme in Cwm Penmachno</li> <li>• Retrospective application for the extension of a previous planning consent at Trawsfynydd Holiday Village, Bronaber</li> <li>• Enlargement of a front decking area and installation of access steps at a Cabin in Trawsfynydd Holiday Village, Bronaber</li> <li>• Construction of a replacement slurry pit in Trawsfynydd</li> <li>• Erection of an agricultural building, including an underground slurry store at Trawsfynydd</li> <li>• Siting of 2 camping pods as holiday accommodation, along with associated parking and landscaping at a site in Dolgellau.</li> </ul> <p>There are some applications permitted, which do not have a dark sky reference, or assessment, where there should be one. This will be considered moving forward and additional guidance and training may be given to officers to ensure it is effectively listed as a consideration and/or constraint with all relevant applications. The assessments that were included with applications resulted in the satisfaction that that Dark Sky core areas are not negatively affected due to these permitted development.</p>				

<b>Action</b>	Development plan policies are being implemented effectively. However additional training to be given to officers to ensure all relevant applications consider dark sky implications where applicable.
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**MF02b**

<b>Objective</b>		Protecting, Enhancing and Managing the Natural Environment.		
<b>Key Policies</b>		<b>Related Policies</b>		
Development Policy 2: Development and the Landscape (2)		Strategic Policy D: Natural Environment (D)		
<b>Indicator</b>	<b>Target</b>	<b>Outcome</b>		<b>Trigger Point</b>
Dyfi Biosphere	No significant net loss	AMR No 1:	It is not considered that the Dyfi Biosphere area was negatively affected.	No loss
		AMR No 2:	It is not considered that the Dyfi Biosphere area was negatively affected.	
		AMR No 3:	It is not considered that the Dyfi Biosphere area was negatively affected.	
		AMR No 4:		
<b>Analysis</b>				
<p>There were 26 applications given permissions during this monitoring period, which intersected on the Dyfi Biosphere area. There was also one additional permitted development within the Dyfi Biosphere area.</p> <p>14 of the 26 permissions were householder developments such as extensions, alterations, garages, and a balcony. The remaining 12 applications included permissions given for a shelter at Camlan Garden Centre, Dinas Mawddwy; an application for a takeaway café hut at Camlan Garden Centre, Dinas Mawddwy; two new chalets at Aberdyfi Lodge Park; a roof over a manure store in Llanymawddwy; the development of a track and bridge at Nant yr Onog Woodland, Dinas Mawddwy; the installation of telecommunication equipment near Llanymawddwy; and agricultural buildings in Pennal.</p> <p>Four applications were refused and two were withdrawn.</p> <p>As the developments permitted were mainly householder developments, minor developments, extensions and new garages (as well as removal and alterations of conditions) it is not considered that the Dyfi Biosphere area was negatively affected.</p>				
<b>Action</b>		Development plan policies are being implemented effectively.		

MF02c

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

**MF04**

<b>Objective</b>		Protecting, Enhancing and Managing the Natural Environment.		
<b>Key Policies</b> Strategic Policy A: National Park Purposes and Sustainable Development (A)  Strategic Policy D: Natural Environment (D)		<b>Related Policies</b>		
<b>Indicator</b>	<b>Target</b>	<b>Outcome</b>		<b>Trigger Point</b>
Amount of development (by TAN 15 category) not allocated in the LDP permitted in the C1 and C2 floodplain not meeting the TAN 15 tests.	No development permitted that conflicts with TAN 15 (not including those considered exceptions in TAN 15)	AMR No 1:	No applications were considered unacceptable in terms of the potential consequences of flooding	1 development
		AMR No 2:	No applications were considered unacceptable in terms of the potential consequences of flooding	
		AMR No 3:	No applications were considered unacceptable in terms of the potential consequences of flooding	
		AMR No 4:		
<b>Analysis</b>				
<p><b>C1</b> – 14 developments were permitted, which were within or partly within a C1 area during this monitoring period. Five applications were householder developments (such as extensions, garages, alterations to property etc), and there was also an application for advertisement signs given permission for a business in Beddgelert. Permission was also granted for an electric charging point at Marian Mawr car park Dolgellau and at The Green, Y Bala as well as new buildings at Gwersyll Yr Urdd Glanllyn. An application was also permitted at Llyn Tegid Bala under the Llyn Tegid Reservoir Safety Project. This permission involved the reinforcement of the back faces of the northern lake and River Dee reservoir embankments; upgrading the rock armour protection to the front face of the lake embankment; realigning the lake embankment in the ‘bandstand’ area; re-organising and landscaping the lake foreshore overflow car park and Penllyn leisure centre outside seating area; and, increasing the accessibility of associated footpaths along the northern lake embankment, left bank of the River Dee and right bank of the Afon Tryweryn. Permission was also granted for four gazebos at Caffi Glandwr, Beddgelert. Permissions were also granted for minor developments/alterations on other buildings. None of the applications received any objections from NRW. This said, NRW encouraged that flood proofing measures be included as part of the electric charging points development at Marian Mawr, Dolgellau. NRW also suggested that a Flood Action Plan be included with the Gwersyll yr Urdd Glanllyn development, as well as a Flood Risk Activity Permit. This was also required for the developments included under the Llyn Tegid Reservoir Safety Project application.</p> <p><b>C2</b> – 24 developments were permitted which were within, or partly within, a C2 area during this monitoring period. The majority of these applications were householder developments, minor developments, agricultural buildings and a track and bridge development at Nant yr Onog woodland Dinas Mawddwy. None of the applications received an objection by NRW, however NRW suggested that a Flood Action Plan be included with the Gwersyll yr Urdd Glanllyn development, as well as a Flood Risk Activity Permit. This was also required for the developments included under the Llyn Tegid Reservoir Safety Project application. NRW also requested that the track and bridge development at Nant yr Onog woodland Dinas Mawddwy included the submission of a flood consequences assessment to demonstrate that the site will remain dry in the 1% AEP plus climate change in order to be compliant with TAN 15. NRW</p>				

requested that the FCA should demonstrate flood levels and also consider blockage scenario's considering the characteristics of the catchment.

Following the assessments and their conclusions, no applications were considered unacceptable in terms of the potential consequences of flooding, and each development proposal was consulted with NRW. NRW advised that additional information such as Flood Action Plans, Flood Consequences Assessments and Flood Risk Activity Permits be included as part of some of the schemes, but otherwise raised no concerns.

<b>Action</b>	Development plan policies are being implemented effectively.
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## MF05

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

MF07

<b>Objective</b>	Protecting, Enhancing and Managing the Natural Environment.			
<b>Key Policies</b>		<b>Related Policies</b>		
<b>Indicator</b>	<b>Target</b>	<b>Outcome</b>		<b>Trigger Point</b>
Area of open space (68.5 ha) and green wedge (54.7 ha)	No significant net loss	AMR No 1:	No significant loss	1 development resulting in significant loss for 3 consecutive years or 3 developments resulting in significant loss in 1 year
		AMR No 2:	No significant loss	
		AMR No 3:	No significant loss	
		AMR No 4:		
<b>Analysis</b>				
<ul style="list-style-type: none"> <li> <b>Open Spaces:</b> Four applications were permitted within areas of open space during 2021/2022. These applications were for an extension at a property in Llanbedr; an outdoor marquee and bar at the rear garden of a hotel in Llanbedr; a new stone entrance feature at the Snowdonia National Park Information Centre in Betws y Coed; and the change of use of Llidiart Playing field in Dyffryn Ardudwy to a car park. The permission in Dyffryn Ardudwy had the support of the local Community Council, citing that they saw value in the proposal and that they were the owners of the land and had submitted the application themselves. An original application was refused in 2018, due to the fact it was considered that the proposal was an inappropriate form of development within an area designated as Open Space. This new application has been amended from the previously submitted application in 2018, (which was to provide parking for 16 vehicles) to provide parking for up to 11 vehicles, including additional landscaping. The application has also been supported with the submission of a Traffic Management scheme. The area was previously used as a children's play area, however a new play area has now been created on another site within the village resulting in no loss of play area provision.         </li> <li> <b>Green Wedges:</b> Six applications were permitted within a green wedge area during 2021/2022. These were all householder developments or minor developments to other buildings. Also included was the development granted permission under the Llyn Tegid Reservoir Safety Project.         </li> </ul>				
<b>Action</b>	Development plan policies are being implemented effectively.			

**MF08**

<b>Objective</b>	Protecting, Enhancing and Managing the Natural Environment.			
<b>Key Policies</b>		<b>Related Policies</b>		
<b>Indicator</b>	<b>Target</b>	<b>Outcome</b>		<b>Trigger Point</b>
Monitor planning applications and decisions within the Green Wedge	No inappropriate development	AMR No 1:	No inappropriate development	1 development resulting in loss of openness
		AMR No 2:	No inappropriate development	
		AMR No 3:	No inappropriate development	
		AMR No 4:		
<b>Analysis</b>				
Six applications were permitted within a green wedge area during 2021/2022. These were all householder developments or minor developments to other buildings. Also included was the development granted permission under the Llyn Tegid Reservoir Safety Project. These were not considered to be inappropriate, or 'new' developments within areas of Green Wedge and therefore the policy is being implemented effectively.				
<b>Action</b>	Development plan policies are being implemented effectively.			

**MF11**

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

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

- 3.49 'Future Wales 2040' national plan does highlight the potential of a SMR being located at Trawsfynydd in the future. It will be important for the Authority to be involved in future discussions about the possibility of the SMR being located in Trawsfynydd and its implications for the National Park. Currently there are ambitions to bring forward a programme which would involve construction for an SMR, at the Trawsfynydd site, to begin in 2027. Current ELDP policies recognise that this site could accept low carbon energy businesses and energy generation technologies, provided there are no negative effects on the landscape.
- 3.50 It will be important that the review of the Eryri LDP focuses on reversing biodiversity decline and gives preference to the provision of nature-based solutions, including green infrastructure. Resilient ecological networks are also integral to health and well-being and forms part of the response to climate change.
- 3.51 As mentioned previously in par 3.9, 'Future Wales 2040' also contains Policy 15, which is a commitment to the designation of a National Forest. Whilst details about, scale and location and how it relates to the planning process are unclear at this point its landscape impact and potential economic and social implications will need to be considered further.
- 3.52 Consideration will need to be given towards 'Green Infrastructure Assessments' and the need to draw from the evidence base provided by the NRW Area Statements in order to consider how significant benefits can be delivered through green infrastructure. This may involve identifying opportunities to improve water management (such as flood mitigation and sustainable drainage systems), air quality, and adaptations of ecosystems habitats and species to climate change. Planning authorities will need to ensure that development minimises impact and provides opportunities for enhancement, which is linked to Welsh Government's bio-diversity gain goals. Planning authorities will also need to encourage the appropriate management of features of the landscape which are of major importance for wild flora and fauna in order to complement and improve the Natura 2000 network. The assessments will need to be regularly reviewed to ensure information on habitats, species and features are kept up to date, and could be incorporated into future annual monitoring reports
- 3.53 In terms of Area Statements, the key themes for the north west Wales area include;
- Ways of working – Area Statements will begin the ongoing way of collaborative working
  - Climate and environment emergency – Stakeholders identified the climate and environment emergency as the most important and overarching theme for the north west Wales area
  - Encouraging a sustainable economy – process to develop sustainable opportunities for the economy and the environment. This includes identifying sustainable approaches to economic opportunities that enhance the natural resources unique to the area.
  - Reconnecting people with nature – creating opportunities to access and understand the value of the countryside so that communities can reconnect, understand, engage and influence the creative use of the local nature environment
  - Opportunities for a resilient ecosystem – ensuring we all work together to improve ecosystem resilience in the area. A need to reverse decline, and act to enrich biodiversity
  - Supporting sustainable land management – working with air, land and water managers across north west Wales to promote and develop sustainable resource management contributing to the health of all life in the area.

- 3.54 Further consideration and assessments will need to be undertaken regarding the issue of phosphates during the LDP review process. Following on from the 'Dee Catchment Phosphorous Reduction Strategy' undertaken as part of Wrexham County Borough Council's LDP process, it may be the case that a similar assessment and strategy be undertaken for the SAC river catchments of the National Park.
- 3.55 The pandemic has brought wider environmental issues into focus and has highlighted that the environment and climate change need to be prioritised in the recovery following the pandemic. The importance of climate change matters will involve an even greater focus within the LDP review. Work currently being undertaken on the subject, specific to the National Park, will help inform if/where policies are currently lacking, or if more could be done, in order to take the Park further into net zero territory.
- 3.56 The Strategic Flood Consequences Assessments currently being undertaken by YGC (on behalf of SNPA, Gwynedd Council and Anglesey Council) will help inform the review process and the process of selecting sites within the review itself.

## **Case Studies**

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

**There were no new hydro power schemes granted permission (or submitted) during this monitoring report period (2021-2022).**

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

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

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

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

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

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

## 4 PROTECTING AND ENHANCING THE CULTURAL HERITAGE

**This section delivers a response to the following objectives:**

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

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

### **The Historic Environment Act (2016) Bill**

- 4.1 The Historic Environment Act (2016) offers more effective protection to listed buildings and scheduled monuments, enhance existing mechanisms for the sustainable management of the historic environment and introduce greater transparency and accountability into decisions taken on the historic environment. The Local Development Plan (LDP) 2016-2031 has given consideration to the Act and consideration will also be given to the Act in drafting the Historic Environment SPG. The LDP has also included a Policy protecting Candidate World Heritage Sites, safeguarding the now designated World Heritage Site, – 'The Slate Landscape of North-West Wales'. This enabled the protection, conservation and enhancement of prospective World Heritage Sites which was beneficial in securing the designation. Protection needs to be given to sites that are within the National Park on the tentative list of World Heritage nominations with UNESCO in the future.
- 4.2 The Dolgellau Townscape Heritage project offers eligible property owners an opportunity to receive a grant to repair buildings, restore lost architectural features along with bringing empty floors back into economic use. Another objective of the initiative is to promote awareness of the town's heritage and encourage the community and visitors to have greater involvement in their cultural heritage. An update for the Dolgellau Townscape Heritage Project is within the Case Study section of this chapter.
- 4.3 During this monitoring period, the Authority has also embarked on a new project to manage Snowdonia's 14 Conservation Areas. Funded by the Welsh Government's *Sustainable Landscapes, Sustainable Places* fund, the project, led by Chambers Conservation, will ensure that sustainable conservation can enhance Conservation Areas to the future. The first phase of this project from October 2021 – March 2022 includes working with the Conservation Areas local communities and interest groups to develop Appraisals and Management Plans. These plans will serve as a statement of significance and action plan to sustainably conserve and enhance the Areas, with a particular emphasis on making them more energy efficient. The Authority is committed to ensuring that Conservation Areas are protected from inappropriate development and that where possible the area and setting are enhanced. However, two of the major challenges facing our Conservation Areas today are the Climate Change Agenda and the lack of understanding the function and significance of the buildings within these designated areas.
- 4.4 Regarding the Climate Change agenda, much of the building stock in these Conservation Areas are traditional buildings which are identified as not very energy efficient. Energy efficiency may be further constrained by the additional planning regulatory requirements relating to home improvements such as solar panels and double-glazing. These additional constraints can lead to

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

**MF12**

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

**MF13**

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

**MF14**

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

**MF15**

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

**MF 16**

<p><b>Objective</b></p>		<p>To understand, value, protect and enhance the area’s historic environment including archaeological remains and historic landscapes and to promote development that enhances Snowdonia’s built heritage and townscape.</p> <p>To protect and enhance the natural beauty of the National Park’s landscape by ensuring that development meets good sustainable design standards and respects the ‘Special Qualities’ of the area and the purposes of the National Park.</p>		
<p><b>Key Policies</b> Strategic Policy Ff: Historic Environment (Ff)</p>		<p><b>Related Policies</b> Development Policy 6: Sustainable Design and Materials</p> <p>Development Policy 7: Listed and Traditional Buildings</p> <p>Development Policy 8: Protection of Non Designated Sites</p> <p>Development Policy 9: Conversion and change of use of rural buildings</p>		
<p><b>Indicator</b></p>	<p><b>Target</b></p>	<p><b>Outcome</b></p>		<p><b>Trigger Point</b></p>
<p>Number of listed buildings at risk (323)</p>	<p>To reduce the number of listed buildings at risk and monitor the reason for increase in number.</p>	<p>AMR No 1:</p> <p>AMR No 2:</p> <p>AMR No 3:</p> <p>AMR No 4:</p>	<p>303 (2018-19)</p>	
<p><b>Analysis</b></p>				
<p>This information was not provided by Cadw, therefore there is no update for the number of listed buildings at risk for this monitoring period.</p>				
<p><b>Action</b></p>	<p>Continue Monitoring: Development plan policies are being implemented effectively.</p>			

**MF17**

<p><b>Objective</b></p>		<p>To understand, value, protect and enhance the area’s historic environment including archaeological remains and historic landscapes and to promote development that enhances Snowdonia’s built heritage and townscape.</p> <p>To protect and enhance the natural beauty of the National Park’s landscape by ensuring that development meets good sustainable design standards and respects the ‘Special Qualities’ of the area and the purposes of the National Park.</p>		
<p><b>Key Policies</b> Strategic Policy Ff: Historic Environment (Ff)</p>		<p><b>Related Policies</b> Development Policy 6: Sustainable Design and Materials</p> <p>Development Policy 7: Listed and Traditional Buildings</p> <p>Development Policy 8: Protection of Non Designated Sites</p> <p>Development Policy 9: Conversion and change of use of rural buildings</p>		
<p><b>Indicator</b></p>	<p><b>Target</b></p>	<p><b>Outcome</b></p>		<p><b>Trigger Point</b></p>
<p>Monitor planning applications in and adjacent to Historic Parks and Gardens that may have an impact.</p>	<p>To reduce the number of listed buildings at risk and monitor the reason for increase in number.</p>	<p>AMR No 1:</p>	<p>None were considered to have an adverse effect on the historic park or its setting.</p>	
		<p>AMR No 2:</p>	<p>None were considered to have an adverse effect on the historic park or its setting.</p>	
		<p>AMR No 3:</p>	<p>None were considered to have an adverse effect on the historic park or its setting.</p>	
		<p>AMR No 4:</p>		
<p><b>Analysis</b></p>				
<p>There have been 14 planning applications for various developments within 100m buffer of historic parks and gardens, all of which were granted permission. Six of these applications were for the discharge of conditions of previously granted planning permissions. Two applications were for Listed Building Consent works, and one for non-material amendments.</p>				

<p>Four of the full applications were for minor householder developments such as alterations and extensions. One full application was for the Llyn Tegid Reservoir Safety Project, comprising of reinforcing the back faces of the northern lake and River Dee reservoir embankments; upgrading the rock armour protection to the front face of the lake embankment; realigning the lake embankment in the 'bandstand' area; re-organising and landscaping the lake foreshore overflow car park and Penllyn leisure centre outside seating area; and, increasing the accessibility of associated footpaths along the northern lake embankment, left bank of the River Dee and right bank of the Afon Tryweryn. The impact of the developments on the historic parks and gardens was considered as part of the decision making process, and none of them was considered to have an adverse effect on the historic park or its setting.</p>	
<b>Action</b>	Continue Monitoring: Development plan policies are being implemented effectively.

**MF18 +19**

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

			Ancient Monuments.	
		AMR No 3:	None were considered to have an adverse effect on Scheduled Ancient Monuments.	
		AMR No 4:		
<b>Analysis</b>				
<p>A record of SAM at risk is maintained by CADW, this information can be viewed within SA Objective 10(b) of the Sustainability Appraisal Monitoring Framework. Within a 100m SAM buffer zone, there were 10 planning applications approved, none of which for new developments, only minor developments to existing developments that were approved during this monitoring period, such as alterations, conversions and change of use. Any potential impact on SAM was considered as part of the decision-making process.</p>				
<b>Action</b>	Continue Monitoring: Development plan policies are being implemented effectively.			

**MF20**

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

**MF21**

<p><b>Objective</b></p>		<p>To understand, value, protect and enhance the area’s historic environment including archaeological remains and historic landscapes and to promote development that enhances Snowdonia’s built heritage and townscape.</p> <p>To protect and enhance the natural beauty of the National Park’s landscape by ensuring that development meets good sustainable design standards and respects the ‘Special Qualities’ of the area and the purposes of the National Park.</p>		
<p><b>Key Policies</b> Strategic Policy Ff: Historic Environment (Ff)</p>		<p><b>Related Policies</b> Development Policy 6: Sustainable Design and Materials</p> <p>Development Policy 7: Listed and Traditional Buildings</p> <p>Development Policy 8: Protection of Non Designated Sites</p> <p>Development Policy 9: Conversion and change of use of rural buildings</p>		
Indicator	Target	Outcome		Trigger Point
<p>Monitor planning applications coming forward within the World Heritage Site or essential setting and Candidate World Heritage Site</p>	<p>No unacceptable impact on the designations and candidate designations</p>	AMR No 1:	Preparation underway	
		AMR No 2:	Preparation underway	
		AMR No 3:	None were considered to have an unacceptable impact on the designations.	
		AMR No 4:		
<p><b>Analysis</b></p>				
<p>Since July 2021, the previously designated Candidate World Heritage Site, The Slate Landscape of Northwest Wales, has been awarded the status of designated World Heritage Site. This means that there are now two World Heritage Sites within Snowdonia National Park.</p>				
<p><u>Castles and Town Walls of King Edward in Gwynedd World Heritage Site – Harlech Castle</u></p>				
<p>10 applications were permitted within the World Heritage Sites Essential Setting. 9 of these applications were all for minor developments or householder developments, such as installation of an air source heat pump, conversion of a building, erection of single-story side extension, installation of external stairways. These applications are considered to not have an unacceptable impact on the designation.</p>				
<p>However, 1 application was for the erection of a detached two-story dwelling and garage (open market). Unfortunately, Strategic Policy F: Historic Environment which ensures that settings and significant views of World Heritage Sites, among other historical assets, will not be adversely affected by development has not been considered during the assessment of this planning application.</p>				

The Slate Landscape of Northwest Wales World Heritage Site

3 applications were permitted within the World Heritage Site. 1 application was a listed building consent for alterations to railway station to form a holiday let, change from public waiting room to lounge and additional services for new bathroom and utility, restoration of historic features such as cast iron fireplaces and fenestration to front elevation. Another application was for an advertisement consent for display of a slate memorial sign. The third application was for the installation of two roof lights at the rear of a dwelling. These applications were considered to not have an unacceptable impact on the designation.

6 pre-applications were also submitted for development within the Slate Landscape World Heritage Site boundary, all for minor development such as minor alterations and removal of conditions.

<b>Action</b>	Training required. Development Policy 18 is not being implemented as intended and officer training is required. Officer training has been arranged with Development Management Officers, together with a review of the application validation process to prevent a further occurrence.
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## Further research and considerations to inform a review of the Eryri LDP

- 4.5 None of the monitoring indicators' trigger points in this Chapter have been activated therefore we can assume that the policies are being implemented successfully. It is considered that there are not any major implications for the revision of the LDP in this section.
- 4.6 Nevertheless, there was an appeal regarding a specific development within the National Park, where Development Policy 7 of the LDP, the Traditional Buildings Register and the criteria to include a building on the register was questioned by the Inspector.
- 4.7 Development Policy 7 includes criteria for the development and protection and enhancement of Traditional Buildings as well as Listed Buildings, with further specific criteria for Listed Buildings. This is because the buildings which are now considered and noted as 'traditional buildings' on the register were, historically, listed as Grade III Listed Buildings on the grading recognised by law, prior to the grading being revised to only include and recognise Grade I, Grade II\*, Grade II Listed Buildings through the Planning (Listed Buildings and Conservation Areas) Act 1990. By this Act, Listed Building Consent is required for all works of demolition, alterations or extension to a listed building that affects its character as a building of special architectural or historic interest. This is not required for buildings on the Traditional Building Register, outside of a Conservation Area and/or an Article 4 Designation. Notwithstanding, as stated within paragraphs 4.20-4.22 of the LDP, the character of Snowdonia owes much to its Listed Buildings and the rich tradition of construction styles and variety of materials which reflect and characterise the local architectural vernacular. Whilst not achieving the 'special' status of Listed Buildings these traditional buildings still require protection from inappropriate change. Traditional Buildings are of significance as they contribute to the local architectural character and traditions of the area. As the list is not definitive, additional properties may be added to it periodically. Therefore, any proposal which is of scale, design, or relies upon materials that are considered inappropriate will not be permitted.
- 4.8 The appeal concerned a conversion of an outbuilding from a former bunkhouse/annex store to one room annex accommodation. The application was originally refused by the Authority due to findings that it would contravene Development Policy 7. Through the appeal process, this decision was overturned by the Inspector, finding that the works would not be inappropriate and would therefore not contravene with Development Policy 7, stating that "...it is not reasonable to apply the same tests to the minor outbuilding of a much altered, traditional building as would be applied to a listed building." (Appeal Ref: APP/H954/A/21/3280822). Although identified as a 'Traditional Building' on the Register, alterations to the building had occurred outside of Planning Control, leading to the conclusion by the Inspector that it is not practical to place the same protection on traditional buildings that have changed dramatically, as on listed buildings. In reviewing the LDP, it will therefore be necessary to consider this case regarding Development Policy 7: Listed and Traditional Buildings.

## Case Studies

### Conservation Areas fit for the Twenty-First Century



32 Typical gable following removal of a later extension.



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



33 Application of Cork Board and render coats.



35 Following application of lime render and breathable paint.

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

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

## The Carneddau Landscape Partnership Scheme



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

Projects within the scheme include:

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

## **Dolgellau Townscape Heritage Project**

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

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

### ***2021/2022 Update***

The renovation of Y Sospan (a priority building under the project) has been completed. The specialised roof work to reinstate a random diminishing slate roof incorporating swept valleys won a National award in 'the best use of a roof tile on a heritage roof' category at the Pitched Roofing Awards 2020 and a nomination for another national award in 2021.

The work to install a lift to make Y Ddarllenfa Rhydd accessible to all along with other associated works within the building have been completed, making this important community resource back in full use.

Victoria Buildings is on site and progressing well. The external work will contribute to a marked improvement to the street scene and will complete the work to Upper Smithfield Street following work undertaken to Gwin Dylanwad under the Townscape Heritage Initiative.

Works are proposed for 4 Eldon Row, currently undergoing the planning permission process.

The proposed work to the former Wilkins Newsagents (priority building) is out to tender.

Work is progressing or has been completed on the majority of the Initiative's raising awareness projects. The project 'House histories' research project will no longer proceed due to the impact of the pandemic and nervousness in property owners allowing people inspecting buildings.

The project has been replaced with numerous projects relating to the woollen and tannery industries of Dolgellau. These projects will have a strong community engagement with local schools and groups, with works of art being created and permanently displayed in the Darllenfa Rhydd. A book on the woollen and tannery industries will also be published and sold. Income from the sale of the books will be used to further raise awareness of the industries.

The National Lottery Heritage Fund has approved a further extension of 12 months to the project completion date due to the impact of the pandemic and problems encountered with the former Wilkins Newsagents and 4 Eldon Row. The new project completion date is the 31st December 2023.

## 5 PROMOTING HEALTHY AND SUSTAINABLE COMMUNITIES

This section delivers a response to the following objectives:

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

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

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

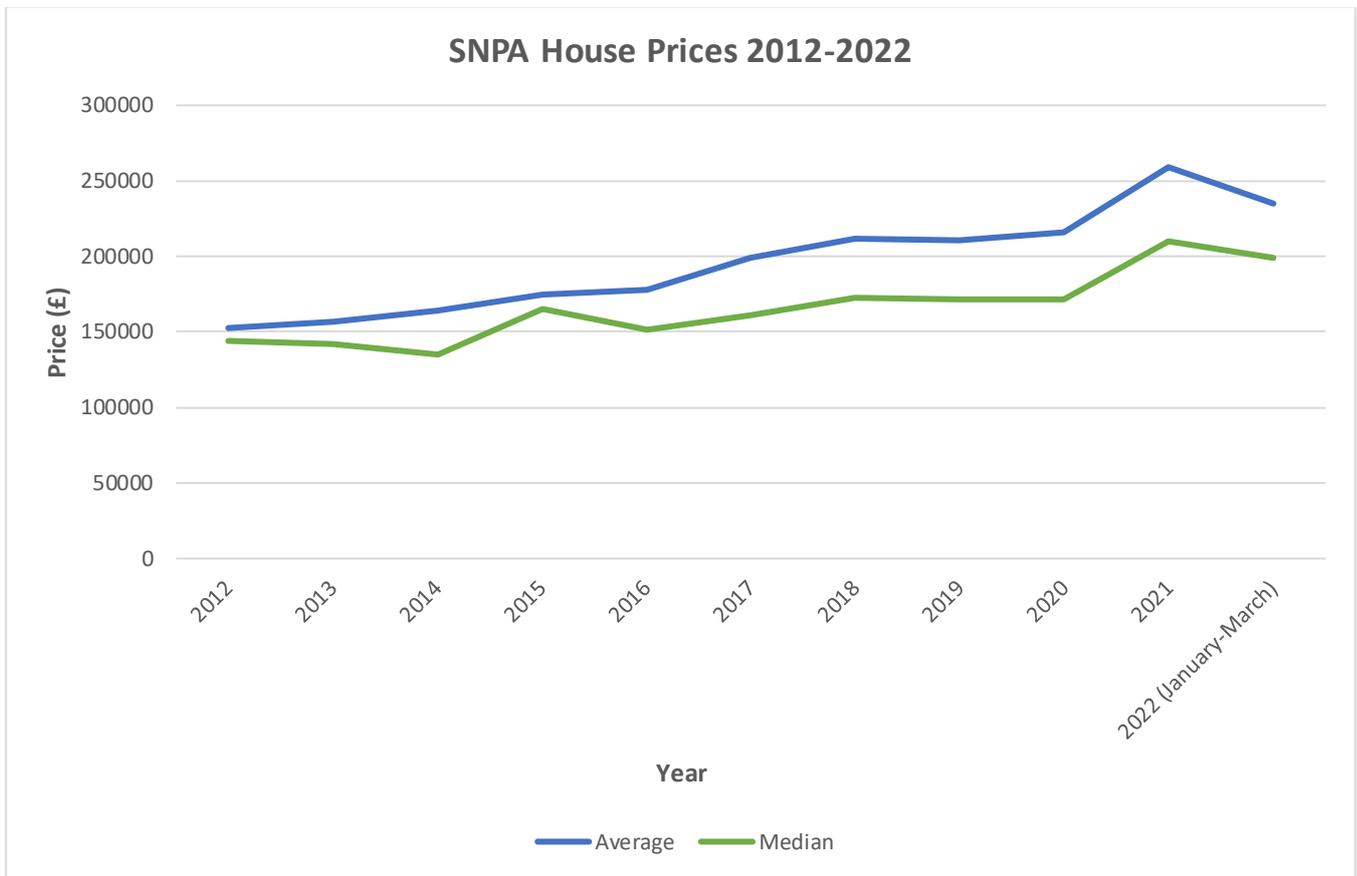
Promote measures to encourage development that supports the vibrancy of the Welsh language and to protect communities from developments that are insensitive to impact on the Welsh language.

### Overall Housing Market

#### House Prices and Sales .

5.1 Snowdonia National Park Authority receives data on house sales from the Land Registry; the data is in the form of all individual transactions within the Park boundary. The average house price in 2020 was £215,524, up from £210,260 in 2019; an increase of 2.5%. The mean average house price for 2021 rose further to £259,096. The median house price reduces the skewing effect of the highest and lowest value purchases. The median house price value has been increasing since 2014 (with a dip in 2016), reaching £172,000 in 2020. However, the median house price for 2021 has increased substantially to £210,000. For the first three months of 2022, this fell to £198,750. The dramatic increase in house prices impacts the ability of local people to purchase properties in their own community. Graph 1, below, demonstrates the median house changes since 2009. The figure for 2022 is only for the January to March period.

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



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

5.3 Reasons for the price increases:

- Covid-19 pandemic has led to an increase in homeworking and opportunities to live further away from the workplace. The quality of life and landscape offered by the National Park attracts those who wish to have a more balanced life when working from home which increases the demand on the local housing market.
- Brexit and Covid-19 pandemic made holidaying outside the UK difficult, increasing tourism levels within the UK. This led to more houses being bought as second homes or holiday rentals. Areas such as National Parks in particular are under pressure and the increase in competition for houses for sale may be leading to price increases. Whilst 'staycations' were more pronounced during the 20-21 seasons, these factors may still be having an impact, as covid-19 levels continue to fluctuate, and the cost of living crisis discourages holidaying abroad.

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

- 5.4 An increase in second home ownership and holiday lets has been a highly prominent issue since the first lockdown period ended. The impacts of the pandemic and Brexit have accelerated existing trends. The change of use of a dwelling to a second home or holiday let is not currently considered as development under the Planning Act, therefore their change of use is currently outside the scope of the Planning System. However, the increase in second homes and holiday lets is associated with economic, environmental, and cultural impacts on the sustainability of communities and is a great concern to the communities of Snowdonia
- 5.5 There have been significant developments on this front since the pandemic and since last year's AMR. The first was Cyngor Gwynedd publishing a research paper '*Managing the use of dwellings as holiday homes*'<sup>3</sup> in December 2020. The paper explores several regulatory options for controlling and managing the use of a dwelling as a second home and short term holiday accommodation, within the planning system and with other regulatory systems such as taxation and licensing. It recommends amending the Town and Country Planning (Use Classes) (Amendment) (Wales) Order 2016 by introducing a new use class for short-term holiday accommodation.
- 5.6 The Welsh Government commissioned Dr Simon Brooks of Swansea University to produce a report: '*Second homes: Developing new policies in Wales*'<sup>4</sup>, published in early 2021. The report scrutinises policy in Wales and Cornwall and some wider issues regarding second homes, making policy recommendations. The study looks at the situation in Gwynedd and Anglesey. It discusses Cyngor Gwynedd's 'Local Market Housing' policy, which applies to specific coastal communities in Anglesey and Gwynedd. In these communities, which are characterised by a high percentage of second homes and high house prices, it is not possible to build a new residential unit unless that unit will be occupied by a *local* resident in the first place and in perpetuity.
- 5.7 Dr Brooks' report makes several recommendations. One recommendation is that other planning authorities in Wales should scrutinise the 'Local Market Housing' policy to consider whether such a policy might be beneficial for some of their communities. Another recommendation is that the Welsh Government should amend the Town and Country Planning (Use Classes) (Amendment) (Wales) Order 2016 by introducing a new use class for short-term holiday accommodation. It recommends the Welsh Government should conduct a trial in a community or cluster of communities severely impacted by second homes, and where there is community support for doing so, to evaluate the feasibility and impact of introducing a new use class for second homes.
- 5.8 The Welsh Government announced in July 2021 a positive response to Dr Brook's recommendations, proposing to "make the requisite system and regulatory change, to ensure a fairer contribution that benefits communities, and, on a direct and practical level, to develop further support for young people to live affordably in their local communities"
- 5.9 At the end of 2021 the Welsh Government undertook several consultations on regulatory and policy measures to address the issues. The consultations were:

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<sup>3</sup> <https://democracy.gwynedd.llyw.cymru/documents/s27926/Appendix%202.pdf>

<sup>4</sup> <https://gov.wales/second-homes-developing-new-policies>

- [Consultation on amendments to the Town and Country Planning \(General Permitted Development\) Order 1995<sup>5</sup>](#)

Included in the proposals were changes to the Order to allow an easier and swifter process to adopt Article 4 directions, which links to the proposed method of restricting changes between new use classes for dwellings (residential, second homes and self-catering short-term accommodation). The Welsh Government's response has yet to be released.

- [Consultation on planning legislation and policy for second homes and short-term holiday lets<sup>6</sup>](#)

Proposals to amend the Town and Country Planning (Use Classes) Order 1987 to create new use classes for 'Primary Homes', 'Secondary Homes' and 'Short-term Holiday Lets'

Proposal to make related amendments to the Town and Country Planning (General Permitted Development) Order 1995 to allow permitted changes between the new use classes for Primary Homes, Secondary Homes and Short-term Holiday Lets. These permitted development rights can be disapplied within a specific area by an Article 4 Direction made by a local planning authority.

It is proposed to amend Planning Policy Wales (PPW) to make it explicit that, where relevant, the prevalence of second homes and short-term holiday lets in a local area must be taken into account when considering the housing requirements and policy approaches in Local Development Plans (LDP). In addition, it makes clear where the local planning authority imposes an Article 4 Direction, a condition could be placed on all new dwellings restricting their use to primary residential where such conditions would meet the relevant tests.

SNPA responded, supporting in principle, proposing suggestions and raising concerns regarding putting measures into practice, and highlighting resource and staffing implications. The Welsh Government have announced that the proposed regulatory and national policy changes will come into effect on the 20<sup>th</sup> of October 2022.

- **Local Government and Housing Committee Inquiry into Second Homes<sup>7</sup>**

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

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<sup>5</sup> <https://gov.wales/amendments-permitted-development-rights>

<sup>6</sup> <https://gov.wales/planning-legislation-and-policy-second-homes-and-short-term-holiday-lets>

<sup>7</sup> <https://business.senedd.wales/mglIssueHistoryHome.aspx?lId=38211>

- **Welsh Language Communities Plan<sup>8</sup>**

Proposals for the Welsh Language Communities Housing Plan which offers support to Welsh speaking communities with a high concentration of second homes. SNPA submitted a consultation response supporting the proposals, and stressing the important role of community-led co-operative and social enterprises. The Welsh Government's response has yet to be released.

The consultation report confirms the intention to establish a commission to safeguard the future of the Welsh language as a community language. The commission will lead on a socio-linguistic analysis of the health of the language in our communities. It will develop a model to provide evidence for local authorities on the vitality of the language in the communities they serve. A letter from Julie James, Minister for Climate Change, dated 19<sup>th</sup> May 2022, states that is anticipated that Dr Simon Brooks, will take up his role as chair of the Commission in early June.

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

5.10 The Welsh Government have established a pilot in the Dwyfor area to trial and monitor new initiatives to address the second homes issue and affordability. Part of Dwyfor falls within the National Park (Beddgelert, Garndolbenmaen), and SNPA are involved as partners. The pilot will assist in gathering evidence that would be required for an Article 4 direction, which if adopted, will mean planning permission will be needed to change between the new use classes for dwellings.

5.11 On the 4<sup>th</sup> of July 2022, Mark Drakeford and Adam Price set out the next steps in a programme of actions to address high numbers of second homes<sup>10</sup>. This is part of the Co-operation Agreement between the Welsh Government and Plaid Cymru that includes a commitment to tackle the issue of second homes affecting many communities in Wales. The package announced includes introducing the three new planning use classes - a primary home, a second home and short-term holiday accommodation. LPA's will be able to make amendments to the planning system to require planning permission for change of use from one class to another. They will also introduce changes to national planning policy to give local authorities the ability to control the number of second homes and holiday lets in any community. The Welsh Government have since confirmed that the proposed regulatory and national policy changes will come into effect on the 20<sup>th</sup> of October 2022. Also announced were plans to introduce a statutory licensing scheme for all visitor accommodation, including short-term holiday lets, and the development of a new land transaction tax system.

5.12 Land Transaction Tax: Those looking to buy second homes or buy-to-let properties in Wales have to pay at least an extra 4% in Land Transaction Tax (LTT) on top of that payable for their band. This higher rate is activated when a house is sold to someone already owning another property, which in addition to holiday homes can also include those buying houses to rent them out and also someone still trying to sell their original home. Therefore, it is possible to use the information to provide an indication of the number of dwellings being bought as second homes or as holiday lets, though given the various circumstances where it applies, caution is required. In 2021, following a request from the Snowdonia National Park Policy Section, the Welsh Revenue Authority have released this data specifically to Wales's three National Parks .

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<sup>8</sup> <https://gov.wales/welsh-language-communities-housing-plan>

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

<sup>10</sup> <https://gov.wales/new-package-measures-address-high-numbers-second-homes>

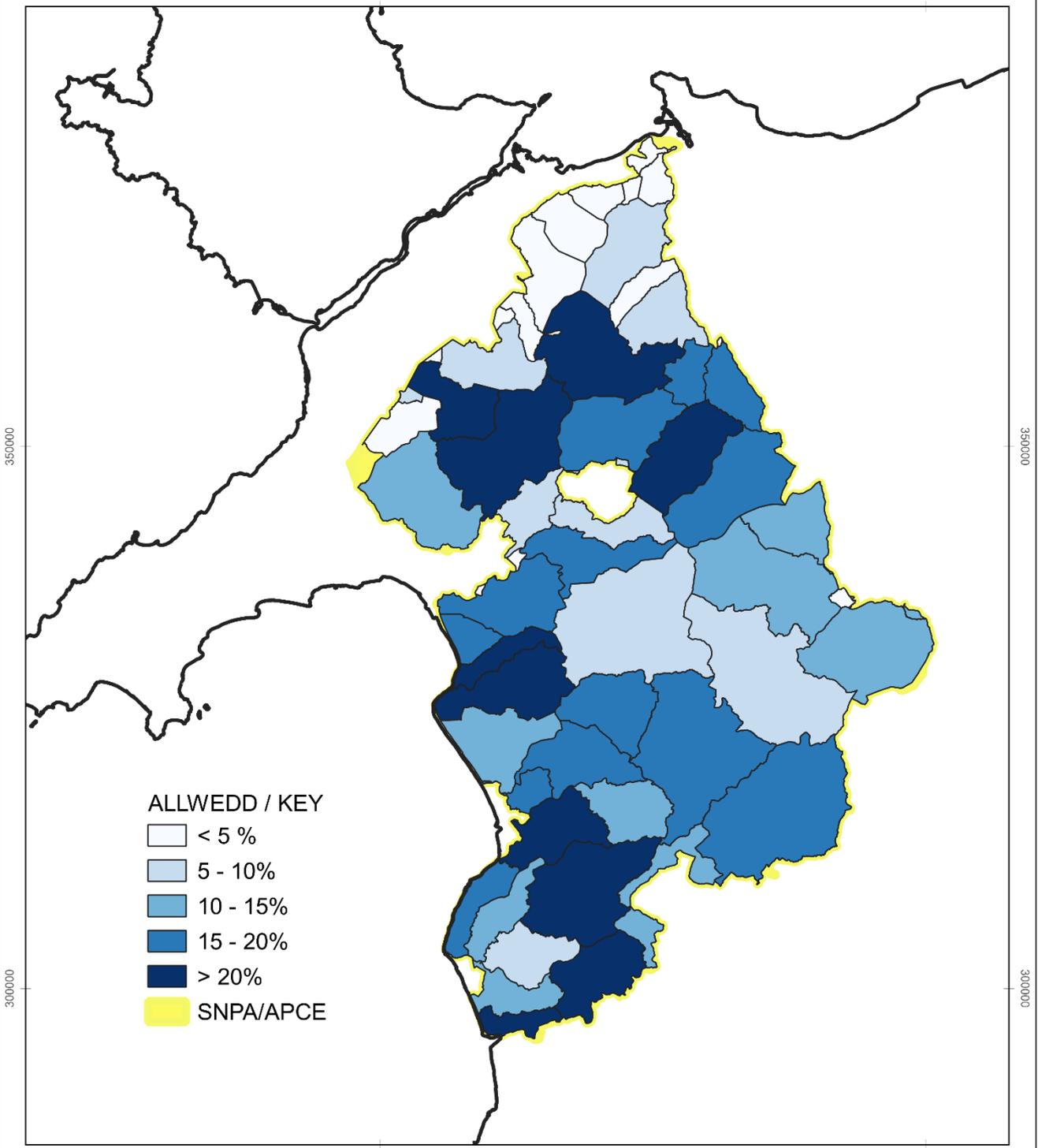
- 5.13 The table below shows the total number of residential transactions annually (this number may include transactions of chalet, statics etc at holiday parks), and the number paying the higher rate. The number of transactions, and those paying higher rates, over 2021-22, has increased to its highest level yet.

<b>Residential Land Transaction Tax statistics for Snowdonia National Park Authority</b>			
	Residential transactions	Paying higher rate	Percentage paying higher rate
2018-19	590	240	41%
2019-20	530	230	43%
2020-21	520	220	42%
2021-22	670	280	42%

- 5.14 The percentage for Snowdonia National Park of around 42% is comparable to 35% for the area of Gwynedd outside the National Park, and 27 % for the area of Conwy outside the National Park.
- 5.15 Council tax data shows the number of properties paying the second homes council tax premium. The number of self-catering properties paying non-domestic business rates is also shown. If both datasets are combined, the percentages for each community council are shown on the thematic map below. Band 'A' has not been included, as some communities have high numbers due to static and chalet parks with occupancy restrictions in place. Some community council areas include land outside the National Park boundary. Data is now available from 2020 and 2022. In Gwynedd, the communities with the highest percentages are Aberdyfi, (53%), Pennal (30%), Llanfair (29%) . Looking at the trends from 2020 to 2022, within Gwynedd there is not a significant increase in the overall numbers. In several communities however, there is a clear trend of a reduction in second homes, and a similar corresponding increase in the number of homes paying non-domestic rates. This may reflect owners choosing to offer their second homes as short-term holiday accommodation, in order to qualify for rates relief and avoid paying Council Tax.
- 5.16 The 2022 data for the Conwy Council area does not show any significant change in the numbers of second homes and self catering units. When comparing with 2020 data, small increases and decreases are seen within communities. The communities with the highest combined percentage are Bro Machno (26%), Capel Curig (21%), and Betws y Coed (19%).
- 5.17 Gwynedd Council's introduction of a 100% premium on second homes seems to have driven more to 'flip' properties from second homes to self catering business paying non-domestic rates.
- 5.18 The Welsh Government's raising of the threshold of the number of days a home can be let out as short-term holiday accommodation to qualify as non-domestic, may well have further impacts on the numbers, along with raises in the council tax premium for second homes (up to a maximum of 300%). Along with a potential requirement for planning permission, one potential consequence could be a decrease in second homes which could lead to more moving to the area to live on a permanent basis, which will have an impact on communities.
- 5.19 The table in Appendix 4 shows the Council Tax data for community council areas within the National Park for both Gwynedd and Conwy, including the areas that are partly within the Park area.

# Canran o Ail Gartrefi a Llety Gwyliau mesul Cyngorau Tref a Chymuned Percentage of Second Homes and Holiday Lets per Town and Community Council

250000 300000



- ALLWEDD / KEY**
- < 5 %
  - 5 - 10%
  - 10 - 15%
  - 15 - 20%
  - > 20%
  - SNPA/APCE

**Graddfa / Scale: 1:500,000**

Dyddiad / Date: 6/10/2022

Creawdwr / Creator: Gethin Jones



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5.20 The use of properties used as 'Airbnb' accommodation is believed to have increased significantly in recent years. These properties do not always fall within regulatory remits; therefore, the true number may not be known, and may be significant. A survey by Cyngor Gwynedd in 2019 found that within the Dwyfor and Meirionydd areas, there has been a significant increase in the number of self-catering and Airbnb accommodation<sup>11</sup>. Accurate data on these numbers would assist in formulating policies and SNPA will continue to work with partners to explore means of achieving this. A proposed statutory licence scheme for holiday accommodation may be some years away from being introduced.

## **Income**

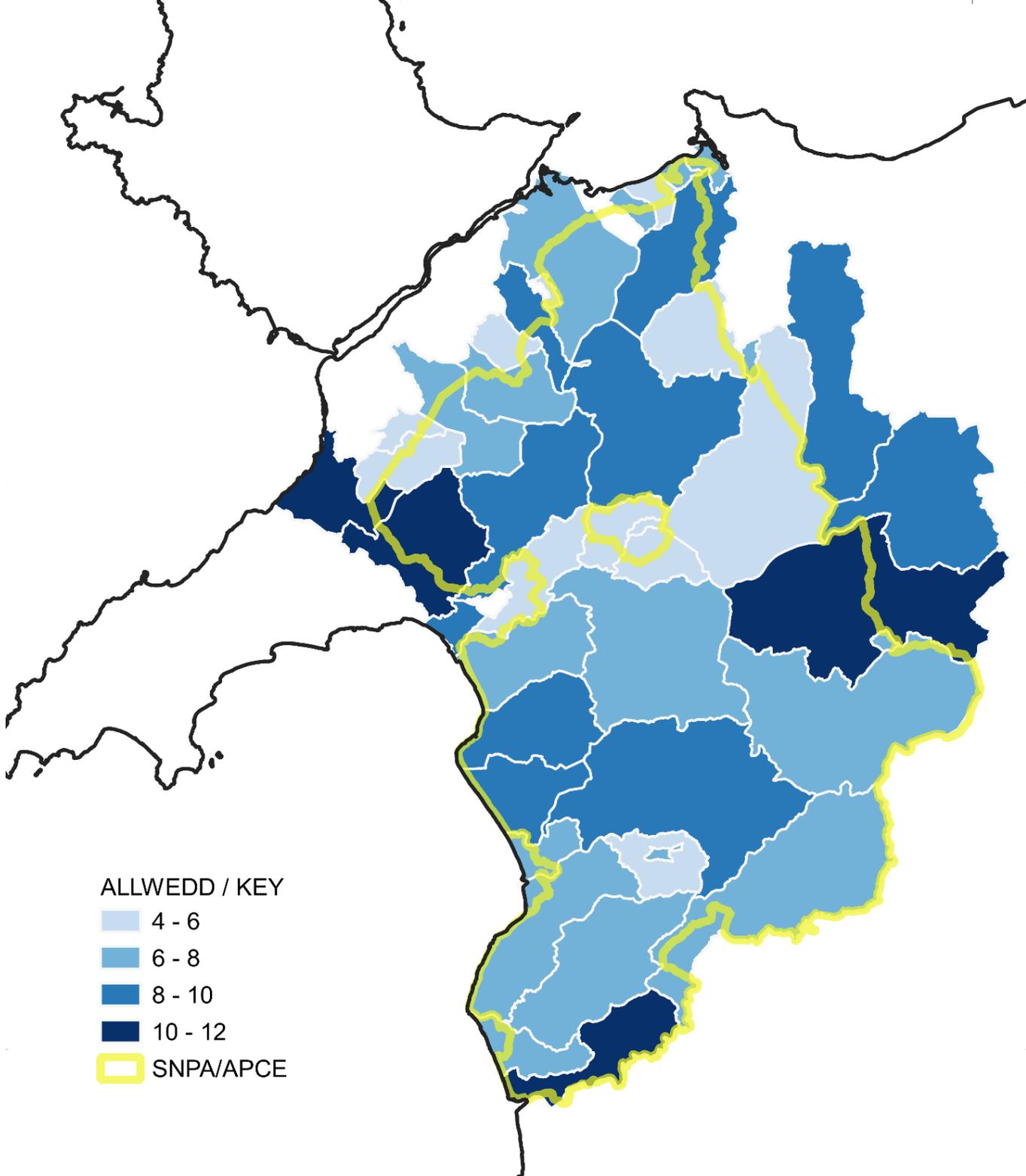
5.21 The relationship between income and house price is of key importance in providing a picture of housing affordability in the National Park. Income information is available from CACI household income data. Local incomes in the National Park are generally low and opportunities for higher paid employment limited. The area's low average income level means that a large proportion of Snowdonia's population are unable to afford homes for sale in the local housing market. Middle-income earners are also finding their ability to buy a house on the open markets compromised by external demand.

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

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<sup>11</sup> [https://www.visitsnowdonia.info/sites/default/files/2020-06/Gwynedd%20Bedstock%20Survey%202018\\_19\\_S\\_05062020.pdf](https://www.visitsnowdonia.info/sites/default/files/2020-06/Gwynedd%20Bedstock%20Survey%202018_19_S_05062020.pdf)

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



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

- 5.23 There are no regional house builders active in the market and therefore there is very limited speculative building of open market and affordable housing in the National Park. The housing market in the National Park is localised in nature, relying on small local builders and self-build projects on small sites. The uncertainty over borrowing in recent years could dissuade developers, small builders, and self build projects from proceeding with plans to invest or seek consent and construct houses, which may currently impact the rate of housing development. With numbers higher last year, and low this year, it does not appear that the pandemic has had a clear or significant impact upon new housing development within the National Park. It is considered that the pandemic's impact has fallen mostly on the existing housing stock as previously discussed in paras
- 5.24 A further factor that has become more prominent over 2021/2022 is the increase in the cost of building materials. Figures released by the Department for Business, Energy and Industrial Strategy show that on a UK level, the materials price index for 'All Work' increased by 25.2% in April 2022 compared to the same month the previous year. Construction material prices for new housing increased 22.5% over 2021/2022. Much of this can be attributed to global supply chain disruption, and there has been a shortage of workers within the construction industry. Brexit has also resulted in a decline in the UK's economy. The low number of completions over 2021/22 can be attributed to these factors. These factors may also be discouraging developers from submitting planning applications for dwellings. Increasing inflation, the cost of borrowing, the cost of living crisis, will all contribute towards lower levels of housing development.
- 5.25 The development of affordable housing by housing associations is also facing barriers. Through discussions with housing associations who operate within Snowdonia National Park, we are aware that it is increasingly difficult to make schemes stack up financially, especially small schemes in rural areas. They are finding it difficult to obtain building contractors to build small schemes and costs are higher with a lower profit margin. Increasing build costs exacerbates the problem. Schemes in smaller settlements are also more challenging to establish the need, especially for intermediate housing.

## **Affordable Housing Need**

- 5.26 Local Housing Authorities are responsible for producing and updating Local Housing Market Assessment (LHMA) in partnership with planning authorities and other stakeholders. Gwynedd Council have updated their LHMA for the period (2018-2023). Gwynedd LHMA (2018-2023) has identified an annual housing need figure of 707 for the Gwynedd area. Using a pro rata split of 19% for the part of Gwynedd area within the National Park boundary, gives an annual need of 134 and a total of 670 units over the 5 year LHMA period.
- 5.27 Conwy have released an interim LHMA intended to update the last Local Housing Market Assessment published in 2018. It is an interim document pending the next Assessment which will follow new guidance developed by the Welsh Government. The LHMA identifies a total of 1,145 additional affordable homes over the period 2022-2027 (229 units per year) for the whole of Conwy County. On a pro rata split of 4% for the part of Conwy area within the National Park boundary this equates to a total of 46 units over the 5-year period, an annual need of 9 units for the area of Conwy which falls within the National Park. There is little change in these figures from the previous LHMA for 2018-23.
- 5.28 Notable headlines from The Conwy LHMA include:
- The market analysis indicates that 46.7% of first time buyers and newly forming households are priced out of the market, both to rent and to buy. Industry-accepted definitions of

affordable housing costs suggest that spending more than 30% of household income on housing costs is unsustainable.

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

5.29 Gwynedd and Conwy will soon commence work to update their LHMA which will be an important part of the evidence base for future review of the Eryri LDP. The Welsh Government has introduced a new methodology for producing LHMA's. The new guidance<sup>12</sup> advises that where national park boundaries intersect local authority boundaries, practitioners may find it helpful to construct HMAs in a way that allows housing need data to be extracted for the National Park. It is suggested that National Parks utilise the estimates of additional housing need and demand set out within the local authority's LHMA to develop a concise analytical report.

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

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<sup>12</sup> [https://gov.wales/sites/default/files/publications/2022-03/local-housing-market-assessment-guidance-2022\\_0.pdf](https://gov.wales/sites/default/files/publications/2022-03/local-housing-market-assessment-guidance-2022_0.pdf)

## **Rental Properties**

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

## **Population and Household Projections**

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

5.33 As these projections show a very small increase in the number of households in Snowdonia, and therefore a very small increase in the number of dwellings required it suggests a need to consider a lower housing requirement and provision figure which may be more suitable in a future review of the Eryri LDP.

## **Review of Section 106 Agreements**

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

## **Progress on Allocated sites update**

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

## **TAN 20 – Planning and the Welsh Language**

- 5.36 The Welsh Government published revised TAN 20 in October 2017. Development Policy 18: The Welsh Language and the Social and Cultural Fabric of Communities requires a Community and Linguistic Statement to be submitted for developments of certain size and type. The current SPG on the Welsh Language was adopted in 2011. A draft SPG has been revised and consulted upon and is expected to be adopted Summer 2021. A language impact assessment was undertaken when preparing the ELDP 2016-2031 which informed the strategy and the policies within the Plan. The Welsh Government has set an ambition to see the number of people able to enjoy speaking and using Welsh reach 1 million by 2050. To deliver on this aim to secure the vitality of the language for future generations the revised LDP must continue to support, promote and enhance the Welsh language as a viable community language by ensuring that there are sufficient and proportionate employment and housing opportunities to sustain the local communities.
- 5.37 The Welsh Government have announced they will establish a a commission to safeguard the future of the Welsh language as a community language. The commission will lead on a socio-linguistic analysis of the health of the language in our communities. It will develop a model to provide evidence for local authorities on the vitality of the language in the communities they serve. A letter from Julie James, Minister for Climate Change, dated 19<sup>th</sup> May 2022, states that it is anticipated that Dr Simon Brooks, will take up his role as chair of the Commission in 2022

## **Empty Homes**

- 5.38 Apart from building new affordable housing units there is also a relatively high level of long term empty properties in the National Park that could be brought back into use for housing purposes. Some of the affordable housing shortfall identified in the Park can be met by empty properties being brought back into use. Planning permission is not required to bring an empty home back into use, however, Snowdonia National Park Authority works in partnership with Gwynedd and Conwy Housing Authorities and Housing Associations to help bring these long-term empty properties back into permanent residential use as affordable housing for local needs
- 5.39 Gwynedd and Conwy Councils have Empty Homes Strategies and their Officers aim to facilitate the return of long-term empty properties and the conversion of other appropriate empty buildings back into permanent residential use as affordable housing for local needs. The Authority is contributing to Gwynedd and Conwy's Empty Property Enforcement Action Plans. The Welsh Government is providing training and resource support these plans. The Authority has collaborated with Conwy Council to set up a grant scheme for first time buyers who are purchasing and renovating empty properties. The Authority's commuted sums from Section106 agreements are used to fund the scheme.

## 2021-2022 Housing Trajectory

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

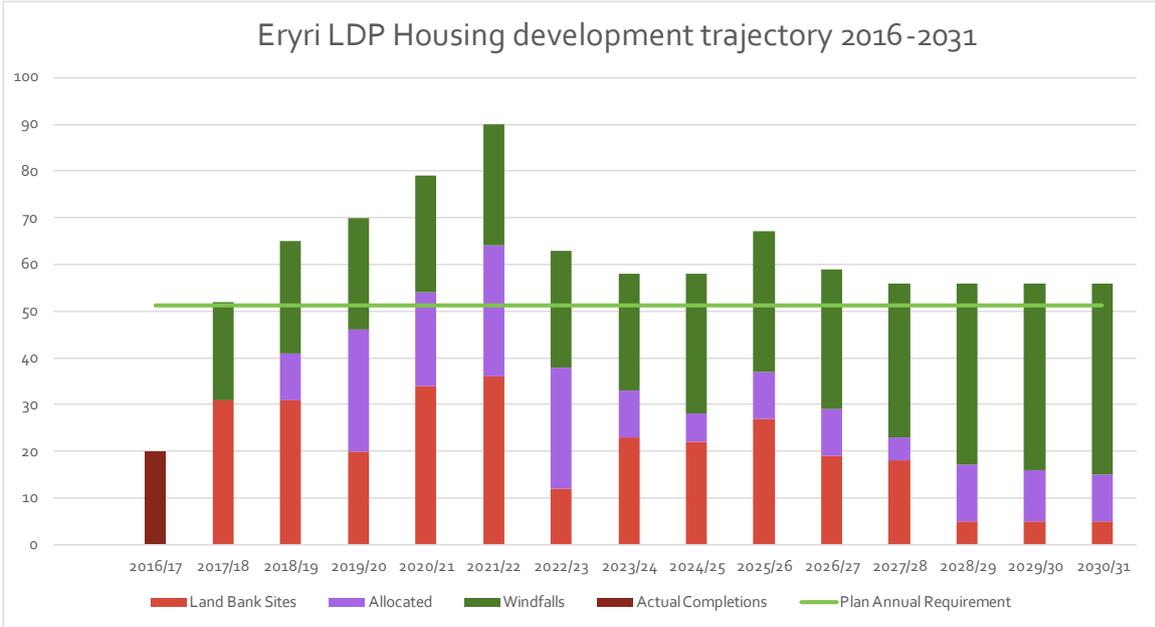
5.41 The table below reflects the actual annual completions compared against the Average Annual Housing Requirement (AAR), as set out in the adopted plan.

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

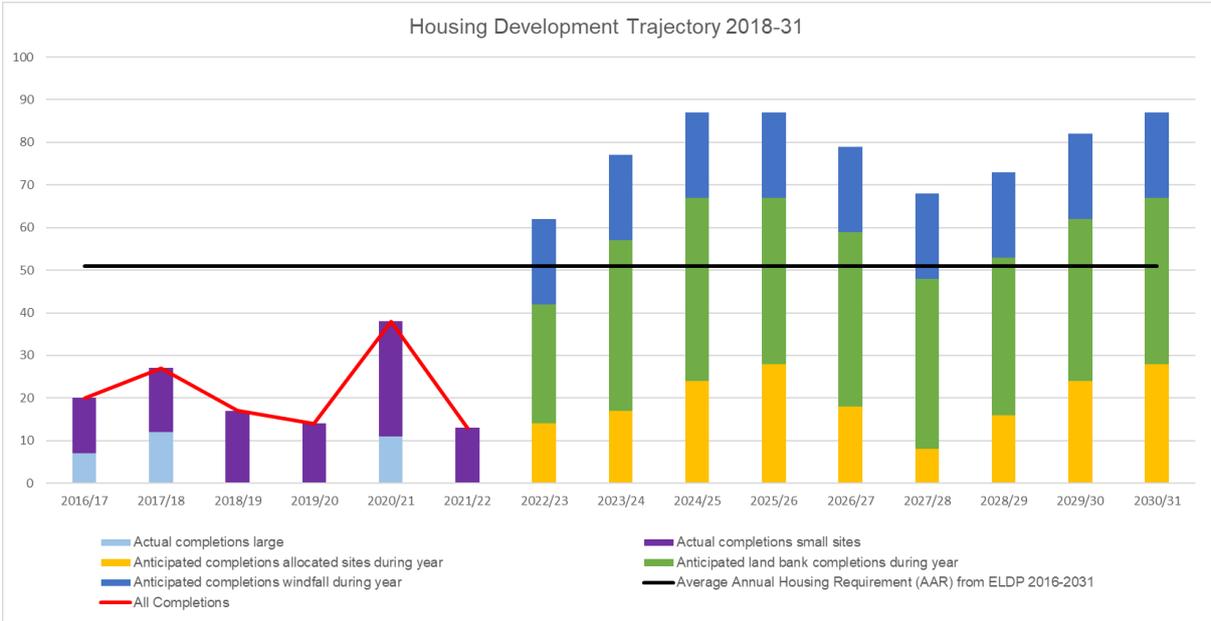
LDP Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
Actual completions large	7	12	0	0	11	0									
Actual completions small sites	13	15	17	14	27	13									
Anticipated completions allocated sites during year							14	17	24	28	18	8	16	24	28
Anticipated land bank completions during year							28	40	43	39	41	40	37	38	39
Anticipated completions windfall during year							20	20	20	20	20	20	20	20	20
Average Annual Housing Requirement (AAR) from ELDP 2016-2031	51	51	51	51	51	51	51	51	51	51	51	51	51	51	51
All Completions	20	27	17	14	38	13									

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

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



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



- 5.43 Graph 1 shows the trajectory as set out in the ELDP 2016-31; Graph 2 shows the trajectory as amended by this AMR for 2020/21. Graph 2 shows there is an annual shortfall against the AAR 'black line' in 2021/22. **In this year completions are 38 units below what was anticipated (51 AAR vs 13 actual completions, - 75%).** The number of dwellings that have been constructed each year have been consistently below the annual average requirement (AAR) of 51 dwellings per annum for every year since 2016-17.
- 5.44 The cumulative required build rate from the start of the plan period 2016 to 31<sup>st</sup> March 2022 as set out on the 'black line' was 306 units. **Actual completions 'red line' have been 129 units, representing a 177 unit shortfall in housing delivery over the plan period to date (-42%).**
- 5.45 For the remaining nine-year period of the plan, the amended supply bars are the outcome of the stakeholder group and shows that supply exceeds what is left to build cumulatively and annually. Anticipated completions are higher than the AAR rate, and cumulatively would be delivering 702 units, higher than the AAR number of 459 for that period. However, given the very low completion rates and permission being granted, the development industry's activity in the National Park as well as the recently published household projection figures, along with other issues identified within this AMR, a lower plan requirement figure might be more suitable in any future revisions of the Eryri LDP.
- 5.46 The graph also shows that as allocations have come on stream and have gained planning permission, this element would generally increase in proportion while the site allocation element would decrease.
- 5.47 In respect of housing completions only, the plan is falling significantly short of what is intended. There has been a shortfall of cumulative housing completions against Annual Average Requirement (AAR) for 5 consecutive years. Reasons for the shortfall include a lack of large sites coming forward, both allocated and windfall and low Housing association activity. This is discussed in more detail within this AMR.
- 5.48 In the period up to the adoption of the next replacement LDP, the Authority will continue to address the shortfall in housing delivery through proactive action, including:
- Considering proposals for new residential development on their relative planning merits on a site-by-site basis and having due regard for the need to increase the delivery of housing.
  - Work in collaboration with Gwynedd and Conwy Housing Authorities to address shortfalls and on their Housing Action Plans, including any plans to build and provide affordable housing.
  - Continue to work with RSL's to deliver housing on allocated sites and to seek new sites and opportunities to deliver affordable housing.
  - Explore co-operative and community housing by working with partners and local communities.

**MF24**

Objective	Support appropriate development which meets the housing needs of the local community, having special regard to affordable housing for local people.			
<b>Key Policies</b> Strategic Policy G: Housing Development Policy 30: Affordable Housing	<b>Related Policies</b> Development Policy 9: Conversion and Change of Use of Rural Buildings Development Policy 11: Affordable Housing in Exception Sites			
Indicator	Target	Outcome		Trigger Point
Number of consents granted and new houses completed annually	To meet the requirement of 770 (average 51 units per annum) units over the Plan period (2016-2031)  2017/18 44 2018/19 57 2019/20 62 2020/21 72 2021/22 85 2022/23 56 2023/24 51 2024/25 51 2025/26 60 2026/27 52 2027/28 46 2028/29 46 2029/30 46 2030/31 45	Adoption AMR No 1:	14 housing units granted permission, 14 housing units completed	Below the average annual housing requirement, target over two consecutive years i.e. below 102 units over two consecutive years.
		AMR No 2:	34 housing units granted permission, 38 housing units completed	
		AMR No 3:	7 housing units granted permission, 13 housing units completed	
		AMR No 4:		
		Analysis		
<p><b>Conclusion:</b></p> <p>The number of new consents and completions tends to fluctuate from year to year. Some years the number of new units granted planning permission is low while completions are higher, and vice versa. It is therefore very difficult to determine any specific trends.</p> <p>External factors have impacted upon the overall economy and housing market and influenced development with the National Park. The uncertainty over Brexit over the last 6 years may have dissuaded developers from proceeding with plans to invest in housing. Factors such as Brexit and the Covid-19 pandemic have contributed to a significant increase in building material costs over 2021/22 (22.5% for house building materials). High inflation, high cost of living, coupled with stagnant wages may also be discouraging developers of custom built single plots/self build plots. The current economic climate has resulted in a difficult borrowing environment for small builders and self-build projects as well as mortgages increasingly difficult to obtain which may impact the rate of development in the National Park.</p> <p>Many landowners in the National Park are not incentivized to bring sites forward for development as there is not much commercial pressure to develop in the area. There is a lack of private sector interest and development in general within the National Park.</p>				

The activity of housing associations during each year has a significant impact on the overall housing figures within the National Park. During AMR year 1 and 3, there were no permissions or completions by Housing Associations, while permissions and completions were higher in year 2. Completions by a housing association is also expected in year 4. The patterns shown by this, and other targets of this AMR, demonstrates the significant role Housing Associations plays in the delivery of affordable housing units on allocated sites and in providing affordable housing within the National Park area.

Permissions and completion numbers were higher during AMR 2, being boosted by Housing Associations activity (9 permissions, 11 completions).. The Authority continues to work closely with both housing authorities and housing associations to bring appropriate sites forward for development. The figures for next year will include a Housing Association completion of 8 units in Bala, and a permission for 5 in Pennal.

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

Whilst there was an increase in the second year of monitoring, the very low numbers for the 1st and 3rd years suggests the policy has not had the desired effect of increasing housing development. However, it is difficult to establish the extent of the influence of the new policy and external economic factors. The low numbers of development, particularly from the private sector, suggests it is related to the overall housing market condition and borrowing environment and that small builders are much more risk averse in the current economic climate.

The Covid-19 pandemic did not seem to negatively impact upon permissions and completions over the 2021-22 monitoring year. Last year, a number of old permissions were in fact completed, perhaps suggesting the lockdown provided an opportunity for small and self-builders to 'catch up' with developments.

Action	<p>Permissions and Completions have been below the average annual housing requirement target over three consecutive years.</p> <p>The increasing pressures on the national and local housing market exacerbated by Covid 19 and the resulting impact on the sustainability of local communities suggests that future LDP policies should focus on achieving accessible local market housing and affordable housing</p> <p>The latest household projections also suggests that a lower overall housing requirement figure may be more suitable when revising the LDP.</p> <p>Provision of homes is a key element of the plan's strategy. With persistent low numbers of units coming forward and being completed, the development plan's housing figures are not being delivered. Given the situation facing the communities of Snowdonia, it is considered that triggering a formal review is appropriate.</p>
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**MF25**

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

**2021/22**

**Granted Permission:**

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

**Completions:**

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

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

Due to the relatively small scale development and low number of housing units within the National Park, unanticipated development on a windfall site or a large site completed within one year can result in exceeding the % target for a given settlement tier for that particular year and can have a profound impact on the % target. Given the low numbers of permissions in the National Park, a single unit represents 14%, demonstrating that when dealing with such a low scale of completions, the percentages can be skewed significantly each year.

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

During the 202/21 monitoring period, the impact of a Housing Association being granted permission and completions was significant, resulting in higher figures for Local Service Centres and Service Centres. The 2021/2022 period sees the highest concentration in Secondary Settlements, which does broadly follow the distribution of the targets. There are no permissions or completion in the Local Service Centres this year however a housing association site is expected to be completed in Bala next year.

In terms of permissions, the only trigger point that has been 'triggered' for two consecutive years are permissions within the Open Countryside. The target for Local Service Settlements has not been met, after exceeding the trigger point during 2020/21. Permissions in Service Centres have exceeded the target for 3 consecutive years. For Secondary Settlements, the percentage has risen above the trigger point for 21/22, after being below it for the previous two years.

The trigger point for Open Countryside has been exceeded for the last two monitoring years. , However, given that only 2 units were permitted in line with national and local policy, this raises no cause for concern.

Completions are not monitored by the trigger points. In terms of the targets, completions are split evenly between Service Centres, Secondary Settlements and Open Countryside. There were no completions in Local Service Centres. Completions are high in Open Countryside, yet only represent 5 units.

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

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

Objective		Support appropriate development which meets the housing needs of the local community, having special regard to affordable housing for local people.			
<b>Key Policies</b> Strategic Policy G: Housing Development Policy 30: Affordable Housing		<b>Related Policies</b> Development Policy 9: Conversion and Change of Use of Rural Buildings Development Policy 11: Affordable Housing in Exception Sites			
Indicator	Target	Outcome		Trigger Point	
Number of affordable housing units granted planning permission per annum	25 affordable housing units to be granted planning permission per annum	Adoption		Below 21 units granted planning permission per annum for 2 consecutive years	
		AMR No 1:	2		
		AMR No 2:	14		
		AMR No 3:	1		
		AMR No 4:			
<b>Analysis</b>					
<p>Out of the 7 new residential dwellings granted planning permission between April 2021 and March 2022, only 1 of these has been an affordable housing unit. This is a considerable decrease from the 14 units for the 2020-21 period. . The numbers remain below the trigger point of 21 for the 3rd consecutive year of monitoring.</p> <p>The sole affordable unit was a conversion of a rural building in the open countryside. The 2021/22 period saw no permissions granted to Housing Associations, and affordable housing provision by the private sector remains low. As with last year, external factors may have impacted upon the overall economy and housing market and influenced development with the National Park. The uncertainty over Brexit and Covid may have dissuaded developers from proceeding with plans to invest in housing. There has been a 22.5% increase in the cost of house building materials ; inflation coupled with stagnant wages and high cost of living makes it increasingly difficult to obtain mortgages.</p> <p>The Authority depends on the delivery of the majority of affordable housing units by Housing Association on allocated sites. The National Park does not see housing development by large housebuilding companies. Small-scale developers building single plots are more prevalent; large schemes are mostly by Housing Associations, which provide 100% affordable provision.</p> <p>The raising of the threshold in Service and Secondary settlements in the short form revision allows single units to be open market dwellings. This has resulted in permissions for a number of single, open market dwellings (9 in 2019/20, 3 in 2020/21, 5 in 2021/22). Had the policies of the previous ELDP had been applied, 5 of 7 permissions granted during 2021/22 would have been required to be affordable. Discounting units granted to housing associations's, the low number of permissions for affordable homes may be partly a result of this change in threshold. The change may have encouraged small-scale developers to apply for single plots in areas where under the previous plan, would have had a requirement to be affordable (although there is no certainty that affordable housing would have come forwards)</p> <p>The AMR figures over the last 3 years (and further) demonstrates that in the current economic climate, the private sector is not delivering affordable housing within the national park. Within the national park, no private allocations are coming forward for development, and therefore do not provide a contribution of affordable housing. There are no large housing developments coming forward, meaning the required % contribution of affordable housing from such sites is not being provided. This highlights the need to review the deliverability of the plan's housing figures and the viability of sites. There is more activity, albeit low numbers, from small, single plot developments, which tend to be self build / custom build plots by local developers, to provide for their own needs, and not developments purely for profit and investment purposes, to be made available on the market. This suggests that future policy may need to focus on the provision of housing for the local market, and affordable housing.</p>					

Action	<p>Number of affordable housing units granted planning permission per annum is below 21 units for 3 consecutive years. A policy review is required as affordable housing is not being delivered and allocations are not coming forward.</p> <p>The increasing pressures on the local housing market exacerbated by Brexit and Covid 19 and the resulting impact on the sustainability of local communities suggests that future LDP policies may need to focus on achieving accessible local market housing and affordable housing.</p> <p>Provision of affordable homes for local communities is a key element of the plan's strategy. With persistent low numbers of units coming forwards, the development plan housing figures are not being delivered. Given the situation facing the communities of Snowdonia, it is considered that triggering a formal review is appropriate.</p>
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**MF27**

Objective	Support appropriate development which meets the housing needs of the local community, having special regard to affordable housing for local people			
<b>Key Policies</b> Strategic Policy G: Housing Development Policy 30: Affordable Housing		<b>Related Policies</b> Development Policy 9: Conversion and Change of Use of Rural Buildings Development Policy 11: Affordable Housing in Exception Sites		
Indicator	Target	Outcome	Trigger Point	
Number of affordable housing units completed per annum	25 affordable housing units to be completed per annum.	Adoption	Below 21 units completed per annum for 2 consecutive years	
		AMR No 1:		3
		AMR No 2:		19
		AMR No 3:		2
		AMR No 4:		
<b>Analysis</b>				
<p>The number of affordable units completed during 2021/22 has decreased from 19 in the previous year, to only 2 units, well below the target of 25 and below the trigger point of 21. The number of affordable housing units completed has been lower than the target for 3 consecutive years.</p> <p>The low number of completions for 2021/22 may have been due to the overall health of the property market and economy. External factors may have impacted upon the overall economy and housing market and influenced development with the National Park, such as uncertainty over Brexit and difficult borrowing environment for small builders and self-build projects. Factors such as Brexit and the Covid-19 pandemic has contributed to a significant increase in the cost of building materials over 2021/22 (22.5% for house building materials). Inflation, high cost of living, coupled with stagnant wages may also be discouraging developers of custom build single plots/self build plots, with mortgages increasingly difficult to obtain.</p> <p>The Authority is dependent on the delivery of affordable housing units by Housing Associations. In 2021-22 no affordable units were completed by Housing Associations, which given the low number of completions overall, has a significant impact on the figures for this monitoring year.</p> <p>During 2020/21, a Housing Association completed a site of 11 affordable units, greatly increasing the number of overall completions. Completion figures for 22/23 will be boosted by a development of 9 affordable units in Bala currently under construction by a Housing Association.</p> <p>In the current economic climate, it does not appear that the private sector are delivering affordable housing within the National Park. Affordable housing delivery is heavily dependent on housing association activity, which generally appears to deliver a site every two years. It does not appear that the private sector can be relied upon to provide affordable housing.</p>				

Action	<p>Number of affordable housing units completed per annum is below 21 units for 3 consecutive years (although the figure for 2020-21 (19 units) was just below the target..</p> <p>Provision of affordable homes for local communities is a key element of the plan's strategy. With persistent low numbers of units completed, the development plan housing figures are not being delivered. Given the situation facing the communities of Snowdonia, it is considered that triggering a formal review is appropriate.</p> <p>The increasing pressures on the local housing market exacerbated by Brexit and Covid 19 and the resulting impact on the sustainability of local communities suggests that future LDP policies may need to focus on achieving accessible local market housing and affordable housing</p>
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## MF28

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

## MF29

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

per annum via windfalls.		AMR No 4:		per annum for 2 consecutive years
AMR No 4:				
<b>Analysis</b>				
<p>No affordable housing units were granted planning permission via windfalls in 2021/22. The low figure should be seen in the context of the low number of permissions granted for all types of housing, 7, of which only 1 was affordable. External factors such as Brexit may have also had an impact on the economy and the overall housing market. As previously recognised, factors such as Brexit and the Covid-19 pandemic have contributed to a significant increase in the cost of building materials over 2021/22 (22.5% for house building materials). Inflation, high cost of living, coupled with stagnant wages may also be discouraging developers of custom build single plots/self build plots, with mortgages increasingly difficult to obtain.</p> <p>Previous low figures for affordable housing units permitted on windfall sites were taken into account during the revision of the LDP for 2016-2031 to ensure windfall sites are brought forward for development. The thresholds in the revised Plan was increased to assist sites coming forward; and the percentage provision of affordable housing units required for developments was reduced. It appears that a number of small open market windfall sites have come forwarded which fall below the threshold.</p> <p>The raising of the threshold in Service and Secondary settlements allows single units to be open market dwellings, whereas previously they were required to be affordable. This has resulted in permissions for a number of single, open market dwellings within these settlement types over the first 3 years of monitoring. The low number of permissions for affordable homes may be a direct result of this change in threshold. The change may have encouraged small scale developers to apply for single open market plot in areas where under the previous plan, would have had a requirement to be affordable.</p> <p>It does not appear that increasing the threshold in order to ensure greater deliverability and viability has resulted in an increase in windfall sites contributing towards affordable housing.</p>				
<b>Action</b>	The trigger point has been activated following two consecutive years of numbers falling below the target The contribution of windfalls in the plan may be too high and needs to be reviewed as part of the housing strategy.			

**MF30**

Objective	Support appropriate development which meets the housing needs of the local community, having special regard to affordable housing for local people Communities			
<b>Key Policies</b> Strategic Policy G: Housing Development Policy 30: Affordable Housing		<b>Related Policies</b> Development Policy 9: Conversion and Change of Use of Rural Buildings Development Policy 11: Affordable Housing in Exception Sites		
Indicator	Target	Outcome		Trigger Point
Number of affordable housing units completed per annum via windfalls.	6 units per annum	Adoption		Below 5 units completed per annum for 2 consecutive years
		AMR No 1: 2		
		AMR No 2: 4		
		AMR No 3: 0		
AMR No 4:				
<b>Analysis</b>				
0 affordable housing units completed on windfall sites during 2021/22.  The housing market in the National Park is localised in nature, relying on small local builders and self-build projects on small sites of less than five units. There are no regional house builders active in the market and therefore there is very limited speculative building of open market and affordable housing.  The target will need to be monitored closely over the next year to see if this is part of a longer term trend.				
Action	The trigger point has been activated following two consecutive years of numbers falling below the target. The contribution of windfalls in the plan may be too high and needs to be reviewed.			

**MF31**

Objective		Support appropriate development which meets the housing needs of the local community, having special regard to affordable housing for local people			
<b>Key Policies</b> Strategic Policy G: Housing Development Policy 30: Affordable Housing Development Policy 9: Conversion and Change of Use of Rural Buildings		<b>Related Policies</b>			
Indicator	Target	Outcome		Trigger Point	
Number of affordable housing units granted planning permission per annum via conversions.	3 units per annum	Adoption		Below 2 units granted planning permission per annum for 2 consecutive years	
		AMR No 1:	0		
		AMR No 2:	1		
		AMR No 3:	1		
		AMR No 4:			
<b>Analysis</b>					
1 affordable housing unit has been granted planning permission via conversion during 2021/22, This is the second consecutive year the number has been below the trigger level of 2.					
There may be general economic reasons for the low numbers. The need for a S.106 for an affordable dwelling may discourage developers, coupled with difficulties obtaining mortgages. Coupled with high inflation, high building costs and stagnant wages, the current economic climate does not encourage investment in conversions as affordable dwellings.					
1 other conversion was granted permission during 2022/23, however, this was via a Certificate of Lawful Use, which determined that residential use of a dwelling previously granted planning permission for short-term holiday accommodation only, was lawful.					
Action OREN	The trigger point has been activated, with three consecutive years of numbers falling below the target . Affordable housing is not being delivered via conversions; the plan policies are not being implemented and are failing to deliver; a review of the policy is required.				

**MF32**

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

### MF33

Objective	Support appropriate development which meets the housing needs of the local community, having special regard to affordable housing for local people			
<b>Key Policies</b> Strategic Policy G: Housing Development Policy 30: Affordable Housing	Related Policies			
Indicator	Target	Outcome	Trigger Point	
Monitor uptake of affordable housing in smaller settlements	2 per settlement over the life of the Plan	Adoption	Take up of 2 units per settlement. Take up of more than two units per settlement relating to need. No take up after 4 years in any individual settlement.	
		AMR No 1:		0
		AMR No 2:		3
		AMR No 3:		0
		AMR No 4:		
<b>Analysis</b>				
<p>0 affordable dwellings have been permitted within smaller settlements.</p> <p>Over the three year period of the AMR, affordable housing has only been provided within two of the 29 smaller settlements within the national park area. The affordable requirement with the need for a S.106, and difficulties obtaining a mortgage, may be discouraging development, coupled with other wider economic factors, as outlined under other targets.</p> <p>The target of 2 units per settlement appears ambitious (it would equate to 58 units), and does not appear to be deliverable and should be re-considered as part of the review. The increasing pressures on the local housing market exacerbated by Brexit and Covid 19 and the resulting impact on the sustainability of local communities suggests that future LDP policies may need to focus on achieving accessible local market housing.</p>				
Action Melyn	Development plan policies are not being implemented as intended and further research and/or investigation is required.			

### MF34

Objective	Support appropriate development which meets the housing needs of the local community, having special regard to affordable housing for local people			
<b>Key Policies</b> Strategic Policy G: Housing Development Policy 30: Affordable Housing Development Policy 11: Affordable Housing in Exception Sites	Related Policies			
Indicator	Target	Outcome	Trigger Point	
Number of affordable housing units granted planning permission and completed per annum on exception sites. The exception sites are not included	1 scheme completed every 4 years	Adoption	Less than 1 scheme completed every 4 years.	
		AMR No 1:		0
		AMR No 2:		0
		AMR No 3:		0
		AMR No 4:		

in the housing requirement figure.				
<b>Analysis</b>				
<p>No affordable housing units permitted or completed on exception sites. Suitable land owned by housing associations have already been allocated in the development plan, as opposed to being brought forward as exception sites.</p> <p>The affordable requirement and the need for a S.106, plus difficulties obtaining a mortgage, may be discouraging development, coupled with other wider economic factors, as outlined under other targets.</p>				
<b>Action</b>	Further Investigation/Research Required.. The figure for the first two years of monitoring falls below the trigger level and the Authority will investigate and continue to monitor future reports to distinguish trends.			

### MF35

<b>Objective</b>	Support appropriate development which meets the housing needs of the local community, having special regard to affordable housing for local people			
<b>Key Policies</b> Strategic Policy G: Housing Development Policy 30: Affordable Housing	<b>Related Policies</b> Development Policy 9: Conversion and Change of Use of Rural Buildings Development Policy 11: Affordable Housing in Exception Sites			
<b>Indicator</b>	<b>Target</b>	<b>Outcome</b>		<b>Trigger Point</b>
Monitor the size of sites coming forward and the number of units proposed on each site.		Adoption		
		AMR No 1:	See analysis	
		AMR No 2:	See analysis	
		AMR No 3:	See analysis	
		AMR No 4:		
<b>Analysis</b>				
<p>Of the 7 residential units granted planning permission, all were for single units.</p> <p>The raising of the threshold to allow single open market dwellings in Service and Secondary Settlements may have encouraged development to bring forward smaller sites</p> <p>The housing market in the National Park is localised in nature, relying on small local builders and self-build projects on small sites of less than five units. There are no regional house builders active in the market and therefore there is very limited speculative building of open market and affordable housing. Large sites are mostly dependent on Housing Association activity.</p>				
<b>Action Melyn</b>	Development plan policies are not being implemented as intended and further research and/or investigation is required.			

**MF36**

Objective		Support appropriate development which meets the housing needs of the local community, having special regard to affordable housing for local people			
<b>Key Policies</b> Strategic Policy G: Housing Development Policy 30: Affordable Housing		<b>Related Policies</b> Development Policy 9: Conversion and Change of Use of Rural Buildings Development Policy 11: Affordable Housing in Exception Sites			
Indicator	Target	Outcome		Trigger Point	
Monitor the affordable housing targets and thresholds of sites coming forward.		Adoption			
		AMR No 1:	Targets met		
		AMR No 2:	Targets met		
		AMR No 3:	Targets met		
		AMR No 4:			
<b>Analysis</b>					
The units which had an affordable housing requirement have met the affordable housing target of the Eryri LDP. The review will need to consider the Affordable Housing targets and thresholds					
Action Melyn	Development plan policies are not being implemented as intended and further research and/or investigation is required.				

**MF37**

Objective		Support appropriate development which meets the housing needs of the local community, having special regard to affordable housing for local people			
<b>Key Policies</b> Strategic Policy G: Housing <b>Development Policy 13: Gypsy and Travellers Sites</b>		<b>Related Policies</b>			
Indicator	Target	Outcome		Trigger Point	
If need is identified through the GTNA within the National Park consider suitable sites.	Continue to be part of the GTNA group	Adoption		Failure to meet an identified need.	
		AMR No 1:	See analysis		
		AMR No 2:	See analysis		
		AMR No 3:	See analysis		
		AMR No 4:			
<b>Analysis</b>					
Local authorities have a duty to undertake gypsy and traveller accommodation assessments (GTAAs) under the Housing (Wales) Act 2014. Gwynedd and Conwy local housing authorities have completed their Gypsy and Traveller Accommodation Needs Assessments at local authority level early in 2016. The GTAA's for the Gwynedd and Conwy areas were submitted to the Welsh Government and it was found that there was no need within the National Park for a residential site or a transit/temporary stopping site for gypsy and travellers.					
Cyngor Gwynedd have established a new steering group for 2021 of which the Authority are members. In May 2021. Arc4 were commissioned to assist Gwynedd and Ynys Mon Councils to prepare a Gypsy and Travellers Accommodation Assessment to inform local housing strategies and Gypsy and Traveller site provision policies in Development Plans. The GTANA has been carried out					

<p>in accordance with the methodology set out in the Welsh Government's Undertaking Gypsy and Traveller Accommodation Assessment. Again the GTANA did not identify the need for a site within the National Park.</p> <p>The Authority will continue to be part of the project steering group to ensure that ongoing monitoring will be maintained and to identify whether further residential or temporary stopping places should be delivered to meet any further identified need. The Authority will use the Eryri LDP criteria based policy to judge proposals to meet future or unexpected demand.</p>	
Action	Development plan policies are being implemented effectively

**MF38**

Objective	Support appropriate development which meets the housing needs of the local community, having special regard to affordable housing for local people Communities			
<b>Key Policies</b> Strategic Policy G: Housing Development Policy 30: Affordable Housing	<b>Related Policies</b> Development Policy 9: Conversion and Change of Use of Rural Buildings Development Policy 11: Affordable Housing in Exception Sites			
Indicator	Target	Outcome	Trigger Point	
Monitor affordable housing need figure identified through the LHMA and other appropriate local housing needs surveys		Adoption		
		AMR No 1:		See analysis
		AMR No 2:		
		AMR No 3:		
		AMR No 4:		
<b>Analysis</b>				
<p>Local Housing Authorities are responsible for producing and updating LHMA in partnership with planning authorities and other stakeholders. Local Housing Authorities are responsible for producing and updating Local Housing Market Assessment (LHMA) in partnership with planning authorities and other stakeholders.</p> <p>Conwy have released an interim LHMA intended to update the last Local Housing Market Assessment published in 2018. It is an interim document pending the next Assessment which will follow new guidance developed by the Welsh Government. The LHMA identifies a total of 1,145 additional affordable homes over the period 2022-2027 (229 units per year) for the whole of Conwy County. On a pro rata split of 4% for the part of Conwy area within the National Park boundary this equates to a total of 46 units over the 5-year period, an annual need of 9 units for the area of Conwy which falls within the National Park. There is little change in these figures from the previous LHMA for 2018-23.</p> <p>Gwynedd Council have updated their LHMA for the period (2018-2023). Gwynedd LHMA (2018-2023) has identified an annual housing need figure of 707 for the Gwynedd area. Using a pro rata split of 19% for the part of Gwynedd area within the National Park boundary, gives an annual need of 134 and a total of 670 units over the 5 year LHMA period. The Authority will continue to work closely with Gwynedd and Conwy and use the findings of the LHMA's to help inform the type of dwellings required in terms of size and tenure mix. Gwynedd and Conwy Housing Authorities are looking to commence LHMA's in the near future in accordance with new methodology released by the Welsh Government.</p> <p>During this monitoring year, the Rural Housing Enablers (RHEs) has undertaken a local housing needs survey in Aberdyfi,. They have also undertaken work in the communities of Llanuwchllyn and Penmachno</p>				
Action	Development plan policies are being implemented effectively			

**MF39**

Objective		Support appropriate development which meets the housing needs of the local community, having special regard to affordable housing for local people			
<b>Key Policies</b> Strategic Policy G: Housing Development Policy 30: Affordable Housing		<b>Related Policies</b> Development Policy 9: Conversion and Change of Use of Rural Buildings Development Policy 11: Affordable Housing in Exception Sites			
Indicator	Target	Outcome		Trigger Point	
Monitor intermediate affordable housing needs through Tai Teg Register.		Adoption			
		AMR No 1:	See analysis		
		AMR No 2:			
		AMR No 3:			
		AMR No 4:			
<b>Analysis</b> The Local Authorities of North Wales and housing associations have established Tai Teg, a joint intermediate housing register which is coordinated by Grwp Cynefin housing association. This register provides specific information about intermediate housing needs across the whole of north Wales and it is possible to break down the information by settlement to provide an accurate figure of intermediate housing need within settlements across the National Park. This information is available to the Authority and housing associations.  The numbers of households on the Tai Teg register within the National Park in August 2022 was: Gwynedd: 127 for purchasing and 84 for rental; Conwy: 80 for purchasing and 83 for rental  There has been a significant increase in the numbers registered since 2021. As it is possible for households to be on both registers, and can choose up to three areas, there may be duplication. Figures are divided into community council areas, some of which contain areas outside the National Park.					
Action	Development plan policies are being implemented effectively				

**MF40**

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

## MF41

Objective	Support appropriate development which meets the housing needs of the local community, having special regard to affordable housing for local people		
<b>Key Policies</b> Strategic Policy G: Housing Development Policy 30: Affordable Housing Development Policy 17: Removal of Agricultural and Holiday Accommodation Occupation Condition	<b>Related Policies</b>		
Indicator	Target	Outcome	Trigger Point
The number of applications approved for the removal of an agricultural or holiday accommodation occupancy condition	Substitution for a condition restricting occupancy to affordable housing	Adoption	Less than 30% of all approvals to remove agricultural or holiday accommodation conditions
		AMR No 1: 0	
		AMR No 2: 1	
		AMR No 3: 0	
		AMR No 4:	
<b>Analysis</b>			
During 2021/22, no applications were approved.			
Action	Development plan policies are being implemented effectively		

## MF42

Objective	Support the appropriate provision and retention of key community facilities and services throughout the area. Encourage community recreational facilities where they meet local needs and do not conflict with the 'Special Qualities' of the Park.		
<b>Key Policies</b> <b>Strategic Policy Ng: Community Services and Facilities</b>	<b>Related Policies</b> <b>Strategic Policy A: National Park Purposes and Sustainable Development</b>		
Indicator	Target	Outcome	Trigger Point
Number of new or improved community facilities in Local Service Centres, Secondary Settlements and Smaller Settlements	An increase in the number of new or improved community facilities	Adoption	
		AMR No 1: 2 improved community facilities	
		AMR No 2: 2 improved community facilities	
		AMR No 3: 5 improved community facilities	
		AMR No 4:	
<b>Analysis</b>			
During 2021/22: <ul style="list-style-type: none"> <li>- Planning permission was granted for the insertion of two new doors and all ability ramp at Penmachno Community Centre</li> <li>- Two planning permission were granted for electric vehicle charge points for use by the public, to be installed within public car parks by Transport for Wales, in Dolgellau and Bala.</li> <li>- Planning permission to re-construct a storage shed for the community centre in Llanuwchllyn.</li> <li>- Planning permission for Replacement windows and general improvements to Talsarnau Community Centre.</li> <li>-</li> </ul>			
Action	Development plan policies are being implemented effectively		

### MF43

Objective		Support the appropriate provision and retention of key community facilities and services throughout the area.		
		Encourage community recreational facilities where they meet local needs and do not conflict with the 'Special Qualities' of the Park		
Key Policies Strategic Policy Ng: Community Services and Facilities		Related Policies Strategic Policy A: National Park Purposes and Sustainable Development		
Indicator	Target	Outcome		Trigger Point
Number of community facilities lost through change of use	No loss of viable facilities	Adoption		Failure to deliver
		AMR No 1:	No losses	
		AMR No 2:	No losses	
		AMR No 3:	No losses	
		AMR No 4:		
Analysis				
Permission was granted for a change of use of a playground to a car park in Dyffryn Ardudwy. However, a new play area has been created on another site within the village to counter this loss. The facility has therefore not been lost, if the permission is implemented.				
Action		Development plan policies are being implemented effectively		

### MF44

Objective		Promote measures to encourage development that supports the vibrancy of the Welsh language and to protect communities from developments that are insensitive to impact on the Welsh language.		
Key Policies Development Policy 18: The Welsh language and the Social and Cultural fabric of Communities		Related Policies		
Indicator	Target	Outcome		Trigger Point
Number of Community & Linguistic Statements submitted	No significant harm to the character and language balance of a community	Adoption		1 harmful scheme for 3 consecutive years or 3 harmful developments in 1 year
		AMR No 1:	No harmful scheme or developments	
		AMR No 2:		
		AMR No 3:		
		AMR No 4:		
Analysis				
During 2021/22, twocommunity and linguistic statement were submitted. One was for a permission granted for the redevelopment of hotel and erection of mixed-use buildings. A planning condition requires the submission of a Welsh Language Mitigation Plan. Another statement was submitted for an application that granted permission for an extension to touring caravan site to accommodate additional 11 units, in Dyffryn Ardudwy.				
The monitoring process has found five applications approved during the monitoring period without a requisite Community & Linguistic Statement under Policy 18. This issue has again been raised with the Development Management section, with changes made to the validation process to prevent any further omissions.				
Action		Training Required. Development Policy 18 is not being implemented as intended and officer training has been arranged with Development Management Officers, together with a review of the application validation process to prevent a further occurrence.		

**MF45**

Objective	Promote measures to encourage development that supports the vibrancy of the Welsh language and to protect communities from developments that are insensitive to impact on the Welsh language.		
Key Policies Development Policy 18: The Welsh language and the Social and Cultural fabric of Communities		Related Policies	
Indicator	Target	Outcome	Trigger Point
Monitor the effectiveness of the Community and linguistic statement and the Community & Linguistic Impact Assessments	Number produced in compliance with policy. Assess effectiveness.	Adoption	
		AMR No 1:	See analysis
		AMR No 2:	
		AMR No 3:	
		AMR No 4:	
Analysis			
<p>The Community &amp; Linguistic Statements that have been submitted in previous years enabled the Authority to make an informed decision on applications that may have had an effect on the Welsh language within communities. They have also provided an opportunity for applicants to demonstrate positive influences on communities, particularly where the development serves to meet local needs. In response to any negative impacts of the development, the statement also gives the applicant the opportunity to expand on the benefits of the development and to present evidence of mitigating factors relevant to the application and planning.</p>			
<p>It has been noted that five applications were approved during the monitoring period without a Community &amp; Linguistic Statement required under Policy 18. The applications were approvals for 4 new camping pod sites , and a permission for an extended car park to a pub in Tal y Bont, Conwy. There appears to be a particular issue with permissions for alternative holiday accommodation sites. This issue has again been raised with the Development Management section, with changes made to the validation process to prevent any further omissions, and a training session with officers to be arranged. It should be noted that the Development Manamgmt team has faced difficulties due to low resources and staff absences over the monitoring year.</p>			
Action	Training required. Development Policy 18 is not being implemented as intended and officer training is required. Officer training has been arranged with Development Management Officers, together with a review of the application validation process to prevent a further occurrence.		

## MF46

Objective	Promote measures to encourage development that supports the vibrancy of the Welsh language and to protect communities from developments that are insensitive to impact on the Welsh language		
Key Policies Development Policy 18: The Welsh language and the Social and Cultural fabric of Communities Development Policy 10: Advertisements and Signs	Related Policies		
Indicator	Target	Outcome	Trigger Point
Encouraging Welsh or bi-lingual signage	An increase in Welsh or bi-lingual signage	Adoption	
		AMR No 1:	Increase
		AMR No 2:	Increase
		AMR No 3:	
AMR No 4:			
Analysis			
<p>During 2021/22, applicants have been encouraged to produce bilingual signs. During this Annual Monitoring period, all 3 applications for advertisement consent were bilingual. The signs were for an ice-cream parlour in Beddegelert, a pub in Llwyngwrl and a commemorative stone in Abergynolwyn.</p> <p>The Authority is in the process of drafting an SPG on Advertisement and is reviewing the existing SPG on Welsh Language; both will contain guidance on Encouraging Welsh or bi-lingual signage</p>			
Action	Development plan policies are being implemented effectively		

## MF47

Objective	Promote measures to encourage development that supports the vibrancy of the Welsh language and to protect communities from developments that are insensitive to impact on the Welsh language		
Key Policies Development Policy 18: The Welsh language and the Social and Cultural fabric of Communities	Related Policies		
Indicator	Target	Outcome	Trigger Point
Encouraging the use of Welsh place names for new developments	An increase in Welsh place names for new developments	Adoption	
		AMR No 1:	See analysis
		AMR No 2:	See analysis
		AMR No 3:	
AMR No 4:			
Analysis			
<p>There are a number of initiatives being undertaken by the Authority that encourage the use of the Welsh language and seek to protect Welsh place names. They are also actions under the objectives of the Authority's Management Plan (Cynllun Eryri). Such projects positively promote the language, which gives the National Park its sense of place. Through participating in such schemes, individuals will have increased awareness of the language and may be more minded to retain Welsh names for new developments and adopt bilingual policies for business.</p> <ul style="list-style-type: none"> <li>Llysgennad Eryri: An ambassador programme to enhance the learning experience of Eryri's Special Qualities. There are 600 ambassadors who undertake modules, one of which is one the Welsh language;</li> </ul>			

<ul style="list-style-type: none"> <li>• Caru Eryri volunteer scheme; in partnership with the Snowdonia Society, volunteers are paired with a Welsh speaking partner.</li> <li>• The Harlech and Arduwy Project records historical place names through working with local communities and volunteers, to raise awareness and for wider interpretation.</li> <li>• The Authority's Members have set up a Task and Finish Group on place names within the National Park; this will seek to develop a methodology for protecting and promoting place names.</li> <li>• As part of the Carneddau Landscape Partnership, the 'Lleisiau ac Enwau'r Carneddau' project records and raise awareness of place names</li> </ul>	
Action	Further Investigation/Research Required. Initiatives and actions to encourage the use of Welsh place names for new developments are to be discussed and explored within the Authority.

**MF48**

Objective	<p>Support appropriate development which meets the housing needs of the local community, having special regard to affordable housing for local people</p> <p>Support the appropriate provision and retention of key community facilities and services throughout the area.</p> <p>Encourage community recreational facilities where they meet local needs and do not conflict with the 'Special Qualities' of the Park</p> <p>Promote measures to encourage development that supports the vibrancy of the Welsh language and to protect communities from developments that are insensitive to impact on the Welsh language</p>			
Key Policies Strategic Policy G: Housing Strategic Policy A: National Park Purposes and Sustainable Development Development Policy 18: The Welsh language and the Social and Cultural fabric of Communities Strategic Policy B: Major Development		Related Policies Development Policy 30: Affordable Housing		
Indicator	Target	Outcome	Trigger Point	
Number of planning obligations secured on larger development	All large development	Adoption	Failure to secure obligations where necessary on 2 or more sites in 3 years	
		AMR No 1:		0
		AMR No 2:		0
		AMR No 3:		0
AMR No 4:				
Analysis				
During 2020/21 no large scale development requiring a planning obligation were submitted.				
Action	Development plan policies are being implemented effectively			

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

- 5.49 The number of housing completions for 2021/22 was 13 units, a considerable decrease from last years' completion figure of 38 units. The completion figure is well below the average annual housing requirement target of 51 units. The Housing Trajectory shows an annual shortfall against the Annual Anticipated Housing Requirement (AAR) during 2021/22 with this years' completions 38 units below what was anticipated (51 AAR vs 13 actual completions, - 75% in percentage terms). The number of dwellings that have been completed annually have been consistently below the (AAR) of 51 dwellings per annum since 2016-17. There is a shortfall of -42% for cumulative required build rate from the start of the plan period, 2016-17, up to 31st March 2022. The plan is falling significantly short of what is intended; there has been a shortfall of cumulative housing completions against the AAR for 5 consecutive years.
- 5.50 There may be several local and wider national reasons for the low numbers. The housing market in the National Park is localised in nature, relying on small local builders and self-build projects on small sites. There are no regional house builders active in the market and therefore there is very limited speculative building of open market and affordable housing. The decrease may in part be due to the difficult borrowing environment for developers, small builders, and self-build projects. There has been a general trend in lower numbers of completions between 2015 and 2019 within the National Park and at an all-Wales level. Changes in the Authority's housing policies through the recent Eryri LDP revision by increasing the thresholds before requiring affordable housing provision within settlements, were expected to stimulate the housing market to increase choice and overall completion rate as well as supporting small builders and the local economy, however this has not happened in the first three years of monitoring the policy.
- 5.51 The delivery of affordable housing in the National Park depends considerably on Housing Association activity. Permissions and completions by Housing Associations helped to increase the affordable housing figures for the second year of monitoring, but were absent from the first and third year. . The Authority must continue to work closely with Housing Associations to ensure that affordable sites continue to come forward and are delivered. The AMR housing numbers over the first 3 years of monitoring (and further) demonstrates that in the current economic climate, the low number of private sector housing development is not delivering affordable housing within the National Park and that affordable housing delivery is heavily dependent on Housing Associations. No private allocations are coming forward for development, and therefore do not provide a contribution of affordable housing. There are no large private sector allocations, windfall sites or exceptions sites coming forward, meaning the required % contribution of affordable housing from such sites is not being provided. It may demonstrate that large scale private developments are not deliverable within the national park area, or that there is no private sector interest to develop within the National Park. There is more activity, albeit low in numbers, from single plot developments, which tend to be self build plots/ custom build plots by local developers, to provide for their own needs, and not development purely for profit and investment purposes. This suggests that future policies may need to focus on the provision of housing for the local market, and affordable housing. The replacement Plan will need to consider what can realistically be delivered by the industry (private, social and self / custom build) in Eryri.
- 5.52 The number of second homes and short-term holiday lets has become a significant issue within the national park and the wider North West Wales area. Increasing numbers are contributing to increased house prices and a reduced housing stock available to rent or purchase by the local community. This has an effect on the sustainability of viable communities and the Welsh language. Regulatory changes are to be introduced which will allow greater control of changes between different types of residential uses and the formation of planning policies. This will require gathering of further evidence for careful consideration and collaboration with other authorities, together with public consultation. Work to introduce an Article 4 direction would involve a considerable amount of resources and may have a significant impact on the local housing market.

- 5.53 The 2018 based household projections for the National Park were published in May 2021. These projections estimate that between 2018 and 2028 the population of the Park will decrease by 1.92%. During the same period the households in Snowdonia is projected to increase by 40 units (0.3%), a very modest increase within a 10-year period. A falling population and slower new household formation rates suggests that a lower overall housing requirement figure may be more suitable when revising the LDP. A lower housing requirement figure would also reflect past completions and the current housing development industry's ability to deliver within the National Park.
- 5.54 Due to increasing pressures on the local housing market exacerbated by Covid 19 and the resulting impact on the sustainability of local communities; a review of LDP housing policies is required. Initial analysis of house prices, incomes, second homes and holiday let data for the National Park area suggests that LDP policies should focus on achieving accessible local market housing and affordable housing to secure the long-term viability of Snowdonia's local communities.
- 5.55 Further research is required to explore local market housing and primary residency housing policies, analyse relevant evidence and indicators and examine how they have been implemented and delivered in other Authorities. Further work is needed to investigate the possibility of considering local market housing as well as re-examining the housing development boundaries and assess settlement capacities.
- 5.56 The Welsh Government has set an ambition to see the number of people able to enjoy speaking and using Welsh reach 1 million by 2050. To deliver on this aim, the LDP must support, promote and enhance the Welsh language as a viable community language by ensuring that there are sufficient and proportionate employment and housing opportunities to sustain local communities. Specific policies will need to provide further guidance to ensure that development of an appropriate scale, type and character is delivered to meet the needs of local communities. Furthermore, the revised LDP will need to ensure that development occurs at a rate which can be absorbed and assimilated without damaging the character of communities. Adverts and signs are a method of promoting the distinctive culture of Snowdonia and can contribute enormously to the Sense of Place. When revising the LDP it will be important that policies ensure that adverts and signs are provided bilingually and expect new developments and streets to have Welsh names.
- 5.57 Further detailed research and analysis will be undertaken of the type of sites that have been permitted in the National Park since the adoption of the LDP. Housing data will need to be analysed in respect of the number of private sector, self-build, intermediate and social housing units brought forward in the National Park and compare with other rural areas and national patterns. The Authority will also need to analyse windfall development and potential sites. The data will feed into the evidence base included in the Housing Background Paper, to inform the next review.
- 5.58 The potential contribution of a community-led housing, co-operative housing and land trusts should also be considered. The Authority is exploring the possibility of creating and funding a community led housing officer post, along with other partners, to work with communities and explore potential Community led housing schemes. Discussions will continue with partners and local communities.
- 5.59 Collaboration with Gwynedd and Conwy local housing authorities will continue to assist with the implementation of their Housing Strategies. The Authority will seek to assist with Cyngor Gwynedd's recent Housing Action Plan, its housing need identification work, and any plans to develop affordable housing within the National Park area.



## 6 SUPPORTING A SUSTAINABLE RURAL ECONOMY

**This section delivers a response to the following objectives:**

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

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

### Employment

- 6.1 There have been five applications permitted during 2021/2022 that resulted in an estimated increase of 834.42m<sup>2</sup> *new* floor space for employment purposes. These applications were for;
- Change of use of annexe to accommodate sports massage business near Tywyn
  - Siting of office building within car park in Llanelltyd (to accommodate care staff)
  - Siting of single-story temporary site offices and toilet block for 18 months as a base for the initial construction stages of National Grid's Snowdonia Visual Impact Provision (VIP) at the Trawsfynydd Enterprise Zone.
  - Change of use of part of agricultural building to re-locate guns and ammunition sales business near Llandecwyn
  - Retrospective application for alterations and change of use of outbuilding to food and drinks outlet and erection of 4 wooden covered pods for outdoor catering in Betws y Coed
- 6.2 Work has begun on a collaborative study (between Snowdonia National Park, Gwynedd Council and Anglesey Council) which will look at reviewing and assessing the employment land provision to assist in forming the evidence base for the Eryri Local Development Plan revision.
- 6.3 In July 2020, Welsh Government published 'Building Back Better Places – The Planning System Delivering Resilient and Brighter Futures – Placemaking and the Covid 19 recovery'. The documents seeks to highlight the key existing planning policies and tools which should be used by all sectors in the environmental, social, cultural and economic recovery of Wales, recognising the continuing need for Planners to operate within a wider context of priorities and action at all scales.
- 6.4 The document also notes that economic forecasts and surveys, will need to be re-examined to ensure that the supply of land for employment uses is adequate and fit for the future, taking into account the need for a choice of sites. This will form part of the assessment undertaken between the National Park, Gwynedd Council and Anglesey Council mentioned previously. Regarding strategic employment sites, 'Building Back Better Places' notes that local planning authorities should continue to assess if these are still needed or how needs may change, and work collaboratively across a region to designate land if there is a realistic prospect of it being developed in the medium term. With the rise of home-working, the review will also need to consider retail and town centres as flexible workplaces for remote workers to congregate together for the sharing of ideas and access to office environments and facilities.
- 6.5 'Building back better places' also notes that whilst there is undoubtedly a need for economic recovery, which the planning system should facilitate, this should not be at the expense of quality, both in terms of health and well-being and in response to the

climate and nature emergencies. This is also consistent with the Sandford Principle, which is key to the workings of the National Parks.

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

### **Snowdonia Enterprise Zone**

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

in future discussions about the possibility of the SMR being located in Trawsfynydd and its implications for the National Park.

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

## **Tourism and Recreation**

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

their effect on the landscape and Special Qualities of the National Park There are calls from the tourism sector for the provision of small 'aires' sites for motor homes with basic facilities, for instance on car parks within settlements. Cyngor Gwynedd have announced they will be trailing 6 'Aires' sites over a period of 3 years, commencing in spring 2023. These will be located on existing council owned car parks and will not include any within the National Park boundary. The Authority will consider and assess the situation and impacts when reviewing the relevant policy for the next LDP review.

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

## **Retail**

- 6.18 A retail survey was undertaken during August and September 2021 within Aberdyfi, Bala, Betws y Coed, Dolgellau and Harlech. The average vacancy % for the five towns was 9.2%, which is lower than the 10.6% observed during the 2020 study, and lower than the all Wales figure of 18% (reported by the Welsh Retail Consortium November 2020). The improvement seen in 2021 is likely due to a recovery from the lockdown periods of the Covid-19 pandemic when many businesses had to close. An additional retail survey will be undertaken during the summer months of 2022 and reported on in next year's annual monitoring report to see if the trend has continued. There was one retail development permitted during this monitoring period, which was for the change of use of part of agricultural building to re-locate a guns and ammunitions sales business..
- 6.19 Welsh Government's 'Building Back Better Places (June 2020)' notes its intention to revitalise town centres within Wales. Throughout Wales, the Covid lockdowns meant that retail and commercial centres became deserted and supermarkets and convenience shops became the only few shops open. The economic consequences meant that many retailers were struggling financially which could lead to higher vacancy rates in commercial centres. Welsh Government note that the planning system must respond to this situation by ensuring that the retail and commercial centres can operate as flexibly as possible. This will begin by setting out a clear vision for each centre within LDPs, as well as establishing realistic and sensible boundaries for centres, with the identification of sites for redevelopment. This means that the role and function of established shopping areas must be reassessed and sometimes difficult decisions about the future of some of these centres will need to be made, master planning will be a particularly useful tool in this respect.
- 6.20 Welsh Government note that centres should become places where a variety of retail, employment, commercial, community, leisure, health and public sector uses come together in a hub of activity to make them viable as go-to destinations once more. Evidence suggests that traditional retailing uses will not be as prevalent and the demand for new retail space will be very low for the foreseeable future, therefore primary retail areas will need to be urgently reviewed. This must be realistic and not done in the expectation that retail occupiers will return in the numbers prior to the pandemic. Unreasonable and inflexible policies should be challenged through the development plan process, as much more creative thinking will be needed to reimagine and repurpose these areas.
- 6.21 Retail assessments in Local Development Plans should be replaced by Town Centre Assessments. They should no longer look at retail need alone but encapsulate a wider

array of use requirements, particularly in the employment, leisure and public service sectors.

## MF50

<b>Objective</b>	Supporting a Sustainable Rural Economy		
<b>Key Policies</b> Strategic Policy H: A Sustainable Rural Economy (H)	<b>Related Policies</b> Development Policy 19: New employment and training development  Development Policy 24: Retail (24)		
<b>Indicator</b>	<b>Target</b>	<b>Outcome</b>	
New employment floor space built in the Local Service Centres	Increase in new employment floor space	AMR No 1:	0
		AMR No 2:	0
		AMR No 3:	0
		AMR No 4:	
<b>Trigger Point</b> Failure to deliver			
<b>Analysis</b>			
No new employment floor space was built in Local Service Centres during 2020/2021. See MF51 for new employment floor spaces in other areas of the National Park. Permission was given for the siting of a storage container as an additional storage facility in Dolgellau but resulted in no employment floor space increase.			
<b>Action</b>	Employment land provision will be assessed and reviewed within these areas during the review of the plan.		

## MF51

<b>Objective</b>	Supporting a Sustainable Rural Economy		
<b>Key Policies</b> Strategic Policy H: A Sustainable Rural Economy (H)	<b>Related Policies</b> Development Policy 19: New employment and training development  Development Policy 9: Conversion and change of use of rural buildings  Development Policy 24: Retail (24)		
<b>Indicator</b>	<b>Target</b>	<b>Outcome</b>	
Total new employment floor space built in National Park (including conversions)	Increase in new employment floor space	AMR No 1:	2367.77 m <sup>2</sup>
		AMR No 2:	463.18m <sup>2</sup>
		AMR No 3:	834.42m <sup>2</sup>
		AMR No 4:	
<b>Trigger Point</b> Failure to deliver			
<b>Analysis</b>			
<p><b>Four</b> applications were permitted for areas of new employment and retail within the National Park during this monitoring period, some of which resulted in new employment floorspace.</p> <ul style="list-style-type: none"> <li>• Change of use of annexe to accommodate sports massage business near Tywyn</li> <li>• Siting of office building within car park in Llanelltyd</li> <li>• Siting of single-story temporary site offices and toilet block for 18 months as a base for the initial construction stages of National Grid's Snowdonia Visual Impact Provision (VIP) at the Trawsfynydd Enterprise Zone.</li> <li>• Change of use of part of agricultural building to re-locate guns and ammunition sales business near Llandecwyn</li> <li>• Retrospective application for alterations and change of use of outbuilding to food and drinks outlet and erection of 4 wooden covered pods for outdoor catering in Betws y Coed</li> </ul> <p>In terms of new employment spaces, it is estimated that once implemented these applications will result in a total of 834.42m<sup>2</sup> new employment floor space built in National Park.</p>			

<b>Action</b>	Development plan policies are being implemented effectively.
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## MF52

<b>Objective</b>	Supporting a Sustainable Rural Economy			
<b>Key Policies</b> Strategic Policy H: A Sustainable Rural Economy (H)	<b>Related Policies</b> Development Policy 19: New employment and training development  Development Policy 9: Conversion and change of use of rural buildings  Development Policy 24: Retail (24)			
<b>Indicator</b>	<b>Target</b>	<b>Outcome</b>		<b>Trigger Point</b>
Number of additional jobs created	Increase in number of additional jobs created	AMR No 1:	Increase	Failure to deliver
		AMR No 2:	Increase	
		AMR No 3:	Increase	
		AMR No 4:		
<b>Analysis</b>				
<p>There were applications permitted which resulted in increases in employment floor space within the National Park (as highlighted in MF51, although they could not be considered as significant contributors to job increases.</p> <p>Examples include;</p> <ul style="list-style-type: none"> <li>• Change of use of annexe to accommodate sports massage business near Tywyn</li> <li>• Siting of office building within car park in Llanelltyd</li> <li>• Siting of single-story temporary site offices and toilet block for 18 months as a base for the initial construction stages of National Grid's Snowdonia Visual Impact Provision (VIP) at the Trawsfynydd Enterprise Zone.</li> <li>• Change of use of part of agricultural building to re-locate guns and ammunition sales business near Llandecwyn</li> <li>• Retrospective application for alterations and change of use of outbuilding to food and drinks outlet and erection of 4 wooden covered pods for outdoor catering in Betws y Coed</li> <li>• Change of use of dwelling (Use Class Order Class C3) to serviced accommodation (Use Class Order Class C1), demolition of existing rear extension and erection of managers accommodation extension in Betws y Coed</li> <li>• Change of use from residential care home (use class C2) to holiday accommodation for large groups of people (sui generis) in Dolgellau</li> </ul> <p>The application for a retrospective application for alterations and change of use of outbuilding to food and drinks outlet and erection of 4 wooden covered pods for outdoor catering in Betws y Coed specifically notes that 2 additional jobs will be created. However on the whole (in terms of all permissions) the actual number of additional jobs created is unknown, but they will result in an increase in the additional number of jobs in the National Park</p>				
<b>Action</b>	Development plan policies are being implemented effectively.			

## MF53

<b>Objective</b>	Supporting a Sustainable Rural Economy			
<b>Key Policies</b> Strategic Policy H: A Sustainable Rural Economy (H)	<b>Related Policies</b> Development Policy 19: New employment and training development  Development Policy 9: Conversion and change of use of rural buildings			

		Development Policy 24: Retail (24)		
Indicator	Target	Outcome		Trigger Point
Amount of employment land (ha) and floor space (sq m) redeveloped to other uses	No loss of employment land/floor space unless in line with the Policy	AMR No 1:	0	Supply of employment land/premises lost not in line with Policy. 1 scheme lost for 3 consecutive years or 3 schemes lost in 1 year.
		AMR No 2:	0	
		AMR No 3:	0	
		AMR No 4:		
<b>Analysis</b>				
<p>No employment land or floor space was lost to other uses during this monitoring period. There was one conversion/change of use which was;</p> <ul style="list-style-type: none"> <li>the change of use from a mix of A1/A3 (Gift shop and Café) to A3 (Bar), replacement windows and two new external doors in Aberdyfi</li> </ul> <p>However, this does not result in the loss of employment land/floor space.</p> <p>There was also an application which was a change of use from Hotel (Class C1) to self catering tourist accommodation for large groups of people (Sui Generis) near Conwy. There was also a change of use from residential care home (use class C2) to holiday accommodation for large groups of people (sui generis) in Dolgellau. Although they are not employment lands lost, they still potentially will lead to the loss of some employment, although some other direct, or indirect, employment will result from the new uses.</p>				
<b>Action</b>	Development plan policies are being implemented effectively.			

#### MF54

Objective		Supporting a Sustainable Rural Economy		
<b>Key Policies</b> Strategic Policy H: A Sustainable Rural Economy (H)		<b>Related Policies</b> Development Policy 19: New employment and training development  Development Policy 9: Conversion and change of use of rural buildings  Development Policy 24: Retail (24)		
Indicator	Target	Outcome		Trigger Point
Employment land and premises vacancy rate		AMR No 1:	n/a	
		AMR No 2:	n/a	
		AMR No 3:	n/a	
		AMR No 4:		
<b>Analysis</b>				
<p>An update to the Employment background paper was completed during 2017 that concluded that no more employment land would need to be allocated within the National Park. This was because there were many vacant units in employment sites within the Park and numerous vacant and available sites outside the Park that could be used for employment purposes. Work has begun on a collaborative study (between Snowdonia National Park, Gwynedd Council and Anglesey Council) which will look at reviewing and assessing the employment land provision. to assist in forming the evidence base for the Eryri Local Development Plan review.</p>				
<b>Action</b>	Development plan policies are being implemented effectively.			

## MF55

<b>Objective</b>	Supporting a Sustainable Rural Economy			
<b>Key Policies</b> Strategic Policy H: A Sustainable Rural Economy (H)	<b>Related Policies</b> Development Policy 19: New employment and training development			
<b>Indicator</b>	<b>Target</b>	<b>Outcome</b>		<b>Trigger Point</b>
Monitor employment land and industrial buildings available in close proximity to the National Park boundary		AMR No 1:	n/a	
		AMR No 2:	n/a	
		AMR No 3:	n/a	
		AMR No 4:		
<b>Analysis</b>				
<p>The Employment Background Paper update undertaken in 2017 came to the conclusion that there were numerous employment and industrial sites around the National Park boundary and that many of these had high levels of vacancies. Therefore as noted it was concluded that no new employment land allocations would need to be allocated within the National Park.</p> <p>Work has begun on a collaborative study (between Snowdonia National Park, Gwynedd Council and Anglesey Council) to look at reviewing and assessing the employment land to assist in forming the evidence base for the Eryri Local Development Plan review.</p>				
<b>Action</b>	Development plan policies are being implemented effectively.			

## MF56

<b>Objective</b>	Supporting a Sustainable Rural Economy			
<b>Key Policies</b> Development Policy 27: Snowdonia Enterprise Zone (27)	<b>Related Policies</b>			
<b>Indicator</b>	<b>Target</b>	<b>Outcome</b>		<b>Trigger Point</b>
Monitor de-commissioning of Trawsfynydd Nuclear Power Station and possible alternative uses for consideration in review		AMR No 1:	n/a	
		AMR No 2:	n/a	
		AMR No 3:	n/a	
		AMR No 4:		
<b>Analysis</b>				
<p>It was announced during June 2020 that the Trawsfynydd site had been selected to lead on Magnox's reactor decommissioning project in the UK. This will see decommissioning work brought forward and secure employment in the area. It is envisaged that there will be a programme of 20 years at the site, with three main phases.</p> <p>In order to ensure that the National Park are kept up to date with the latest developments within the Trawsfynydd site, Policy officers are part of the Trawsfynydd Strategic Site Group meetings as well as the UK wide Nuleaf (nuclear legacy advisory forum) groups. An additional Nuleaf group has recently been set up with a Welsh focus and the first meeting will be held during late 2021.</p> <p>Currently there are ambitions to bring forward a programme which would involve construction for an SMR, at the Trawsfynydd site, to begin in 2027. Current ELDP policies recognise that this site could accept low carbon energy businesses and energy generation technologies, provided there are no negative effects on the landscape.</p>				
<b>Action</b>	Development plan policies are being implemented effectively.			

### MF56a

<b>Objective</b>	Supporting a Sustainable Rural Economy		
<b>Key Policies</b> Development Policy 27: Snowdonia Enterprise Zone (27)	<b>Related Policies</b>		
<b>Indicator</b>	<b>Target</b>	<b>Outcome</b>	<b>Trigger Point</b>
Types of development coming forward within Snowdonia Enterprise Zone		AMR No 1:	0
		AMR No 2:	0
		AMR No 3:	1
		AMR No 4:	
<b>Analysis</b>			
One application for development within the Snowdonia Enterprise Zone was received during the period of the AMR. This was for the construction of a temporary office at the Trawsfynydd Decommissioning Site.			
<b>Action</b>	Development plan policies are being implemented effectively.		

### MF56b

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

### MF56c

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

### MF56d

<b>Objective</b>	Supporting a Sustainable Rural Economy		
<b>Key Policies</b> Development Policy 27: Snowdonia Enterprise Zone (27)	<b>Related Policies</b>		
<b>Indicator</b>	<b>Target</b>	<b>Outcome</b>	<b>Trigger Point</b>
Developments coming forward within the Snowdonia Enterprise Zone allocation - Trawsfynydd		AMR No 1: 1	
		AMR No 2: 0	
		AMR No 3: 1	
		AMR No 4:	
<b>Analysis</b>			
One application for development within the Snowdonia Enterprise Zone was received during the period of the AMR. This was for the construction of a temporary office at the Trawsfynydd Decommissioning Site.			
<b>Action</b>	Development plan policies are being implemented effectively.		

### MF56e

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

### MF57

<b>Objective</b>	Supporting a Sustainable Rural Economy		
<b>Key Policies</b> Strategic Policy H: A Sustainable Rural Economy (H)	<b>Related Policies</b> Development Policy 9: Conversion and change of use of rural buildings (9)  Strategic Policy G: Housing (G)		
<b>Indicator</b>	<b>Target</b>	<b>Outcome</b>	<b>Trigger Point</b>
Number of applications for appropriate live-work units  Number of applications for home working	Increase in number of appropriate schemes approved	AMR No 1: 1	
		AMR No 2: 5	
		AMR No 3: 0	
		AMR No 4:	
<b>Analysis</b>			
No rural enterprise dwellings were permitted during the 2021/2022 period.			
<b>Action</b>	Development plan policies are being implemented effectively.		

## MF58

<b>Objective</b>		Supporting a Sustainable Rural Economy		
<b>Key Policies</b> Strategic Policy I: Tourism		<b>Related Policies</b> Strategic Policy H: A Sustainable Rural Economy (H)		
<b>Indicator</b>	<b>Target</b>	<b>Outcome</b>		<b>Trigger Point</b>
Number of new or improved tourism facilities	Increase in number of appropriate schemes approved	AMR No 1:	Increase	
		AMR No 2:	Increase	
		AMR No 3:	Increase	
		AMR No 4:		
<b>Analysis</b>				
<p>There were 29 applications, relative to tourism, granted permission during this annual monitoring period. These included developments such as;</p> <ul style="list-style-type: none"> <li>• Change of use of part of camping site (21 pitches) to touring caravan site to accommodate additional 11 units, re-site 3 static caravans, erection of new toilet block and additional landscaping at a site in Dyffryn Ardudwy</li> <li>• various applications regarding siting of visitor accommodation pods along with ancillary works (4 applications).</li> <li>• various applications regarding extensions, alterations and improvement works in static caravan and chalet sites, as well as touring caravan and tent sites (6 applications).</li> <li>• converting outbuildings to holiday accommodation units</li> <li>• engineering works to stabilize and landscape foundations of former ski slope and formation of area of hardstanding in Plas y Brenin.</li> </ul>				
<b>Action</b>		Development plan policies are being implemented effectively.		

## MF58a

<b>Objective</b>		Supporting a Sustainable Rural Economy		
<b>Key Policies</b> Development Policy 28: New Serviced Accommodation (28)		<b>Related Policies</b> Strategic Policy H: A Sustainable Rural Economy (H)  Strategic Policy I: Tourism  Development Policy 30: Affordable Housing (30)		
<b>Indicator</b>	<b>Target</b>	<b>Outcome</b>		<b>Trigger Point</b>
New build serviced accommodation permitted within or adjacent to the main built up areas of local service centres, service settlements and secondary settlements		AMR No 1:	0	Where proposals are on sites required for local affordable housing need and the scale and design of the development is not compatible with the setting.
		AMR No 2:	0	
		AMR No 3:	0	
		AMR No 4:		
<b>Analysis</b>				
<p>No applications for new build serviced accommodation were permitted within or adjacent to the main built up areas of local service centres, service settlements and secondary settlements within this monitoring period. However, an application has been permitted for the change of use of a dwelling (Use Class Order Class C3) to serviced accommodation (Use Class Order Class C1), demolition of existing rear extensions and erection of managers accommodation extension in Betws y Coed.</p>				

<b>Action</b>	Development plan policies are being implemented effectively.
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#### MF58b

<b>Objective</b>	Supporting a Sustainable Rural Economy			
<b>Key Policies</b> Development Policy 29: Alternative Holiday Accommodation (29)	<b>Related Policies</b> Strategic Policy H: A Sustainable Rural Economy (H)  Strategic Policy I: Tourism  Development Policy 20: Agricultural Diversification (20)			
<b>Indicator</b>	<b>Target</b>	<b>Outcome</b>		<b>Trigger Point</b>
Number of small scale developments for alternative accommodation permitted		AMR No 1:	5 applications	Where new sites are permitted which are not linked to an agricultural diversification scheme or an existing visitor attractions.
		AMR No 2:	4 applications	
		AMR No 3:	4 applications	
		AMR No 4:		
<b>Analysis</b>				
Four applications for small scale alternative accommodation developments were permitted during this monitoring period. These were;				
<ul style="list-style-type: none"> <li>• 2 pods at Llanrwst</li> <li>• 6 pods at Pentrefoelas</li> <li>• 2 pods at Dolgellau</li> <li>• 3 pods at Llanegryn</li> </ul>				
<b>Action</b>	Development plan policies are being implemented effectively.			

#### MF59

<b>Objective</b>	Supporting a Sustainable Rural Economy			
<b>Key Policies</b> Development Policy 22: Chalet and Static Caravan Sites (22)	<b>Related Policies</b> Strategic Policy H: A Sustainable Rural Economy (H)  Strategic Policy I: Tourism  Development Policy 2: Development and the Landscape			
<b>Indicator</b>	<b>Target</b>	<b>Outcome</b>		<b>Trigger Point</b>
Number of developments that improve the quality of existing Chalet and Static Caravan sites and reduce its impact on the landscape.	All developments proposal.	AMR No 1:	1 application	1 development failing to improve quality/reduce impact on landscape for 3 consecutive years or 3 developments failing in 1 year.
		AMR No 2:	2 applications	
		AMR No 3:	2 applications	
		AMR No 4:		
<b>Analysis</b>				

Two applications were permitted during this monitoring period, which could result in the improvement of existing Chalet and Static Caravan sites and reduce its impact on the landscape.

One application was for the construction of two chalets on site in lieu of unconstructed chalets approved in 1971, incorporating improved landscaping and biodiversity enhancement in Aberdyfi. The second application was for extending the occupancy period of 22 lodges for 3 months in Dyffryn Arduwy which does not have an effect on the impact of the development

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

**MF60**

<b>Objective</b>		Supporting a Sustainable Rural Economy		
<b>Key Policies</b> Development Policy 23: Touring and Camping sites (23)		<b>Related Policies</b> Strategic Policy H: A Sustainable Rural Economy (H)  Strategic Policy I: Tourism  Development Policy 2: Development and the Landscape		
<b>Indicator</b>	<b>Target</b>	<b>Outcome</b>		<b>Trigger Point</b>
Number of developments that improve the quality of existing Touring and Camping Sites and reduce its impact on the landscape.	All developments proposal	AMR No 1:	0	1 development failing to improve quality/reduce impact on landscape for 3 consecutive years or 3 developments failing in 1 year.
		AMR No 2:	0	
		AMR No 3:	4	
		AMR No 4:		
<b>Analysis</b>				
Four applications were permitted during this monitoring period that could have resulted in the improvement of existing Touring and Camping sites, and reduce their impact on the landscape.  One application was for the extension to touring caravan site to accommodate additional 11 units, re-site 3 static caravans, erection of new toilet block and additional landscaping in Dyffryn Arduwy. The second application was for the proposed demolition of existing facilities block and erection of replacement shower and toilets block and erection of two new facilities buildings, GRP electrical enclosure and creation of new motorhome service point in Beddgelert. The third application was for the change of use of land to children's play area, including installation of play equipment in Talsarnau. The fourth was for the relocation of tents in Llangower.				
<b>Action</b>		Development plan policies are being implemented effectively.		

**MF61**

<b>Objective</b>		Supporting a Sustainable Rural Economy		
<b>Key Policies</b> Development Policy 22: Chalet and Static Caravan Parks (22)  Development Policy 23: Touring and Camping sites (23)		<b>Related Policies</b> Strategic Policy H: A Sustainable Rural Economy (H)  Strategic Policy I: Tourism		
<b>Indicator</b>	<b>Target</b>	<b>Outcome</b>		<b>Trigger Point</b>
Preparation and adoption of SPG on Chalet, Static and	All developments proposal	AMR No 1:	Completed	1 development failing to improve quality/reduce impact on
		AMR No 2:	Completed	
		AMR No 3:	Completed	
		AMR No 4:		

Touring Caravans and Camping Sites.				landscape for 3 consecutive years or 3 developments failing in 1 year.
<b>Analysis</b>				
SPG 8: Visitor Accommodation was formally adopted by Authority members on the 22 <sup>nd</sup> of January 2020 and is now a material planning consideration.				
<b>Action</b>	Development plan policies are being implemented effectively.			

## MF62

<b>Objective</b>	Supporting a Sustainable Rural Economy			
<b>Key Policies</b> Development Policy 24: Retail (24)	<b>Related Policies</b>			
<b>Indicator</b>	<b>Target</b>	<b>Outcome</b>		<b>Trigger Point</b>
New retail floor space within the main built up areas of Local Service Centres, Service Settlements and Secondary Settlements.	All developments proposal	AMR No 1:	4	1 new development outside these areas for 3 consecutive years or 3 new developments outside these areas in 1 year.
		AMR No 2:	0	
		AMR No 3:	0	
		AMR No 4:		
<b>Analysis</b>				
<p>There were no applications permitted for <i>new</i> retail (inc restaurants/cafes) floor space within the main built up areas of Local Service Centres, Service Settlements and Secondary Settlements during this period. There were applications permitted which resulted in an addition to existing retail/café facilities, for example;</p> <ul style="list-style-type: none"> <li>Erection of four gazebos within an existing car park at a café in Beddgelert</li> <li>Retrospective application for alterations and the change of use of outbuilding to food and drinks outlet and erection of 4 wooden covered pods for outdoor catering in Betws y Coed</li> <li>Installation of a takeaway café hut in place of existing café in Dinas Mawddwy</li> </ul> <p>It is likely that these applications were due to the implications of the Covid pandemic, and the adaptation of business to it.</p>				
<b>Action</b>	In terms of the trigger point, development plan policies are being implemented effectively.			

## MF63

<b>Objective</b>	Supporting a Sustainable Rural Economy			
<b>Key Policies</b> Development Policy 24: Retail (24)	<b>Related Policies</b>			
<b>Indicator</b>	<b>Target</b>	<b>Outcome</b>		<b>Trigger Point</b>
Number of new retail developments intended to serve a wider settlement catchment area limited to Bala and Dolgellau.	All developments proposal	AMR No 1:	n/a	1 new development outside these areas for 3 consecutive years or 3 new developments outside these areas in 1 year.
		AMR No 2:	n/a	
		AMR No 3:	n/a	
		AMR No 4:		

<b>Analysis</b>	
There were no new retail developments intended to serve a wider settlement catchment area limited to Bala and Dolgellau during this monitoring period.	
<b>Action</b>	Development plan policies are being implemented effectively.

#### MF64

<b>Objective</b>		Supporting a Sustainable Rural Economy		
<b>Key Policies</b>		<b>Related Policies</b>		
Development Policy 24: Retail (24)				
<b>Indicator</b>	<b>Target</b>	<b>Outcome</b>		<b>Trigger Point</b>
Number of new retail developments situated within the main retail area or within 300m of the town centre.	All developments proposal	AMR No 1:	1	1 new development outside these areas for 3 consecutive years or 3 new developments outside these areas in 1 year.
		AMR No 2:	0	
		AMR No 3:	0	
		AMR No 4:		
<b>Analysis</b>				
There were no <i>new</i> retail developments permitted within the main retail area or within 300m of the town centre of a Local Service Centre during this monitoring period.				
<b>Action</b>	Development plan policies are being implemented effectively.			

#### MF65

<b>Objective</b>		Supporting a Sustainable Rural Economy		
<b>Key Policies</b>		<b>Related Policies</b>		
Development Policy 24: Retail (24)				
<b>Indicator</b>	<b>Target</b>	<b>Outcome</b>		<b>Trigger Point</b>
Vacant units in retail areas	Reduce or maintain vacancy rate	AMR No 1:	24	
		AMR No 2:	36	
		AMR No 3:	34	
		AMR No 4:		
<b>Analysis</b>				
<p>According to the 2021 summer retail survey, there were 34 vacant units recorded within the five towns studied (Dolgellau, Bala, Betws y Coed, Harlech, Aberdyfi). This is lower than the 36 vacant units observed during the 2020 survey, and higher than the 24 observed during the 2019 survey.</p> <p>The percentage of vacant units from the total of all units, per town was as following;</p> <ul style="list-style-type: none"> <li>• Aberdyfi – 4.9% (less than last year – 5.3%)</li> <li>• Bala – 5.3% (less as last year - 7.9%)</li> <li>• Betws Y Coed – 3.6% (less than last year - 9.1%)</li> <li>• Dolgellau – 16.7% (increase from 13.8% last year)</li> <li>• Harlech – 15.6% (decrease from 17.0% last year)</li> </ul> <p>The average vacancy % for the five towns within the Park was 9.2% (which is lower than last year's average percentage, which was 10.6%. This shows an decrease in the % of vacant units in all main settlements within the National Park (apart from Dolgellau which saw an increase in the percentage of vacant units ). This could possibly be due to a recovery from early on in the Covid 19 pandemic, where many businesses had to close during this period. The end of large scale lock downs, and the large scale vaccination of the public may have given added confidence to businesses during 2021/2022 compared to the previous time period of 2020/2021. An additional retail survey will be</p>				

undertaken during the summer months of 2022 and reported on in next year's annual monitoring report.

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

## MF66

<b>Objective</b>	Supporting a Sustainable Rural Economy		
<b>Key Policies</b> Development Policy 24: Retail (24)	<b>Related Policies</b>		
<b>Indicator</b>	<b>Target</b>	<b>Outcome</b>	<b>Trigger Point</b>
Percentage of non-A1 retail uses in main retail areas of Aberdyfi, Bala, Betws y Coed, Dolgellau and Harlech	Maintain rate within 10-25% of existing percentage (based on retail units)	AMR No 1: AMR No 2: AMR No 3: AMR No 4:	Over 25% of non-retail uses in main retail areas for 3 consecutive years.
<b>Analysis</b>			
<p>The retail survey undertaken during the summer in 2021 indicated the following results in terms of A1 and non-A1 units:</p> <ul style="list-style-type: none"> <li>• Aberdyfi: 46.2% of retail units in Aberdyfi were classed as being non A1 (44.4% last year)</li> <li>• Bala: 41.7% of retail units in the Bala were classed as being non A1 (40.0% last year)</li> <li>• Betws-Y-Coed: 32.1% of retail units in Betws were classed as being non A1 (35.4% last year)</li> <li>• Dolgellau: 48.4% of retail units in Dolgellau were classed as being non A1 (44.1% last year)</li> <li>• Harlech: 53.8% of retail units in Harlech were classed as being non A1 (46.2% last year)</li> </ul> <p>Harlech was the main retail area with the highest percentage of non-A1 retail units (with 53.8%). The average percentage for non-A1 units within the five retail areas was 44.4. The percentage for last year was 42.0%.</p> <p>The figures presented in this indicator two years ago form the baseline for the non-A1 units percentages for future monitoring reports (by settlement). These will be assessed in future AMR's to ensure that they remain within 10-25% of these baseline percentages. The percentages presented this year are within the baseline percentages.</p> <p>As noted at the beginning of the chapter, Welsh Government note that centres should now become places where a variety of retail, employment, commercial, community, leisure, health and public sector uses come together in a hub of activity to make them viable as go-to destinations once more. Primary retail areas and related policy will need to be considered further as part of the revision.</p>			
<b>Action</b>	Development plan policies are being implemented effectively.		

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

- 6.22 Whilst it may not be within the next LDP's timescale, the 'Future Wales 2040' document highlights the real possibility of a Small Modular Reactor (SMR) being located at Trawsfynydd. It will be important for the Authority to be involved in future discussions about the possibility of the SMR being located in Trawsfynydd and its implications for the National Park. Current ELDP policies recognise that this site could accept low carbon energy businesses and energy generation technologies, provided there are no negative effects on the landscape.
- 6.23 As a result of the Pandemic we have seen a significant increase in the number of people working from home, particularly in the office-based sectors of the economy. Even when all the restrictions are lifted, this is likely to affect where people work in the long term. LDP review will need to consider the implications of more people working from home in the long term.
- 6.24 As part of the future LDP review the Authority will need to work with neighbouring planning authorities to re-examine economic forecasts and update the Employment Land Review to ensure that the supply of land for employment is adequate and fit for the future. Employment allocations will need to be reviewed and, where change is needed, this should be to the best use of land for placemaking. This may mean sites with good public and active travel links being designated for other mixed uses. It may also mean surplus unsustainable sites are removed from development plans altogether. Work has begun on a collaborative study (between Snowdonia National Park, Gwynedd Council and Anglesey Council) to look at reviewing and assessing the employment land provision to assist in forming the evidence base for the Eryri Local Development Plan.
- 6.25 The latest annual Retail Survey that was carried out in Summer 2020 revealed an increase in the average vacancy % for the five towns. The increase is likely due to the Covid-19 pandemic and the fact that many businesses had to close during this period. The next survey will be undertaken during the summer months of 2021 and reported on in next year's annual monitoring report to see if the trend has continued. If the trend does continue its implications will need to be considered as part of the plan review.
- 6.26 Retail assessments in Local Development Plans will be replaced by Town Centre Assessments. They should no longer look at retail need alone but encapsulate a wider array of use requirements, particularly in the employment, leisure and public service sectors. This will have implications for the plan review and also towards the designation of retail areas within the five main towns of the National Park. It may be that our monitoring framework in terms of employment and retail purposes will be different due to the change in policy from Welsh Government (for example more focus on reducing vacant units and less focus on A1/Non A1 uses breakdowns).
- 6.27 The document 'Building Better Places - the Planning System Delivering Resilient and Brighter Futures' highlights the need for Town Centres to become places where a variety of retail, employment, commercial, community, leisure, health and public sector uses come together in a hub of activity to make them viable as go-to destinations once more. Flexible, local co-working spaces could also be a crucial new element to increase space to work
- 6.28 The uncertain future of the agricultural sector following Brexit and changes to the payment regime and their impact on communities within the National Park will need to be kept under review. These are likely to lead to pressure to diversify and pressure to be more productive on improved land. It is felt that the LDP's current policies facilitate agricultural diversification schemes. Diversification methods that are likely to come

forward in Eryri in the future are: alternative tourism accommodation, conversion of buildings to alternative uses, more local food production, (possibly food processing units, farm shops, abattoir), chicken sheds, dairy sheds / parlours, renewable energy, wind, water, solar. These methods are currently assessed in accordance with adopted policies.

- 6.29 Further work is needed to investigate the effects of campervans on the Park and how the associated problems can be tackled. The Authority will need to consider if a change of policy can address the issue positively whilst not harming the Special Qualities of the National Park.

## 7 PROMOTING ACCESSIBILITY AND INCLUSION

This section delivers a response to the following objectives:

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

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

### Accessibility

7.1 No new footpaths granted permission during this monitoring period.

### Telecommunications

7.2 Nine applications were approved for new, replacement and upgrading of telecommunication equipment at new and existing sites. The policy condition giving a ten-year temporary consent was removed following the review of the ELDP, with each case to be assessed on its own merits. A Supplementary Planning Guidance has been prepared and was adopted during Autumn 2021. Further details on this SPG can be found at the end of this chapter.

### Visitor Traffic and Car Parking

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

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

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

7.6 Visitor numbers and travel patterns are negatively impacting on daily lives of communities, whilst failing to capture the potential economic benefit for the local

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

- 7.7 The proposals present a long-term aim for sustainable traffic management. Stakeholders have formed a delivery group, with Transport for Wales playing a prominent role, due to the links with the North Wales Metro. The North Wales Metro Programme seeks to transform rail, bus and active travel services across North Wales to make it easier and faster to travel across North Wales and build better connections with the Northwest of England.
- 7.8 The current ELDP policy on parking, Development Policy 25, supports new visitor car parks if they are an integral part of a proposed traffic management plan. This gives flexibility to be able to accept schemes such as the Yr Wyddfa / Ogwen transport plan under the policy. Consideration can be given as to whether a specific direction for the plan and parking / traffic situation is required in the next LDP
- 7.9 Transport for Wales have produced an Active Travel Plan for Snowdonia; which will be used alongside those produced by Gwynedd and Conwy Councils.
- 7.10 The Welsh Government have established a commission which will undertake a year-long review to develop recommendations for road, rail, bus and active travel across the whole of north Wales. The review will be led by Lord Burns.

**MF67**

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

**MF68**

<b>Objective</b>	Promoting Accessibility and Inclusion			
<b>Key Policies</b> Strategic Policy L: Accessibility and Transport (L)	<b>Related Policies</b>			
<b>Indicator</b>	<b>Target</b>	<b>Outcome</b>		<b>Trigger Point</b>
Number of developments with access to public transport	Increase in number	AMR No 1:		Failure to deliver
		AMR No 2:		
		AMR No 3:		
		AMR No 4:		
<b>Analysis</b>				
13 out of 19 (68.4%) new developments were located within 0.5km of a bus stop, while 17 out of 19 (89.5%) were located within 1.5km of a bus stop. 5 out of 19 (26.3%) were also located within 1.5km of a Rail Station. As in previous years, the majority of new developments have some access to public transport.				
<b>Action</b>	Development plan policies are being implemented effectively			

**MF69**

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

## MF70

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

## MF71

<b>Objective</b>	Promoting Accessibility and Inclusion			
<b>Key Policies</b> Development Policy 25: Visitor Car Parking (25)	<b>Related Policies</b>			
<b>Indicator</b>	<b>Target</b>	<b>Outcome</b>		<b>Trigger Point</b>
New visitor car parks outside Local Service Centres	Provision of new visitor car park as an integral part of a planned traffic management scheme or an integral part of a new or extended visitor attraction that gives precedence to sustainable transport	AMR No 1:	0	Failure to deliver
		AMR No 2:	0	
		AMR No 3:		
		AMR No 4:		
<b>Analysis</b>				
<p>There were three applications related to car parks (outside of local service centres) permitted during this monitoring period. These were for the;</p> <ul style="list-style-type: none"> <li>• Change of use of playing fields in Dyffryn Ardudwy to a car park</li> <li>• Change of use of land for use as 23 space car park and outdoor seating area, in association with a pub in Tal-y-Bont</li> <li>• Change of use of land to a parking area (for four vehicles) in Dolwyddelan</li> </ul> <p>'Martin Higgitt Associates' were commissioned by the Yr Wyddfa Partnership to undertake a review of transport and parking issues affecting Yr Wyddfa and Ogwen. The aim of the review is to develop</p>				

a strategy for managing access and parking around Yr Wyddfa and the Ogwen Valley in a way that supports the Partnership's long-term vision for Yr Wyddfa , as well as the National Park's broader purposes and duty of protecting the landscape, promoting the understanding and enjoyment of the area, and supporting the economic and social wellbeing of local communities. The outcome of the review will need to be taken into consideration in any future review of the LDP.

<b>Action</b>	Development plan policies are being implemented effectively
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## MF72

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

## MF73

<b>Objective</b>	Promoting Accessibility and Inclusion			
<b>Key Policies</b> Development Policy 26: Telecommunications (26)	<b>Related Policies</b>			
<b>Indicator</b>	<b>Target</b>	<b>Outcome</b>		<b>Trigger Point</b>
Monitor the number of telecommunication developments that do not harm the visual appearance and character of the area	All development proposals	AMR No 1:	5	Failure to deliver
		AMR No 2:	2	
		AMR No 3:	9	
		AMR No 4:		
<b>Analysis</b>				
Nine applications were approved (permitted or prior approval) for either new, replacement or the upgrading of telecommunication equipment at new and existing sites. These were for;				
<ul style="list-style-type: none"> <li>• Prior notification under Part 24 of The Town &amp; Country Planning (General Permitted Development) Order 1995 as amended to install 15m high telecommunications mast, ancillary structures, compound and new access track in Llanfihangel y Pennant (open countryside)</li> <li>• Installation of 20m high telecommunications mast together with equipment compound and associated ancillary works near Talybont</li> <li>• Replacement of telecommunications antenna and ground-based apparatus at a site in Betws y Coed</li> <li>• Telecommunication development for the installation of 3 no. antennas together with the installation of 2 no. 300mm transmission dishes and 3 no. equipment cabinets at ground level and ancillary development thereto, at Llanbedr Airfield</li> <li>• Installation of 3 no. antennas and supporting steelwork, installation of 2 no. dishes, relocation of 1 no. dish and associated apparatus and ancillary works close to Barmouth</li> </ul>				

- Installation of 3 no. antennas and 1 no. dish on existing mast and associated apparatus and ancillary works near Dolgellau
- Ground-based equipment compound (in association with previously approved communication tower - 17.5m to top) to include access track, stone faced building, generator and dish with ancillary apparatus in Rhyd Ddu
- The installation of a 20m lattice mast, together with equipment cabins, a permanent generator and a 1.2m satellite dish and ancillary development thereto within a secure fenced compound (re-siting of mast permitted under reference NP5/55/155 dated 25.05.18) near Rhosygwaliau
- Installation of 12.5m high telecommunications mast together with associated equipment and compound near Llanydawddwy

A Supplementary Planning Guidance for Telecommunication developments was adopted during the Autumn of 2021.

This SPG seeks to provide detailed guidance about the manner in which the Planning Authority will deal with telecommunication and mast development and will provide support for case officers. The SPG will also provide guidance to assist developers submitting planning and prior approval applications.

**Action**

Development plan policies are being implemented effectively

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

7.11 A new SPG regarding telecommunications developments was adopted during this annual monitoring report period. This SPG seeks to provide detailed guidance about the manner in which the Planning Authority will deal with telecommunication and mast development and will provide support for case officers. The SPG also provides guidance to assist developers submitting planning and prior approval applications. The SPG was also completed in order to provide an answer to the increasing demand and applications for Telecommunications developments that the National Park has seen in recent years, mainly this monitoring period (and is likely to remain high for the next monitoring period). This is due to a campaign to improve the connectivity in rural areas within the UK which comes under the Shared Rural Network scheme. Throughout the UK (on behalf of EE, O2, Three and Vodafone) the project aims to provide coverage to an additional 280,000 premises and for an additional 16,000km of road. It is also aimed to improve geographic coverage within UK National Parks, from the current levels of 41%, to 74%. This ultimately results in applications being brought forward and submitted within Snowdonia National Park and the SPG will help provide guidance to ensure that the developments are in the best locations possible and to avoid any adverse effects on the landscape, whilst also securing economic and social need. This may also provide some implications for the plan review, and the review of the telecommunications policy, however the protection and emphasis on the environment will always remain the priority.

7.12 Consideration will need to be given in future LDP review to any land use implications resulting from the findings and implementation of parking and traffic solutions derived from the Higgitt Report, and the actions taken by the Delivery Group. The role of Active Travel should also be given prominence in the review, with consideration given to Active Travel Plans.

## APPENDIX 1 Sustainability Appraisal Monitoring Framework

This year's report contains 2018/2019, 2019/2020 and 2021/22 data for comparative purposes

	SA Objective	Monitoring Indica	Data Source	Analysis
1	Manage the effects of climate change through mitigation and adaptation	Ratio of renewable energy (solar, domestic wind and hydro) project planning permissions granted against planning applications per year.	SNPA	<p><b>2018/2019</b> Of all the planning permissions granted during this period, 4% have been for Hydro. 1% for Solar, 1% for other renewable energy schemes. Through planning policies in the LDP, the Authority supports small-scale domestic renewable energy applications. Of the 29 applications received for renewable energy schemes the Authority granted permission for 26.</p> <p><b>2019/2020</b> Of all the planning permissions granted during this period, 0% have been for Hydro. 0% for Solar, 0% for other renewable energy schemes. Through planning policies in the LDP, the Authority supports small-scale domestic renewable energy applications. The Authority granted all 3 applications received for 'other' renewable energy schemes. These included an air-source heat pump, and two biomass boilers.</p> <p><b>2020/21</b> Of all the planning permissions granted during this period, 0% have been for Hydro. 0% for Solar, 1% for other renewable energy schemes. Through planning policies in the LDP, the Authority supports small-scale domestic renewable energy applications. The Authority granted all 3 applications received for 'other' renewable energy schemes. These included an air-source heat pump,a biomass boiler and a conversion to accommodate a biomass boiler.</p> <p><b>2021/22</b> Of all the planning permissions granted during this period, 0% have been for Hydro. 0% for Solar, 1% for other renewable energy schemes. Through planning policies in the LDP, the Authority supports small-scale domestic renewable energy applications. The Authority granted all 4 applications received for 'other' renewable energy schemes.These included three air-source heat pumps,and one biomass boiler.</p>
2	Ensure that the location and design of new development is acceptable in terms of the potential	Number of planning permissions contrary to NRW advice on flooding.	NRW	<p><b>2018/2019</b> During this monitoring period, No planning applications were permitted contrary to NRW advice on flooding.</p> <p><b>2019/2020</b> During this monitoring period, no planning applications were permitted contrary to NRW advice on flooding.</p> <p><b>2020/2021</b> During this monitoring period, no planning applications were permitted contrary to NRW advice on flooding</p> <p><b>2021/2022</b> During this monitoring period, no planning applications were permitted contrary to NRW advice on flooding.</p>

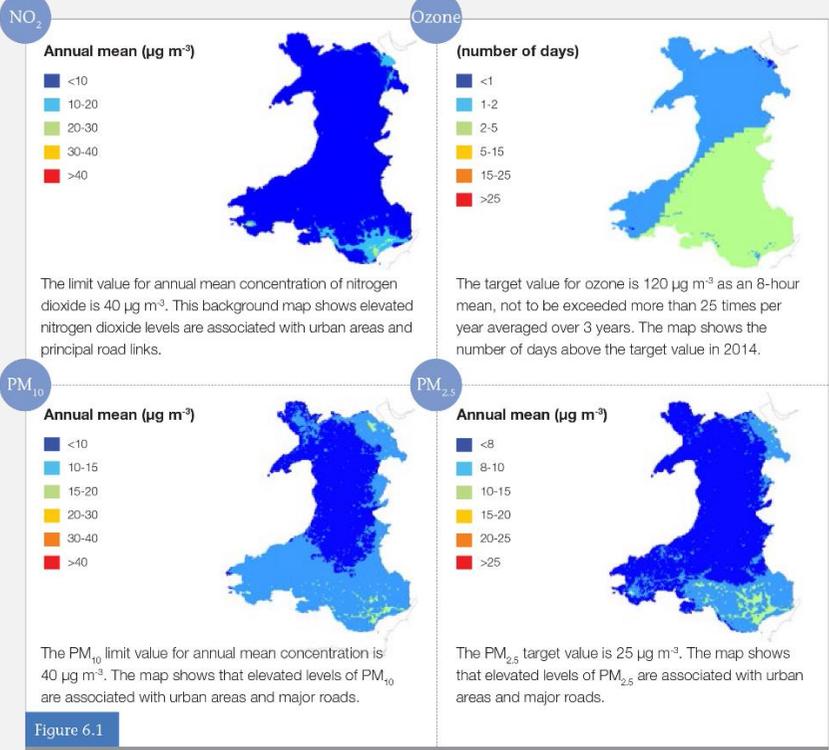
	consequences of flooding	Number of new developments incorporating SuDS as a ratio of total planning permissions granted.	SNPA	<p><b>2018/2019</b> From 7th January 2019, all new developments of more than one dwelling house or where the construction area is 100m<sup>2</sup> or more, will require Sustainable Drainage Systems (SuDS) for surface water. SuDS on new developments must be designed and built in accordance with the Statutory SuDS Standards published by the Welsh Ministers and SuDS Schemes must be approved by the local authority acting in its SAB role, before construction work begins. The application permitted for the demolition of the former Aberdyfi primary school and construction of 11 dwellings with new access road and parking submitted a drainage strategy that complies with the relevant legislation of TAN 15, SuDS hierarchy and Approved Document H of the Building Regulations 2010.</p> <p><b>2019/2020</b> From 7<sup>th</sup> January 2019, all new developments of more than one dwelling house or where the construction area is 100m<sup>2</sup> or more, will require Sustainable Drainage Systems (SuDS) for surface water. SuDS on new developments must be designed and built in accordance with the Statutory SuDS Standards published by the Welsh Ministers and SuDS Schemes must be approved by the local authority acting in its SAB role, before construction work begins.</p> <p><b>2020/2021</b> From 7<sup>th</sup> January 2019, all new developments of more than one dwelling house or where the construction area is 100m<sup>2</sup> or more, will require Sustainable Drainage Systems (SuDS) for surface water. SuDS on new developments must be designed and built in accordance with the Statutory SuDS Standards published by the Welsh Ministers and SuDS Schemes must be approved by the local authority acting in its SAB role, before construction work begins.</p> <p><b>2021/2022</b> From 7<sup>th</sup> January 2019, all new developments of more than one dwelling house or where the construction area is 100m<sup>2</sup> or more, will require Sustainable Drainage Systems (SuDS) for surface water. SuDS on new developments must be designed and built in accordance with the Statutory SuDS Standards published by the Welsh Ministers and SuDS Schemes must be approved by the local authority acting in its SAB role, before construction work begins.</p>
3	Promote the use of sustainable locally sourced material including energy	Number and type of renewable energy schemes with planning permission per annum.	SNPA	<p><b>2018/2019</b> Of the 29 applications received for renewable energy schemes between 2018 and 2019, the Authority granted permission for 26. Through planning policies in the LDP, the Authority supports small-scale domestic renewable energy applications.</p> <p><b>2019/2020</b> Of the 9 applications received for renewable energy schemes between 2019 and 2020, the Authority granted permission for 9. 3 applications were for new renewable energy schemes whilst 6 applications were for alterations to existing schemes. Through</p>

				<p>planning policies in the LDP, the Authority supports small-scale domestic renewable energy applications.</p> <p><b>2020/2021</b> Of the 5 applications recieved for renewable energy schemes between 2020 and 2021, the authority granted permission for 4. One application for a 600kw Hydro Electric Scheme was withdrawn. Those granted permission included a solar panel array, biomass boiler and an air source heat pump. Through planning policies in the LDP, the Authority supports small-scale domestic renewable energy applications.</p> <p><b>2021/2022</b> Of the 5 applications recieved for renewable energy schemes between 2021 and 2022, the authority granted permission for 5. Those granted permission included a biomass boiler, two air source heat pumps and a re-routing of a penstock on a hydro-electric scheme. Through planning policies in the LDP, the Authority supports small-scale domestic renewable energy applications.</p>
		Number of developments granted planning permission achieving green design awards, as a percentage of the total number of planning applications granted each year.	SNPA	<p><b>2018/2019</b> This is not an indicator that can be monitored easily by the Authority. The Authority will report on any green design awards it becomes aware of.</p> <p><b>2019/2020</b> This is not an indicator that can be monitored easily by the Authority. The Authority will report on any green design awards it becomes aware of.</p> <p><b>2020/2021</b> This is not an indicator that can be monitored easily by the Authority. The Authority will report on any green design awards it becomes aware of.</p> <p><b>2021/2022</b> No new information.</p>
4	Promote the use of sustainable transport modes and reduce the impact of cars, road freight and infrastructure	Distance of new developments from a public transport service.	SNPA	<p><b>2018/2019</b> 53 out of 111 new developments were located within 0.5km of a bus stop, while 93 out of 111 were located within 1.5km of a bus stop. 29 out of 111 were also located within 1.5km of a Rail Station.</p> <p><b>2019/2020</b> 69 out of 107 new developments were located within 0.5km of a bus stop, while 93 out of 107 were located within 1.5km of a bus stop. 39 out of 107 were also located within 1.5km of a Rail Station.</p> <p><b>2020/2021</b> 60 out of 99 new developments were located within 0.5km of a bus stop, while 87 of 99 were located within 1.5km of a bus stop.39 out of 99 were also located within 1.5km of a train station.</p> <p><b>2021/2022</b> 30 out of 64 new developments were located within 0.5km of a bus stop, while 52 of 64 were located within 1.5km of a bus stop. 19 out of 64 were also located within 1.5km of a train station.</p> <p><b>2018/2019</b> No change</p>

		Journey to work by mode	Census	<p><b>2019/2020</b> This information is not yet available for the National Park from the 2011 census. This data would need to be commissioned in order to fit the Park boundaries which is something the Authority might have to consider.</p> <p><b>2020/2021</b> No new information</p> <p><b>2021/2022</b> No new information</p>
		Average distance travelled to work	Census	<p><b>2018/2019</b> No change</p> <p><b>2019/2020</b> This information is not yet available for the National Park from the 2011 census. This data would need to be commissioned in order to fit the Park boundaries which is something the Authority might have to consider.</p> <p><b>2020/2021</b> No new information</p> <p><b>2021/2022</b> No new information</p>
		Number of bus services running in the National Park	SNPA, Gwynedd, Conwy	<p><b>2018/2019</b> According to the Gwynedd and Conwy Council bus timetables, there are currently 32 bus services running through the National Park (duplication has been avoided so that the same journeys running through Gwynedd and Conwy have only been counted once). There are four bus services from the figure noted which are run by 'Snowdon Sherpa', which are only available during the Summer. There are also two train services which serve some towns and areas within the Park, which are the Cambrian Coast and the Conwy Valley railway lines.</p> <p><b>2019/2020</b> No change</p> <p><b>2020/2021</b> No change</p> <p><b>2021/2022</b> No change</p>
5	Protect and enhance landscape character and quality	Quantity of Outstanding and High value landscape as defined under LANDMAP's five aspects: cultural, geological, landscape habitat and visual and sensory.	SNPA CCW	<p><b>2018/2019</b> The results for the areas defined under LANDMAP are as follows;</p> <ul style="list-style-type: none"> <li>• Visual and Sensory - 54.8% (63 out of 115 areas) of visual areas within the National Park were classed as High or Outstanding</li> <li>• Cultural - 96.0% (48 out of 50 areas) of cultural areas within the National Park were classed as High or Outstanding</li> <li>• Geological - 93.9% (107 out of 114 areas) of geological areas within the National Park were classed as High or Outstanding</li> <li>• Historical - 89.3% (134 out of 150 areas) of historical areas within the National Park were classed as High or Outstanding</li> <li>• Landscape Habitats- 38.9% (145 out of 373 areas) of landscape areas within the National Park were classed as High or Outstanding</li> </ul> <p><b>2019/2020</b> No change</p> <p><b>2020/2021</b> No change</p> <p><b>2021/2022</b> No change</p>
		Number of planning applications granted permission in areas	LANDMAP	<p><b>2018/2019</b> The number of new planning applications for the areas defined under LANDMAP are as follows;</p> <ul style="list-style-type: none"> <li>• Visual and Sensory - 62 in High and 6 in Outstanding areas</li> </ul>

		of outstanding and high value as defined by LANDMAP.		<ul style="list-style-type: none"> <li>• Cultural - 46 in High and 63 in Outstanding areas</li> <li>• Geological - 13 in High and 91 in Outstanding areas</li> <li>• Historical - 54 in High and 49 in Outstanding areas</li> <li>• Landscape Habitats - 27 in High and 26 in Outstanding areas</li> </ul> <p><b><u>2019/2020</u></b> The number of new planning applications for the areas defined under LANDMAP are as follows;</p> <ul style="list-style-type: none"> <li>• Visual and Sensory - 44 in High and 6 in Outstanding areas</li> <li>• Cultural - 44 in High and 50 in Outstanding areas</li> <li>• Geological - 6 in High and 107 in Outstanding areas</li> <li>• Historical - 31 in High and 51 in Outstanding areas</li> <li>• Landscape Habitats - 10 in High and 27 in Outstanding areas</li> </ul> <p><b><u>2020/2021</u></b> The number of new planning applications for the areas defined under LANDMAP are as follows;</p> <ul style="list-style-type: none"> <li>• Visual and Sensory - 44 in High and 0 in Outstanding areas</li> <li>• Cultural - 30 in High and 51 in Outstanding areas</li> <li>• Geological – 15 in High and 67 in Outstanding areas</li> <li>• Historical - 34 in High and 51 in Outstanding areas</li> <li>• Landscape Habitats - 11 in High and 16 in Outstanding areas</li> </ul> <p><b><u>2021/2022</u></b> The number of new planning applications for the areas defined under LANDMAP are as follows;</p> <ul style="list-style-type: none"> <li>• Visual and Sensory - 151 in High and 16 in Outstanding areas</li> <li>• Cultural - 117 in High and 157 in Outstanding areas</li> <li>• Geological – 35 in High and 244 in Outstanding areas</li> </ul>
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				<ul style="list-style-type: none"> <li>• Historical - 115 in High and 118 in Outstanding areas</li> <li>• Landscape Habitats - 28 in High and 33 in Outstanding areas</li> </ul>
		Extent of tranquil areas in the National Park	SNPA	<b>2018/2019</b> No change. However, the Authority is currently working on re-evaluating and re-mapping the tranquil areas of the National Park.
				<b>2019/2020</b> No change. However, the Authority is currently working on re-evaluating and re-mapping the tranquil areas of the National Park.
				<b>2020/2021</b> No change
				<b>2021/2022</b> No change
6			Gwynedd and Conwy Councils	<b>2018/2019</b> No new information.

	Protect and enhance air quality	Air pollutant levels in the National Park – based upon Air Quality Review and Assessments for Gwynedd and Conwy.		<p><b>2019/2020</b> Due to its geographical location on the periphery of north-west Europe and the south-westerly prevailing winds that are experienced for most of the year, the air quality in Snowdonia is generally very good. Occasionally, however, in stable weather conditions with high pressure over the UK, eastern winds can bring pollutants from more industrialized areas, and the levels of some pollutants can go up as a result.</p>  <p><b>NO<sub>2</sub></b> Annual mean (<math>\mu\text{g m}^{-3}</math>)</p> <ul style="list-style-type: none"> <li>&lt;10</li> <li>10-20</li> <li>20-30</li> <li>30-40</li> <li>&gt;40</li> </ul> <p>The limit value for annual mean concentration of nitrogen dioxide is <math>40 \mu\text{g m}^{-3}</math>. This background map shows elevated nitrogen dioxide levels are associated with urban areas and principal road links.</p> <p><b>Ozone</b> (number of days)</p> <ul style="list-style-type: none"> <li>&lt;1</li> <li>1-2</li> <li>2-5</li> <li>5-15</li> <li>15-25</li> <li>&gt;25</li> </ul> <p>The target value for ozone is <math>120 \mu\text{g m}^{-3}</math> as an 8-hour mean, not to be exceeded more than 25 times per year averaged over 3 years. The map shows the number of days above the target value in 2014.</p> <p><b>PM<sub>10</sub></b> Annual mean (<math>\mu\text{g m}^{-3}</math>)</p> <ul style="list-style-type: none"> <li>&lt;10</li> <li>10-15</li> <li>15-20</li> <li>20-30</li> <li>30-40</li> <li>&gt;40</li> </ul> <p>The PM<sub>10</sub> limit value for annual mean concentration is <math>40 \mu\text{g m}^{-3}</math>. The map shows that elevated levels of PM<sub>10</sub> are associated with urban areas and major roads.</p> <p><b>PM<sub>2.5</sub></b> Annual mean (<math>\mu\text{g m}^{-3}</math>)</p> <ul style="list-style-type: none"> <li>&lt;8</li> <li>8-10</li> <li>10-15</li> <li>15-20</li> <li>20-25</li> <li>&gt;25</li> </ul> <p>The PM<sub>2.5</sub> target value is <math>25 \mu\text{g m}^{-3}</math>. The map shows that elevated levels of PM<sub>2.5</sub> are associated with urban areas and major roads.</p> <p><b>Figure 6.1</b> Maps Showing Background Concentrations of Nitrogen Dioxide, Ozone, PM<sub>10</sub> and PM<sub>2.5</sub>.</p> <p><b>2020/2021</b> No new information</p> <p><b>2021/2022</b> No new information.</p>
7	Conserve the quality of soils through reducing contamination	Number of planning applications which include site remediation and the	SNPA	<p><b>2018/2019</b> No change.</p> <p><b>2019/2020</b> While this is not monitored by the Authority, there are very few contaminated sites within the National Park. If a site that required remediation came forward as an application, it would be flagged up. No applications requiring remediation have been granted planning permission during the period of this AMR.</p>

	and protecting soil function	area of land remediated.		<p><b>2020/2021</b> No new information.</p> <p><b>2021/2022</b> No new information.</p>
		Percentage of new developments granted planning permission on previously developed land.		<p><b>2018/2019</b> The number of new housing units granted permission on previously developed land during the period of this AMR is 24/40 that is 60%.</p> <p><b>2019/2020</b> The number of new housing units granted permission on previously developed land during the period of this AMR is 5/14 that is 36%.</p> <p><b>2020/2021</b> The number of new housing units granted permission on previously developed land during the period of this AMR is 16/34 that is 47%.</p> <p><b>2021/2022</b> The number of new housing units granted permission on previously developed land during the period of this AMR is 9/9 that is 100%.</p>
8	Safeguard National Park geology and geomorphology	The condition of RIGS in the National Park.		<p><b>2018/2019</b> No change.</p> <p><b>2019/2020</b> RIGS were designated as Regionally Important Geological/Geomorphological Sites in the UK Nature Conservancy “Earth Science Conservation in Great Britain: A Strategy” (1990), being of a standard worthy of recognition and protection as non-statutory sites, to complement the SSSIs and NNRs under statutory protection. RIGS sites in Wales are now known as Regional Geodiversity Sites.</p> <p>Natural Resources Wales have contributed to the all Wales audit of RIGS through financial and technical support. The audit which began in 2003, is the first comprehensive national assessment of second-tier sites in Wales. It was undertaken largely by the local RIGS groups and NRW Earth Scientists with the majority of the funding coming from the Aggregates Levy Sustainability Fund, but with a financial contribution by NRW to the project in North Wales. The audit led to the standardisation of the site documentation, digitisation of site boundaries to a common format and ensured that the landowners and planning authorities were informed of the RIGS.</p> <p>A major input from NRW was the development of the GIS database for the project where all of the 600 or so sites registered so far were digitised by NRW. NRW currently hosts these GIS data.</p> <p>There are currently 47 RIGS in the National Park.</p> <p><b>2020/2021</b> No change.</p> <p><b>2021/2022</b> No change.</p>
9a	Protect and enhance biodiversity	Condition of Designated sites including SPAs, SACs, Ramsar, SSSI, NNR, LNR.	SNPA NRW	<p><b>2018/2019</b></p> <p>Information received from Natural Resources Wales indicate the following.</p> <p><b>SAC</b></p> <ul style="list-style-type: none"> <li>No sites / units are under appropriate conservation management in the National Park for 2018-2019</li> <li>572 units (100%) are defined as needing action</li> <li>No sites / units need more research to base decisions</li> </ul>

				<p><b>SPA</b></p> <ul style="list-style-type: none"> <li>No sites / units are under appropriate conservation management</li> <li>162 units (100.0%) are defined as needing action</li> <li>No sites / units need more research to base decisions</li> </ul> <p><b>SSSI</b></p> <ul style="list-style-type: none"> <li>143 units (17%) are under appropriate conservation management</li> <li>693 units (82.60%) are defined as needing action</li> <li>3 units (0.4%) need more research to base decisions</li> </ul> <p><b>RAMSAR</b></p> <ul style="list-style-type: none"> <li>2 units (100%) are defined as needing action</li> </ul> <p><b>2019/2020</b> This information was not received by NRW for this monitoring period.</p> <p><b>2020/2021</b> This information was not received by NRW for this monitoring period.</p> <p><b>2021/2022</b> This information was not received by NRW for this monitoring period.</p>
9b	Protect and enhance biodiversity	Condition and status of LBAP species and habitats.		<p><b>2018/2019</b> 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.</p> <p><b>2019/2020</b> No new information.</p> <p><b>2020/2021</b> No new information.</p> <p><b>2021/2022</b> No new information.</p>
9c	Protect and enhance biodiversity	Number of planning permissions affecting LBAP species and habitats		<p><b>2018/2019</b> No new information, however the development of the new ERAMMP monitoring program will provide a future mechanism to measure and monitor against its baseline.</p> <p><b>2019/2020</b> No new information.</p> <p><b>2020/2021</b> No New information.</p> <p><b>2021/2022</b> No New information.</p>
9d	Protect and enhance biodiversity	Number of planning applications resulting in the loss of hedgerows and field boundaries (where this occurs the length of loss of details about species should be collated).		<p><b>2018/2019</b></p> <p><b>Hedge planting schemes</b> – 39 schemes resulted in 11,308 metres of 79,156 hedgerows being planted. There has been an increase in the number of hedge planting schemes due to the increase in the source of funding for this work, such as Sustainable Management Scheme (SMS) Eden Grants, Young Farmers SMS, Woodland Park Scheme, National Grid Maentwrog West Landscape Enhancement Initiative (LEI), National Grid Maentwrog East LEI, and National Grid Traditional Boundaries LEI.</p> <p><b>Planted woodlands</b> – 2.81ha of 4,496 woodland re-planted after 16 schemes.</p>
10a			SNPA	<b>2018/2019</b> No change

	Value and protect and enhance the historic environment including built heritage, archaeology and historic landscape	Condition of Conservation Areas and the extent to which new development is consistent with the Conservation Area Management Plans.	Cadw Gwynedd Archaeological	<p><b>2019/2020</b> There is only one management plan in place within the National Park currently. Developments within the Dolgellau Conservation areas are consistent with the Management Plans for the area. Work has also been carried out by Gwynedd Archaeological Trust on the remaining Conservation Areas and progress will be reported in next year's monitoring framework.</p> <p><b>2020/2021</b> No new information</p> <p><b>2021/2022</b> As the Conservation Area assessments and management plans have not yet been completed, it is difficult to determine if conservation areas have been improved by development proposals. Preserving and enhancing conservation areas has been considered as part of the decision-making process.</p>																		
10b	Value and protect and enhance the historic environment including built heritage, archaeology and historic landscape	Condition of Scheduled Ancient Monuments.	CADW	<p><b>2018/2019 Data provided by Cadw during June 2019 shows the following:</b> 279 of the 377 Scheduled Monuments in the Park have been visited during the current (5th) round of visits, which started on 01/04/2011</p> <table border="1" data-bbox="1211 643 2040 759"> <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> <p>Monuments at Risk levels (MaR):</p> <table border="1" data-bbox="1151 826 2114 930"> <tbody> <tr> <td>Low</td> <td>129</td> </tr> <tr> <td>Medium</td> <td>119</td> </tr> <tr> <td>High</td> <td>31 (2x High Immediate, 29x High)</td> </tr> </tbody> </table> <p>MaR levels:</p> <ul style="list-style-type: none"> <li>• <i>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.</i></li> <li>• <i>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</i></li> <li>• <i>Medium: Active identifiable threat or threats, which are endangering the long-term preservation of the monument, require implementation of a long-term management plan.</i></li> <li>• <i>Low: The monument and any threat are being managed effectively.</i></li> </ul> <p>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</p>	Condition	Number of sites	%	Improved	15	5	Stable	181	65	Worsened	83	30	Low	129	Medium	119	High	31 (2x High Immediate, 29x High)
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10c	Value and protect and enhance the historic environment including built heritage,	Number of Listed Buildings at risk	SNPA	<p><b>2018/2019</b></p> <p>Data regarding the condition of Listed Buildings in the National Park is collected regularly.</p> <ul style="list-style-type: none"> <li>• Total number of buildings at risk (Category 1 - Extreme Risk) = <b>51</b></li> <li>• Total number of buildings at risk (Category 2 - Grave Risk) = <b>52</b></li> <li>• Total number of buildings at risk (Category 3 - At Risk) = <b>200</b></li> <li>• Total number of buildings at risk (Category 4 - To be watched) = <b>321</b></li> </ul>																		

	archaeology and historic landscape			<p><b>2019/2020</b> Due to the lack of resources and COVID-19 circumstances, there is no update for the number of listed buildings at risk for this monitoring period.</p>
				<p><b>2020/2021</b> Due to the lack of resources and COVID-19 circumstances, there is no update for the number of listed buildings at risk for this monitoring period.</p>
				<p><b>2021/2022</b> No new information..</p>
12	Conserve, promote and enhance Snowdonia's cultural heritage and the Welsh language	Percentage of Welsh speakers in the National Park and their distribution	SNPA and Census	<p><b>2018/2019</b> Census information, so no annual update available.</p> <p><b>2019/2020</b> Census information, so no annual update available. However, the information displayed below is taken from the 2011 Census;</p> <ul style="list-style-type: none"> <li>• 58.6% of people within Snowdonia National Park could speak Welsh, higher than the national average of 19%</li> <li>• 49.7% of people could read, write and speak Welsh within the National Park, higher than the national average of 14.6%</li> </ul> <p>In terms of distribution, the lowest percentage of Welsh speakers are on in the western coastal areas of Barmouth, Tywyn and Aberdyfi. 54.6% of people living in Llangelynnin did not have any Welsh language skills at all.</p> <p>The areas with the highest percentages of Welsh speakers included Llanuwchllyn and Y Bala 78.6% of people living in Llanuwchllyn could speak Welsh.</p> <p>According to the 2001 Census, the percentage of Welsh speakers in the National Park was 62.1%. This means there has been a 3.5% decrease in the number of Welsh speakers in the area since 2001. Also during the previous census, 54.5% of the Park's population could speak, read and write in Welsh. This had decreased 4.8% by the 2011 Census.</p> <p>Policies within the Local Development Plan take in to account the needs and interests of the Welsh Language. The LDP supports development which maintains or enhances the Welsh Language. Any development which causing significant harm to the Welsh Language will be refused. Developments which may have a significant impact are required to submit community linguistic statements, or assessments to enable the Authority to make an informed decision on their impacts. The authority encourages the use of Welsh or bilingual signage on new and existing developments.</p>
				<p><b>2020/2021</b> No new information.</p>

				<p><b>2021/2022</b> No new information, update will be provided for the next monitoring period where 2020 Census data will be available.</p>
13a	To safeguard the quality and quantity of water resources	Percentage of Snowdonia's rivers that are classified as Very Good, good, or Fairly Good chemical and biological quality	NRW	<p><b>2018/2019</b> According to data received from Natural Resources Wales based on the 2015 dataset, there were 90 rivers assessed in the National Park. The information below details the assessments made on those rivers;</p> <p>Chemical:</p> <ul style="list-style-type: none"> <li>• 83 rivers were classed as being of 'Good' quality</li> <li>• 7 rivers failed to achieve a 'Good' status</li> </ul> <p>Ecological Status:</p> <ul style="list-style-type: none"> <li>• 31 rivers were classed as being of 'Good' quality</li> <li>• 56 rivers were classed as being of 'Moderate' quality</li> <li>• 3 rivers were classed as being of 'Poor' quality</li> </ul>
				<p><b>2019/2020</b> According to data received from Natural Resources Wales based on the 2015 dataset, there were 90 rivers assessed in the National Park. The information below details the assessments made on those rivers;</p> <p>Chemical:</p> <ul style="list-style-type: none"> <li>• 83 rivers were classed as being of 'Good' quality</li> <li>• 7 rivers failed to achieve a 'Good' status</li> </ul> <p>Ecological Status:</p> <ul style="list-style-type: none"> <li>• 31 rivers were classed as being of 'Good' quality</li> <li>• 56 rivers were classed as being of 'Moderate' quality</li> <li>• 3 rivers were classed as being of 'Poor' quality</li> </ul>
				<p><b>2020/2021</b> According to data received from National Resources Wales based on the WFD 2018 dataset, there were 109 rivers assessed in the National Park. This figure included rivers with catchments that overlap with the Park's boundaries, but do not lie fully within the National Park.</p> <p>The information below details the assessments made on those rivers;</p> <p>Chemical:</p> <ul style="list-style-type: none"> <li>• 101 rivers were classed as being of 'Good' quality</li> <li>• 7 rivers failed to achieve a 'Good' status</li> </ul> <p>Ecological Status:</p> <ul style="list-style-type: none"> <li>• 50 rivers were classed as being of 'Good' quality</li> <li>• 53 rivers were classed as being of 'Moderate' quality.</li> <li>• 4 rivers were classed as being of 'Poor' quality.</li> </ul>
				<p><b>2021/2022</b></p> <p>According to data received from National Resources Wales based on the WFD Cycle 3 dataset, there were 108 rivers assessed in the National Park. This figure included rivers</p>

				<p>with catchments that overlap with the Park's boundaries, but do not lie fully within the National Park.</p> <p>The information below details the assessments made on those rivers.</p> <p>Chemical:</p> <ul style="list-style-type: none"> <li>• 105 rivers were classed as being of 'Good' quality</li> <li>• 3 rivers failed to achieve a 'Good' status</li> </ul> <p>Ecological Status:</p> <ul style="list-style-type: none"> <li>• 66 rivers were classed as being of 'Good' quality</li> <li>• 39 rivers were classed as being of 'Moderate' quality.</li> <li>• 2 rivers were classed as being of 'Poor' quality.</li> <li>• 1 river was classed as being of 'Bad' quality.</li> </ul>
13b	To safeguard the quality and quantity of water resources	Blue Flag and Green Coast Award in Snowdonia	NRW / Keep Wales Tidy	<p><b>2018/2019</b> There were no Blue Flag beaches in Snowdonia in this monitoring year, however the Green Coast Award was awarded to Harlech beach.</p> <p><b>2019/2020</b> No beaches within the Snowdonia National Park Area were Blue Flag beaches nor awarded the Green Coast Award during this monitoring period.</p> <p><b>2020/2021</b> No beaches within the Snowdonia National Park Area were Blue Flag beaches nor awarded the Green Coast Award during this monitoring period</p> <p><b>2021/2022</b> No beaches within the Snowdonia National Park Area were Blue Flag beaches nor awarded the Green Coast Award during this monitoring period</p>
			Keep Wales Tidy <a href="https://www.keepwalestidy.cymru/ein-traethau">https://www.keepwalestidy.cymru/ein-traethau</a>	<p><b>2014/2015</b> Data from NRW, for bathing water is detailed below.</p> <ul style="list-style-type: none"> <li>• Harlech - Excellent</li> <li>• Dyffryn (Llanenddwyn) - Excellent</li> <li>• Llandanwg - Excellent</li> <li>• Tal y Bont - Excellent</li> <li>• Aberdyfi – Sufficient</li> </ul> <p><b>2015/2016</b> Data from the NRW website (based on 2015 figures), for bathing water is detailed below;</p> <ul style="list-style-type: none"> <li>• Harlech - Excellent</li> <li>• Dyffryn (Llanenddwyn) - Excellent</li> <li>• Llandanwg - Excellent</li> <li>• Tal y Bont - Excellent</li> <li>• Aberdyfi – Sufficient</li> </ul>

				<p><b>2016/2017</b> This data was received from NRW for bathing water (the data is based on 2016 figures)</p> <ul style="list-style-type: none"> <li>• Harlech - Excellent</li> <li>• Dyffryn (Llanenddwyn) - Excellent</li> <li>• Llandanwg - Excellent</li> <li>• Tal y Bont - Excellent</li> <li>• Aberdyfi – Sufficient</li> </ul>
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13c	To safeguard the quality and quantity of water resources	Bathing and estuary water quality	NRW	<p><b>2018/2019</b> This data was received from NRW for bathing water (the data is based on 2018 figures)</p> <ul style="list-style-type: none"> <li>• Harlech - Excellent</li> <li>• Dyffryn (Llanenddwyn) - Excellent</li> <li>• Llandanwg - Excellent</li> <li>• Tal y Bont - Excellent</li> <li>• Aberdyfi – Good</li> </ul>
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13 D	To safeguard the quality and quantity of water resources	Estimated household water consumption (litres per head per day)	Dŵr Cymru	<p><b>2018-2019</b></p> <table border="1"> <thead> <tr> <th>COMPONENT</th> <th>VALUE</th> <th>UNIT</th> </tr> </thead> <tbody> <tr> <td><b>Household Per Capita Consumption</b></td> <td><b>149.36</b></td> <td><b>Litres/head/day</b></td> </tr> <tr> <td><i>Measured</i></td> <td>129.54</td> <td>Litres/head/day</td> </tr> <tr> <td><i>Unmeasured</i></td> <td>161.39</td> <td>Litres/head/day</td> </tr> </tbody> </table> <p><b>2019/2020</b></p> <table border="1"> <thead> <tr> <th>COMPONENT</th> <th>VALUE</th> <th>UNIT</th> </tr> </thead> <tbody> <tr> <td><b>Household Per Capita Consumption</b></td> <td><b>164.545</b></td> <td><b>Litres/head/day</b></td> </tr> <tr> <td><i>Measured</i></td> <td><b>162.065</b></td> <td>Litres/head/day</td> </tr> <tr> <td><i>Unmeasured</i></td> <td><b>166.207</b></td> <td>Litres/head/day</td> </tr> </tbody> </table>	COMPONENT	VALUE	UNIT	<b>Household Per Capita Consumption</b>	<b>149.36</b>	<b>Litres/head/day</b>	<i>Measured</i>	129.54	Litres/head/day	<i>Unmeasured</i>	161.39	Litres/head/day	COMPONENT	VALUE	UNIT	<b>Household Per Capita Consumption</b>	<b>164.545</b>	<b>Litres/head/day</b>	<i>Measured</i>	<b>162.065</b>	Litres/head/day	<i>Unmeasured</i>	<b>166.207</b>	Litres/head/day
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14a	To promote mechanisms for waste minimisation, increased re-use and recycling.	Number of sustainable waste management facilities granted planning permission in the National Park and their distance from settlements.	SNPA	<p><b>2018/2019</b> There have been no applications for sustainable waste management facilities during this monitoring period.</p> <p><b>2019/2020</b> There have been no applications for sustainable waste management facilities during this monitoring period.</p> <p><b>2020/2021</b> There have been no applications for sustainable waste management facilities during this monitoring period.</p> <p><b>2021/2022</b> There have been no applications for sustainable waste management facilities during this monitoring period.</p>																								
14b	To promote mechanisms for waste minimisation, increased re-	Percentage of household and industrial/commercial waste recycling.	Stats Wales	<p><b>2018/2019</b> <b>Percentage of household waste re-used/re-cycled:</b> <b>Gwynedd – 30.1</b> <b>Conwy – 32.6</b></p>																								

	use and recycling.			<p><b>Percentage of household waste composted:</b>  <b>Gwynedd – 17.9</b>  <b>Conwy – 24.8</b></p>
				<p><b><u>2019/2020</u></b></p> <p><u>Percentage of household waste re-used/re-cycled:</u>  Gwynedd – 32.4  Conwy – 36.9</p> <p><u>Percentage of household waste composted:</u>  Gwynedd – 18.2  Conwy – 24.7</p>
				<p><b><u>2020/2021</u></b></p> <p>Percentage of household waste re-used/re-cycled:  Gwynedd – 35.7  Conwy – 38.7</p> <p>Percentage of household waste composted:  Gwynedd – 19.6  Conwy – 26.1</p>
				<p><b><u>2021/2022</u></b></p> <p>The data for this year's percentage of household and industrial / commercial waste recycling in Gwynedd and Conwy will be updated in October 2022.</p>
15	Improve the quantity and quality of publicly open space	Areas of open space lost to new development within the National Park.	SNPA	<p><b><u>2018/2019</u></b></p> <p>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,</p>

				<p>and for the creation of new access and alteration to layout to allow buses to use the car park. None of these applications resulted in areas lost from open space land.</p> <p><b><u>2019/2020</u></b> 11 applications were permitted during this monitoring period either intersecting or within areas designated as open space. However these applications were for householder developments and are not new developments, for instance, alterations such as cladding and extensions. None of these applications resulted in areas lost from open space land.</p> <p><b><u>2020/2021</u></b> 16 applications were permitted during 2020/2021 either intersecting or within areas of open space. Of these, only 1 was for new developments. This was for for the erection of a detached garage.</p> <p><b><u>2021/2022</u></b> 4 applications were permitted during this monitoring period either intersecting or within areas designated as open space. None of these were for new developments.</p>
16a	To provide housing to meet local need	Affordable dwellings completed as a percentage of all new housing completions	SNPA	<p><b><u>2018/2019</u></b> 35% of all completions within the National Park were affordable dwellings. During the AMR period there were 17 dwellings completed and 6 of these were affordable.</p> <p><b><u>2019/2020</u></b> 21% of all completions within the National Park were affordable dwellings. During the AMR period there were 14 dwellings completed and 3 of these were affordable.</p> <p><b><u>2020/2021</u></b> 50% of all completions within the National Park were affordable dwellings. During the AMR period there were 38 dwellings completed and 19 of these were affordable.</p> <p><b><u>2021/2022</u></b> 15% of all completions within the National Park were affordable dwellings. During the AMR period there were 13 dwellings completed and 2 of these were affordable.</p>
16b	To provide housing to meet local need	House price to income affordability ratio	Land Registry and CACI	<p><b><u>2018/2019</u></b> The details for the median annual income to median house price ratio, per Housing Market Assessment area, are listed below. (<i>Median house prices are representative of houses sold within the NP boundaries of the HMA areas</i>). The ratios are based on 2018 annual income, and as 2019 is not yet over, it focuses on 2018 housing prices.</p> <ul style="list-style-type: none"> <li>• HMA 11 (Conwy Valley) – 5.9:1</li> <li>• HMA 10 (Ffestiniog &amp; Porthmadog) – 5.1:1</li> </ul>

				<ul style="list-style-type: none"> <li>• HMA 9 (Machynlleth &amp; Aberdyfi) - 6.8:1</li> <li>• HMA 8 (Bala, Dolgellau &amp; Ardudwy) – 6.1:1</li> <li>• HMA 6 (Llandudno &amp; Conwy) – 5.8:1</li> <li>• HMA 4 (Caernarfon) – 6.0:1</li> <li>• HMA 3 (Bangor) - 7.1:1</li> </ul>
				<p><b><u>2020/2021</u></b></p> <p>The details for the median annual income to median house price ratio, per Housing Market Assessment area, are listed below. (Median house prices are representative of houses sold within the NP boundaries of the HMA areas). The ratios are based on 2020 annual income, and as 2021 is not yet over, it focuses on 2020 housing prices.</p> <ul style="list-style-type: none"> <li>• HMA 11 (Conwy Valley) – 6.1:1</li> <li>• HMA 10 (Ffestiniog &amp; Porthmadog) – 5.4:1</li> <li>• HMA 9 (Machynlleth &amp; Aberdyfi) - 8.2:1</li> <li>• HMA 8 (Bala, Dolgellau &amp; Ardudwy) – 5.9:1</li> <li>• HMA 6 (Llandudno &amp; Conwy) – 7.3:1</li> <li>• HMA 4 (Caernarfon) – 6.0:1</li> <li>• HMA 3 (Bangor) - 12.0:1</li> </ul>
				<p><b><u>2021/2022</u></b></p> <p>The details for the median annual income to median house price ratio, per Housing Market Assessment area, are listed below. (<i>Median house prices are representative of houses sold within the NP boundaries of the HMA areas</i>). The ratios are based on 2021 annual income, and as 2020 is not yet over, it focuses on 2021 housing prices.</p> <ul style="list-style-type: none"> <li>• HMA 11 (Conwy Valley) – 6.1:1</li> <li>• HMA 10 (Ffestiniog &amp; Porthmadog) – 8.4:1</li> <li>• HMA 9 (Machynlleth &amp; Aberdyfi) - 9.9:1</li> <li>• HMA 8 (Bala, Dolgellau &amp; Ardudwy) – 7:1</li> <li>• HMA 6 (Llandudno &amp; Conwy) – 8.1:1</li> <li>• HMA 4 (Caernarfon) – 6.3:1</li> <li>• HMA 3 (Bangor) - 8:1</li> </ul>

17a	To promote improved access to local services and amenities for all	WIMD – Geographical Access to Services Deprivation Domain	WIMD	<p><b><u>2018/2019</u></b> No new up to date information</p> <p><b><u>2019/2020</u></b> Presently, there is no new up to date information. This data was only available to a Gwynedd and Conwy council level and also LSOA level. The most recent MALIC was published in 2014.</p> <p><b><u>2020/2021</u></b> No new up to date information</p> <p><b><u>2021/2022</u></b> No new up to date information</p>
17b	To promote improved access to local services and amenities for all	Number of new community facilities granted planning permission per annum and their proximity to public transport facilities.	SNPA	<p><b><u>2018/2019</u></b> Between 2018 and 2019, there were 5 applications approved for new or improved community facilities in Local Service Centre's and Secondary Settlements. These applications were for the change of use from law court to a dental surgery, a construction of a lychgate on site of existing gated access to churchyard to house World War I Memorial Tablet, extensions to two cemeteries, and an erection of supporters control barrier on either side of the rugby field and creation of footway behind.</p> <p><b><u>2019/2020</u></b> Between 2019 and 2020, there were 2 applications approved for new or improved community facilities in Local Service Centre's and Secondary Settlements. These applications were a Listed Building Consent for alterations to a former Chapel in Llanbedr, for a continuing religious use, and Cylch Meithrin Ffronoch received permission improvements consisting of a cabin, play &amp; parking areas.</p> <p><b><u>2020/2021</u></b> Between 2020/2021, there were 4 applications for new or improved community facilities in Local Service Centre's, Local Service Settlements and Secondary Settlements. These were for a Listed Building consent for outdoor alterations to Neuadd y Cyfnod, Bala, a change of use from a shop to a cafe for the Coed y Brenin visitor Centre in Ganllwyd, change of use from a theatre to an exhibition space at the Snowdon Mountain Railway Station in Llanberis and the upgrading of public toilets in Llanuwchllyn.</p> <p><b><u>2021/2022</u></b> There were 6 applications for new and improved community facilities during 2021/2022. There were applications for new or improved community facilities in Local Service Centres and Secondary Settlements. One was for two new doors and an all ability ramp at Penmachno community centre, another two were for electric vehicle charge points in Bala and Bontddu. Another was for the installation of a bench in association with the Authority's Dark Sky project. Another was for a demolition and construction of a new building at Llanuwchllyn community Centre. Lastly, there was an application for new windows at Talsarnau community Centre.</p>

18a	To promote safe, healthy and sustainable communities	Percentage of persons with long-term limiting illness in Snowdonia	WAG SNPA	<b>2018/2019</b> No new up to date information
				<b>2019/2020</b> No new up to date information. Data from the 2011 census contained information on the health and wellbeing of the population. Information on persons with long term limiting illness in Snowdonia National Park is shown below; <ul style="list-style-type: none"> <li>• Day-to-day activities limited a lot - 9.4% (2,410)</li> <li>• Day-to-day activities limited a little - 12.0% (3,086)</li> </ul>
				<b>2020/2021</b> No new up to date information.
				<b>2021/2022</b> No new up to date information. Data from the 2020 census will contain information on health and wellbeing of the population, this will be available for next year's monitoring report.
18b	To promote safe, healthy and sustainable communities	Percentage of persons whose health was 'good' over the last 12 months in Snowdonia	Census	<b>2018/2019</b> No new up to date information
				<b>2019/2020</b> No new up to date information. Data from the 2011 census contained information on the health and wellbeing of the population. Information on the health of people living in Snowdonia National Park is shown below. 32.8% (8,419) of people living in Snowdonia National Park noted that their health was 'Good' at the time of the 2011 Census.
				<b>2020/2021</b> No new up to date information.
				<b>2021/2022</b> No new up to date information. Data from the 2020 census will contain information on health and wellbeing of the population, this will be available for next year's monitoring report.
18c	To promote safe, healthy and sustainable communities	WIMD – Health Deprivation Domain	WIMD	<b>2018/2019</b> No new up to date information
19a	To promote and facilitate improved community involvement	WIMD – Geographical Access to Services Deprivation Domain	SNPA	<b>2018/2019</b> No new up to date information
				<b>2019/2020</b> No new up to date information. This data was only available to a Gwynedd and Conwy council level and also LSOA level. The most recent MALIC was published in 2014
				<b>2020/2021</b> No new up to date information.
				<b>2021/2022</b> No new up to date information.

19b	To promote and facilitate improved community involvement	Number of new community facilities granted planning permission in the National Park.	SNPA	<p><b><u>2018/2019</u></b> Between 2018 and 2019, there were 5 applications approved for new or improved community facilities in Local Service Centre's and Secondary Settlements. These were for the change of use from law court to a dental surgery in Dolgellau, a construction of a lychgate on site of existing gated access to churchyard to house World War I Memorial Tablet, extensions to two cemeteries, and an erection of supporters control barrier on either side of the rugby field with a creation of footway behind.</p> <p><b><u>2019/2020</u></b> Between 2019 and 2020, there were 2 applications approved for new or improved community facilities in Local Service Centre's and Secondary Settlements. These applications were a Listed Building Consent for alterations to a former Chapel in Llanbedr, for a continuing religious use, and Cylch Meithrin Ffrongoch received permission improvements consisting of a cabin, play &amp; parking areas.</p> <p><b><u>2020/2021</u></b> Between 2020/2021, there were 4 applications for new or improved community facilities in Local Service Centre's, Local Service Settlements and Secondary Settlements. These were for a Listed Building consent for outdoor alterations to Neuadd y Cyfnod, Bala, a change of use from a shop to a cafe for the Coed y Brenin visitor centre in Ganllwyd, change of use from a theatre to an exhibition space at the Snowdon Mountain Railway Station in Llanberis and the upgrading of public toilets in Llanuwchllyn.</p> <p><b><u>2021/2022</u></b> There were 6 applications for new and improved community facilities during 2021/2022. There were applications for new or improved community facilities in Local Service Centres and Secondary Settlements. One was for two new doors and an all ability ramp at Penmachno community centre, another two were for electric vehicle charge points in Bala and Bontddu. Another was for the installation of a bench in association with the Authority's Dark Sky project. Another was for a demolition and construction of a new building at Llanuwchllyn community centre. Lastly, there was an application for new windows at Talsarnau community centre.</p>
19c	To promote and facilitate improved community involvement	The distance of new community facilities granted planning permission from public transport services.	SNPA	<p><b><u>2018/2019</u></b> One new community facility was granted during this monitoring period. This was for the change of use from law court to a dental surgery in Dolgellau. This new development is located within 0.1 miles of the nearest bus stop, and as there is no train station in Dolgellau, the nearest station would be in Barmouth that is located roughly 8.2 miles away.</p> <p><b><u>2019/2020</u></b> Between 2019 and 2020, there were 2 applications approved for new or improved community facilities in Local Service Centre's and Secondary Settlements. These</p>

				<p>applications were a Listed Building Consent for alterations to a former Chapel in Llanbedr for a continuing religious use, located within 120ft of a bus stop and 0.5 mile of a train station. The second application was for Cylch Meithrin Frongoch received permission improvements consisting of a cabin, play &amp; parking areas located within 2.6 miles to the nearest bus stop and 3.5 miles from a train station.</p>											
				<p><b><u>2020/2021</u></b></p> <p>There were 4 applications for new and improved community facilities during 2020/2021. There were applications for new or improved community facilities in Local Service Centres, Local Service Settlements and Secondary Settlements. One was for a Listed Building consent for outdoor alterations at Newydd y Cyfnod, Bala, located within 600 feet of a bus stop and 15 miles of a train station. Another was for change of use from a shop to a cafe for the Coed y Brenin visitor centre in Ganllwyd, located within 1000 feet of a bus stop and 9 miles of a train station. Another was for change of use from a theatre to an exhibition space at the Snowdon Mountain Railway Station in Llanberis, located within 450 feet of a bus stop and 7.3 miles of a train station. Lastly, the upgrading of public toilets in Llanuwchllyn, located within 500 feet of a bus stop and 14.8 miles of a train station.</p>											
				<p><b><u>2021/2022</u></b></p> <table border="1"> <thead> <tr> <th rowspan="2">Development Description</th> <th colspan="2">Distance to public transport</th> </tr> <tr> <th>Bus</th> <th>Train Station</th> </tr> </thead> <tbody> <tr> <td>Insertion of two new doors and all ability ramp - Penmachno Community Centre</td> <td>140m</td> <td>23.7km</td> </tr> <tr> <td>Installation of electric vehicle charge point, feeder pillar and associated work - Bala</td> <td>126m</td> <td>0.28km</td> </tr> </tbody> </table>	Development Description	Distance to public transport		Bus	Train Station	Insertion of two new doors and all ability ramp - Penmachno Community Centre	140m	23.7km	Installation of electric vehicle charge point, feeder pillar and associated work - Bala	126m	0.28km
Development Description	Distance to public transport														
	Bus	Train Station													
Insertion of two new doors and all ability ramp - Penmachno Community Centre	140m	23.7km													
Installation of electric vehicle charge point, feeder pillar and associated work - Bala	126m	0.28km													

				Installation of 2 no. electric vehicle quick charging points and 2 no. electrical cabinets, associated cabling and ancillary works - Bontddu	95m	14.6km
				Installation of bench in association with the Authority's Dark Sky Project - Dolgellau	419m	5.6km
				Demolition of existing building and construction of a new building on the same footprint - Llanuwchllyn Community Centre	104m	5.5km
				Replacement windows - Talsarnau Community Centre	183m	24.4km

## APPENDIX 2: SUPPLEMENTARY PLANNING GUIDANCE PROGRESS

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

### APPENDIX 3: PROGRESS ON ALLOCATED HOUSING SITES

Allocations	Units Proposed	Monitoring Progress (pre-app discussions / planning permission / completion)
Land behind the Red Lion, Y Bala (50% open market, 50% affordable housing to meet local need). Release of 30 units up to 2016 and, if built, the remaining 25 units from 2016 to 2022	55	Contact from landowner in 2021 confirmed the intention to sell the site to a developer. No further contact was received in 2022. Comments have been received from Dwr Cymru that the capacity available at Bala Wastewater Treatment Works (WwTW) to accept further growth is limited and that a capital scheme for upgrading Bala WwTW is under consideration. The required infrastructure improvements could also be progressed by way of developer contributions made via a S106 Agreement. Formal pre-application enquiry submitted to the Authority (January 2019) outlining site layout and proposed plans.
Land at Cysgod y Coleg, Y Bala (100% affordable housing to meet local need)	10	30 units completed 2012-13. Planning permission granted in June 2020 for the construction of 9 affordable dwellings (3 two bedroomed bungalows and 6 two bed houses). Works have commenced on site. (Site completed and occupied during the 2022-23 monitoring period)
Land adjacent to Pentre Uchaf, Dyffryn Ardudwy (100% affordable housing to meet local need)	10	The Rural Housing Enabler has undertaken a needs survey for Dyffryn Ardudwy. The landowner, Adra, submitted a pre-app during 2021-22. Constraints from flood zones and protected species may limited development of the site to 2-3 units. A need for units for large families has been identified.
Land adjacent to Capel Horeb, Dyffryn Ardudwy (50% open market, 50% affordable housing to meet local need)	5	Planning permission has been refused for two open market dwellings on the site as it did not comply with the ELDP affordable housing policy.
Former Primary School, Aberdyfi (100% affordable housing to meet local need).	6	Planning permission has been granted for 11 units on site which includes 4 flats. Work completed and the units are occupied.
Llanfrothen (100% affordable housing to meet local need)	6	This is a new allocation within the ELDP 2016-31. Adra foresee the site being completed by 2027/28. A housing needs survey has been undertaken by the Rural Housing Enabler. Additional costs relating to excavations and drainage have been identified.
Dolgellau (100% affordable housing to meet local need)	15	This is a new allocation within the ELDP 2016-31. The landowner, , foresee the

		site being completed by 2026/27 A housing needs survey has been undertaken by the Rural Housing Enabler. Additional costs relating to excavations and drainage have been identified.
Llanuwchllyn (100% affordable housing to meet local need)	7	Land in the ownership of Grwp Cynefin Housing Association. They foresee the site being completed by 2030/31.
Land adjacent to Lawnt y Plas, Dinas Mawddy (100% affordable housing to meet local need)	6	This is a new allocation within the ELDP 2016-31. Site owned by Adra. They foresee the site being completed by 2030/31.
Trefriw, land next to Ty Capel Peniel (50% open market, 50% affordable housing to meet local need)	5	Owner stated an intention to develop within 5 years from the submission of the candidate site. No contact received from owner since 2016.
Dolwyddelan (100% affordable housing to meet local need)	6	This is a new allocation within the ELDP 2016-31. Intention to develop site following internal consultations by owner, Natural Resources Wales.
Land adjacent to Penyrhwylfa, Harlech (67% open market, 33% affordable housing for local need)	24	This is a new allocation within the ELDP 2016-31. The landowner has stated that 12 units are foreseen to be completed by 2025. A housing needs survey has been undertaken by the Rural Housing Enabler
Llanegryn (50% open market, 50% affordable housing to meet local need)	8	Landowner has been in discussion with the Rural Housing Enabler who have completed a Housing Needs Survey for the community.
Land adjacent to Bryn Deiliog, Llanbedr, (100% to meet local need)	6	This is a new allocation within the ELDP 2016-31. The site is foreseen by the landowner, Adra, to be completed by 2028/29.
Land adjacent to Bro Prysor, Trawsfynydd, (100% to meet local need)	10	This is a new allocation within the ELDP 2016-31. The site is foreseen by the landowner, Adra, to be completed by 2029/30. A housing needs survey has been undertaken by the Rural Housing Enabler
Land adjacent to Maesteg, Pennal (100% affordable housing to meet local need)	5	This is a new allocation within the ELDP 2016-31. The site is foreseen by the landowner, Adra, to be completed by 2022/23. Rural Housing Enabler has completed a housing needs survey. A planning application was submitted during 2021/22 for 5 units; permission awaits the signing of a S.106 agreement.
<b>Total</b>	<b>184</b>	

## **APPENDIX 4: HOUSING TRAJECTORY**

### **Requirement for a Housing Trajectory**

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

### **Housing Stakeholder Group**

1.2 The DPM requires a Housing Stakeholder Group be established to ensure completion figures are recorded correctly and to consider the timing and phasing of allocated LDP sites and sites with planning permission in respect of anticipated annual delivery rates. The Group will also be involved in the preparation of a Housing Trajectory as an integral part of the preparation of any future Local Development Plan.

1.3 Membership of the group is a matter for each LPA to determine, but should ideally consist of relevant LPA departments, home builders, landowners, housing associations, statutory undertakers, infrastructure providers and other bodies as appropriate. The Authority formed the Group during the 2020/21 period; the members of which are as follows:

- House Builders Federation;
- Dŵr Cymru;
- Natural Resources Wales;
- Grŵp Cynefin;
- Catrefi Conwy;
- Adra;
- Rural Housing Enabler Service;
- Cyngor Gwynedd Housing Authority,
- Conwy County Borough Council Housing Authority.

1.4 Correspondence with the Group is undertaken via email correspondence. Two tables, consisting of the timing and phasing of allocated sites, and sites with planning permission for over 5 dwellings, are shared with the members for comment. No comments were received that resulted in a change to the tables produced by the Authority. The tables produced by the Authority were based on the best information available, including:

- Actual completion numbers gathered from annual monitoring visits
- Information submitted by the landowner when submitting the candidate site
- The Authority contacted all landowners/developers of allocated and large sites to ask for input on the timing and phasing of the development of their site; responses were fed into the trajectory.

## The Timing & Phasing of Allocations

Settlement Tier	Allocated Site Name	Total Site Capacity	Time lag to construction start in months			Timing and Phasing of Allocations (2022-2031)											Units beyond the plan period		
			Time period for pre-application discussion	Time between submission of planning application and determination	Time taken from planning consent to the discharge of relevant conditions to enable site construction	Completions	U/C	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031			
Local Service Centre	Land behind the Red Lion, Bala	55	1 month			0	0				10	10	10			10	10	5	
Secondary Settlement	Land adjacent to Pentre Uchaf, Dyffryn Arudwy	10	4 months			0	0		2					8					
Secondary Settlement	Land at Former Woolen Mill, Trefriw	5				0	0			2	3								
Secondary Settlement	Land adjacent to Y Rhos Llanegryn	8				0	0											4	4
Secondary Settlement	Land adjacent to Bryn Deiliog, Llanbedr	6				0	0									6			
Secondary Settlement	Land adjacent to Maesteg, Pennal	5		Planning application submitted 15/9/2021. Determination awaiting S.106		0	0	5											
Service Settlement	Land adjacent Bro Prysor, Trawsfynydd	10				0	0											10	
Secondary Settlement	Land adjacent to Lawnt y Plas, Dinas Mawddwy	6				0	0												6
Service Settlement	Land adjacent Penrhwyffa, Harlech	24				0	0		12	12									
Secondary Settlement	Land adjacent to Capel Horeb, Dyffryn Arudwy	5	1 month	7 months		0	0		3			2							
Local Service Centre	Land behind Wenallt Uchaf, Dolgellau	15				0	0				15								
Secondary Settlement	Land adjacent to Rathbone Terrace, Dolwyddelan	6				0	0												6
Secondary Settlement	Land adj Garreg Frech Llanfrothen	6				0	0					6							
Local Service Centre	Land at Cysgod y Coleg, Bala	10	1 month	10 months	7 months	0	9	9											
Secondary Settlement	Land adjacent to Maes y Pandy, Llanuwchllyn	7				0	0												7
Service Settlement	Former Primary School, Aberdyfi	11	1 month	6 months	11 months	11	0												

## The Timing & Phasing of Sites with Planning Permission

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

## APPENDIX 5: Council Tax data per Community Council

Community/Town Council	Total number of domestic properties (including domestic second homes)	Class B (no premium at present)	Second Homes with premium	Total	Second Homes as percentage of domestic properties	Self Catering Holiday Units	Second Homes and Holiday Units as percentage of all domestic and undomestic properties
ABER	121	0	6	6	4.96	0	4.96
ABERDYFI	862	6	310	316	36.66	138	45.40
ABERMAW	1351	1	174	175	12.95	96	18.73
ARTHOG	689	1	112	113	16.40	53	22.37
BALA	1022	0	27	27	2.64	23	4.78
BEDDGELERT	299	1	50	51	17.06	74	33.51
BETWS GARMON	131	1	15	16	12.21	20	23.84
BONTNEWYDD	448	0	4	4	0.89	14	3.90
BRITHDIR & LLANFRACHETH	415	0	55	55	13.25	28	18.74
BRYNCRUG	367	2	18	20	5.45	12	8.44
CORRIS	368	3	34	37	10.05	12	12.89
DOLBENMAEN	642	2	54	56	8.72	43	14.45
DOLGELLAU	1468	5	89	94	6.40	74	10.89
DYFFRYN ARDUDWY	858	1	74	75	8.74	55	14.24
FFESTINIOG	2532	0	138	138	5.45	107	9.28
HARLECH	860	0	127	127	14.77	59	20.24
LLANBEDR	341	0	49	49	14.37	27	20.65
LLANBERIS	975	1	41	42	4.31	46	8.62
LLANDDEINIOLEN	2214	2	41	43	1.94	39	3.64
LLANDDERFEL	507	1	24	25	4.93	34	10.91
LLANDWROG	1220	3	34	37	3.03	32	5.51
LLANDYGAI	1104	1	16	17	1.54	20	3.29
LLANEGRYN	165	0	15	15	9.09	9	13.79
LLANELLYD	282	0	38	38	13.48	19	18.94
LLANFAIR	298	0	66	66	22.15	28	28.83
LLANFIHANGEL Y PENNANT	235	1	47	48	20.43	15	25.20
LLANFROTHEN	242	0	18	18	7.44	8	10.40
LLANGELYNIN	390	2	50	52	13.33	25	18.55
LLANGYWAIR	127	0	13	13	10.24	6	14.29
LLANLLECHID	363	0	7	7	1.93	4	3.00
LLANLLYFNI	1972	0	55	55	2.79	23	3.91
LLANRUG	1353	1	19	20	1.48	71	6.39
LLANUWCHLYN	317	0	15	15	4.73	15	9.04
LLANWINDA	899	0	17	17	1.89	14	3.40
LLANYCIL	199	0	16	16	8.04	7	11.17
MAENTWROG	328	1	33	34	10.37	22	16.00
MAWDDWY	365	0	43	43	11.78	24	17.22
PENNAL	245	9	31	40	16.33	18	22.05
PENRHYNDEUDRAETH	985	0	33	33	3.35	18	5.08
PENTIR	1359	0	15	15	1.10	14	2.11
TALSARNAU	343	1	51	52	15.16	22	20.27
TRAWSFYNYDD	725	0	31	31	4.28	48	10.22
TYWYN	1946	51	161	212	10.89	53	13.26
WAUNFAWR	664	0	12	12	1.81	25	5.37
Y FELINHELI	1229	3	76	79	6.43	46	9.80
Y GANLLWYD	88	0	10	10	11.36	9	19.59
BETWS-Y-COED	271	0	23	23	8.49	35	18.71
BRO GARMON	319	0	23	23	7.21	36	17.46
BRO MACHNO	410	0	81	81	19.76	33	26.61
CAERHUN	657	0	23	23	3.50	16	6.34
CAPEL CURIG	112	0	12	12	10.71	14	20.63
DOLGARROG	209	0	2	2	0.96	1	1.44
DOLWYDDELAN	277	0	31	31	11.19	20	17.73
HENRYD	355	0	5	5	1.41	6	3.05
LLANFAIRFECHAN	1,804	2	3	3	0.17	1	0.33
LLANRWST	1,547	0	17	17	1.10	0	1.23
PENMAENMAWR	2,234	2	15	15	0.67	12	1.25
TREFRIW	411	1	21	21	5.11	14	8.92
YSBYTY IFAN	95	0	9	9	9.47	10	18.10



## **PLANNING AND ACCESS COMMITTEE**

**19 OCTOBER 2022**

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

**SNOWDONIA NATIONAL PARK AUTHORITY**

**PLANNING AND ACCESS COMMITTEE, 19<sup>th</sup> of October 2022**

**LIST OF COMPLIANCE CASES**

**New cases**

	<b>Reference</b>	<b>Date of initial complaint or Date observed by Compliance Officer</b>	<b>Location of Site</b>	<b>Details of Alleged Planning Breach</b>	<b>Current Position</b>
1	NP4/12/ENF26H	24-Aug-2022	Cae Fadog Farm, Rowen, LL32 8YP	Unauthorised work	Site visit undertaken.
2	NP4/12/ENF231A	15-Sep-2022	Cae Tacnal, Llanbedr y Cennin, Conwy, LL32 8UR	Extension and possible change of use	Site visit to be undertaken.
3	NP3/15/ENFT202B	14-Sep-2022	Blaen-y-Nant, Nant Peris. LL55 4UL	Unauthorised development of an outbuilding adjacent to existing property	Site visit undertaken. Correspondence issued and in dialogue with owner.

**Awaiting Retrospective Application/Listed Building Consent Application/CLEUD Application**

	<b>Reference</b>	<b>Date of initial complaint or Date observed by Compliance Officers</b>	<b>Location of Site</b>	<b>Details of Alleged Planning Breach</b>	<b>Position at time of last committee meeting</b>	<b>Updates since last committee meeting</b>
4	NP2/11/ENF709A	February 2021	Gelli'r Ynn Uchaf, Nantmor	Engineering works to create new access and driveway including removal of trees.	Further site visit undertaken in February 2022. Considering expediency of breach.	Not expedient to take further action – case closed.
5	NP5/50/ENFLB59B	20-Jan-2022	14 Glandyfi Terrace, Aberdyfi. LL35 0EB.	Replacement windows to front dormer	Contact made with the owner and currently advising them of their options to resolve this matter.	No further update to report for this committee.
6	NP5/67/ENF335	September 2020	Tarren Y Gesail, Pantperthog	New mountain bike tracks	In dialogue with owner and agent. Awaiting submission of an application, expected end of August.	Draft planning application package received. In dialogue with owner / agent.

## Retrospective Applications Received

	Reference	Date of initial complaint or Date observed by Compliance Officers	Location of Site	Details of Alleged Planning Breach	Position at time of last committee meeting	Updates since last committee meeting
7	NP2/16/ENF2E	14-Jan-2022	Bryn Awelon, Garndolbenmaen, LL51 9UJ.	Unauthorised engineering works including new track/access road. Untidy nature of land/works.	Site meeting undertaken with owner to discuss discrepancies with application. Relevant case officer of original planning application in dialogue with applicant.	No further update for this committee.
8	NP4/11/ENF100F	March 2021	Tan y Bryn, Pentre Felin, Betws y Coed	Development not built in accordance with approved plans (NP4/11/100F)	Application refused. Correspondence issued to owner in May 2022 to address outstanding issues. Awaiting response.	Remedial works currently being undertaken to accord with the original approved plans. Site visit required.
9	NP4/16/ENF227C	July 2020	Gwalia Stores, Dolwyddelan	Change of use from retail to dwelling	Planning agent appointed by owner. Response to Planning Contravention Notice received. Awaiting submission of a retrospective planning application.	Application received and is currently invalid. Awaiting further information from applicant.

10	NP4/26/ENF195C	April 2021	Llwynau, Capel Garmon	Siting of Pod	In dialogue with applicant – awaiting further information.	Further information received. Application currently being validated.
11	NP4/26/ENF266W	January 2020	Zip World Fforest, Betws y Coed	Erection of building & creation of footpaths	Site meeting undertaken between Zip World, Planning agent and SNP in March 2022. Awaiting submission of an application following discussions.	Application currently under consideration.
12	NP5/53/ENFLB75Q	10-Mar-2022	Barclays Bank, 68-70 High Street, Bala. LL23 7AD	Renovation works to create ground floor office space and upstairs flats	Site visit undertaken and no breach has been identified. Listed Building application and planning application submitted for the change of use of the property.	Application under consideration.
13	NP5/61/ENF329B	10-Jan-2022	Hafod Wen, Harlech. LL46 2RA.	Unauthorised engineering works	Application received and currently being validated.	Application under consideration.
14	NP5/62/ENF422	June 2021	Ty'r Graig, Llanbedr	New dormer window and erection of outbuilding.	No application received. Further contact made in relation to the submission of an application on the 14th of February 2022. Awaiting response.	Application refused. In dialogue with owner to remove / relocate outbuilding.
15	NP5/77/ENF345	February 2021	Bryn Mair, 21 High Street, Talsarnau	Chimney removed	Application being considered.	Application under consideration. Awaiting further drawings from applicant.

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

	<b>Reference</b>	<b>Date of initial complaint or Date observed by Compliance Officers</b>	<b>Location of Site</b>	<b>Details of Alleged Planning Breach</b>	<b>Position at time of last committee meeting</b>	<b>Updates since last committee meeting</b>
16	NP3/12/ENF191	June 2021	Castell Cidwm, Betws Garmon	Untidy condition of land.	In dialogue with owner / agent. Awaiting submission and further details.	No further update for this committee.
17	NP3/21/ENF46D	January 2020	2 Tai'r Cae, Carneddi, Bethesda	Dumping of Silt & Soil	Site meeting undertaken with owner on the 16th of February 2022. Considering expediency of breach.	Considering expediency of breach.
18	NP4/11/ENF397	April 2021	Land to West of A470(T) junction with A5 near Waterloo Cottage, Betws y Coed	Use of land for camping with associated structures	Owner of the land has advised that the structures are to be removed from the site. Site visit required and further correspondence to owner following visit.	Further site visit undertaken. Further correspondence issued to owner following site visit. Awaiting response. No further update for this committee.
19	NP4/11/ENF401	26-May-2022	Land at Craiglan Road, Betws y Coed. LL24 0SH	Erection of toilet/shower/washing facilities and associated groundworks to connect services.	The toilet/shower/washing facilities, along with one of the hardstanding areas have been removed from the land. In communication with the developer to discuss the removal/remediation of the groundworks and service connections.	Removal/remediation of the groundworks and service connections should be complete. Site visit to be undertaken.

20	NP4/13/ENF247	February 2020	Land Near Deunant, Capel Curig	Engineering Works, Retaining Walls and Possible Encampment	Response to Planning Contravention Notice being considered. No further update at present.	Further correspondence issued to owner beginning of October. Awaiting response.
21	NP4/16/ENF405	March 2018	Land Opposite Tan y Castell, Dolwyddelan	Dumping of Building Material and Waste	Case being referred to the Authority's solicitor.	No further update for this committee.
22	NP4/26/ENF97J	December 2020	Maes Madog, Capel Garmon	Erection of hot tub structure, outbuilding and alterations to drive entrance.	In dialogue with owner. Discussions on-going.	No further update for this committee.
23	NP4/29/ENF10G	07-Jan-2022	The Machno Inn, Penmachno. LL24 0UU	Untidy nature of land and unauthorised development of out-building	Site meeting arranged with owner to discuss on-going issues. Discussions on-going.	A Section 215 Notice, as to land that adversely affects the amenity of the area is currently being drafted.
24	NP4/29/ENF191A	09-May-2022	Swch, Cwm Penmachno. LL24 0RS	Stationing of caravan to the rear of property	Correspondence issued and in dialogue with owner. Discussions on-going.	No further update for this committee.
25	NP4/29/ENF209F	07-Jan-2022	Plasglasgwm, Penmachno, Betws-y-coed, LL240PU	Unauthoto initiate any further actionised construction of agricultural access and track	Further correspondence issued to owner with deadline for response. No response provided, Authority considering the expediency of breach.	Not expedient to initiate any further action – case closed.

26	NP4/29/ENF514	October 2021	Llys Meddyg, Penmachno	Creation of New Access	Site meeting arranged with owner to discuss on-going issues. Discussions on-going.	No further update for this committee.
27	NP4/32/ENF97B	22-Mar-2022	Land adjoining Dyffryn, Crafnant Road, Trefriw. LL27 0JY	Use of land as campsite	It is evident engineering works have taken place to widen an access to the land and to create an access track into the field. A further visit is scheduled to take place to ascertain the extent of the works currently being undertaken.	Requisition for Information under Section 330 served July 2022. Response received and under consideration. Discussions on-going.
28	NP5/50/ENF144C	09-Dec-2021	Crychnant, Aberdyfi, LL35 0SG	Work not in accordance with approved plans NP5/50/144C	Site visit undertaken and awaiting response from owner.	Further correspondence issued to owner. Awaiting response.
29	NP5/50/ENF152A	August 2021	Bryn Awelon, Aberdyfi	Two Sheds being used as Holiday Accommodation	Further contact made with the owner in relation to the submission of an application in February 2022. Awaiting response.	No further update to this committee.
30	NP5/50/ENFL262C	20-Jul-2022	8 Sea View Terrace, Aberdyfi, LL35 0EF	Building painted a different colour	Site visit undertaken.	Investigation ongoing and planning history being checked.

31	NP5/54/ENFL246	06-Apr-2022	Capel Siloh, Bryn Coed Ifor, Rhydymain. LL40 2AN	Breach of Condition 5 attached to Planning Permission NP5/54/L246.	Site visit undertaken. Correspondences issued to owner. No response received to date.	Correspondence issued to owner beginning of October 2022.
32	NP5/56/ENF165	October 2020	Land to west of A487, Pantperthog, SY20 9AT	Engineering works	No further contact has been made with the owner and further enquiries continue. Site is monitored and no further works have taken place.	No further update to this committee. Site continues to be monitored.
33	NP5/57/ENF1071E	March 2021	Bryn y Gwin Farm, Dolgellau	Engineering works	Further contact made with the owner in January 2022.	No further update to report for this committee.
34	NP5/57/ENFLB158D	09-May-2022	Stag Inn, Bridge Street, Dolgellau. LL40 1AU	External flue	Site visit undertaken. Correspondence issued to owner in relation to the removal of the external flue. Awaiting response.	Further correspondence issued to owner. Awaiting response.
35	NP5/58/ENF19L	April 2021	Sarnfaen Farm Campsite, Talybont	Stationing of pods without planning permission	Correspondence issued to owner. Awaiting response.	Response to correspondence received. Owner advised on intent to co-operate and remove pods from site. Site to be monitored.
36	NP5/58/ENF58G	November 2019	Bryn y Bwyd, Talybont	Engineering Works and Possible Siting of Caravan/Chalet	Response received from owners and discussions are ongoing	Correspondence issued to agent. Awaiting response.

37	NP5/58/ENF434D	February 2021	Ty'n y Pant, Dyffryn Ardudwy	Stationing of touring caravans and untidy condition of land	Planning Contravention Notice served March 2022. An agent has been appointed and replies to the Notice expected by the 9th May 2022.	Replies to the Planning Contravention Notice have been received and reviewed. To discuss replies and intended action with the Authority's Solicitor. Correspondence continues with the owner and a further site visit/meeting is being arranged.
38	NP5/58/ENF616	December 2018	Land adjacent Coed y Bachau, Dyffryn Ardudwy	Siting of Static Caravan used for Residential Purposes	Requisition for Information under Section 330 served May 2022. Awaiting replies.	Correspondence has been received and currently being assessed.
39	NP5/62/ENF426	April 2021	Land near Plas Gwynfryn, Llanbedr	Stationing of static caravan	Appeal being validated by PEDW – awaiting further information.	No further update for this committee.

40	NP5/65/ENF115A	October 2019	Land at Hengwrt, Llanelltyd	Dumping/Storage of Mattresses and Carpets	A Planning Contravention Notice has been served. Replies received and currently being considered.  NRW have initiated prosecution proceedings and a trial was due to take place in Cardiff on the 6 <sup>th</sup> June 2022.	Discussing replies to the PCN with legal.  NRW prosecution proceedings have been delayed further, with the trial now due to be heard in February 2023.
41	NP5/70/ENF15N	11-Mar-2022	Pant yr Onnen Campsite, Llangower, Bala, LL237BT	Stationing of shepherds hut and use of catamaran club building as holiday accommodation	Further correspondence issued to agent and owner in relation to the removal of the Shepherds Hut from the site. Awaiting response.	In dialogue with agent / owner on the removal of the Shepherds Hut from the site.
42	NP5/70/ENF81H	19-Apr-2022	Cefn-y-Meirch, Rhosygwaliau. LL23 7EY	Agricultural shed being converted into habitable accommodation and static caravan being used as residential accommodation.	Further correspondence issued to owner. Awaiting response.	No further update for this committee.

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

	Reference	Date of initial complaint or Date observed by Compliance Officers	Location of Site	Details of Alleged Planning Breach	Position at time of last committee meeting	Updates since last committee meeting
43	NP2/16/ENF448	May 2017	Hendre Ddu Quarry, Cwm Pennant	Unauthorised Quarrying and Track Creation	<p>Site visit undertaken on the 12th April. Unauthorised works carried out, enforcement proceedings commenced, and a Temporary Stop Notice has been served in respect to the extraction of mineral waste from slate tips and the construction of new tracks.</p> <p>The Notice ceases to have effect on the 3rd July 2019. An</p>	No further update to report for this committee.

					<p>Enforcement Notice is currently being drafted.</p> <p>No further works have been carried out. Expediency report being undertaken in relation to the works carried out.</p>	
44	NP4/11/ENF337	May 2020	Hendre Rhys Gethin, Pentre Du, Betws y Coed	Permanent Residential Use of Touring Caravan	<p>A valid Enforcement Notice is currently in place for this alleged breach, whereby it requires cessation of the residential use of the caravan and for the caravan to be removed. It appears that the landowner has not complied with the requirements of the Enforcement Notice. Legal action being initiated. Further communication with landowner. No response from landowner, matter referred to legal. Instructions sent to legal to commence Prosecution proceedings.</p>	<p>Following positive dialogue with the owner, proceedings have been adjourned until February 2022 to try and positively resolve the matter. This adjournment has been extended to the end of April 2022 and now proceedings have been halted while the planning application process has been exhausted.</p> <p>A planning application for a Rural Enterprise Dwelling was submitted in February 2022. However following concerns the applicant did not fully meet the tests prescribed under Technical Advice Note 6,</p>

						<p>the applicant has withdrawn the application.</p> <p>Subsequently at the end of July 2022 a further application has been submitted for an affordable dwelling and this is now under consideration.</p>
45	NP5/50/ENF562P	July 2020	62 Plas Panteidal, Aberdyfi	Extension to decking Area	A retrospective planning application has been received on the 30th of June 2021 and currently being considered.	Application refused. Site visit to be undertaken to determine if unauthorised decking has been removed. Next steps to be discussed following visit.
46	NP5/55/ENFL142A	June 2017	3 Glandwr, Brynchrug	Untidy Condition of Property	<p>Section 215 Notice served on the 18<sup>th</sup> February 2019. No appeal has been forthcoming, therefore the Notice has taken effect. The Notice must be fully complied with by the 22nd January 2020.</p> <p>A recent site visit has taken place where it was noted the Notice had not been complied with.</p> <p>A letter has been written to the owner advising that to avoid further proceedings they must comply with the requirements of the Notice imminently.</p>	<p>Following further investigations, a possible contact address has been found.</p> <p>A letter has been hand delivered to this address and although no one was present at delivery, it was confirmed the owner of 3 Glandwr does reside at the address provided.</p> <p>No response has been received. Therefore a further letter has been</p>

					<p>No remedial works have taken place and prosecution proceedings are now being considered.</p> <p>A further site visit has taken place where it was noted the requirements of the Section 215 Notice have not been complied with.</p> <p>Prosecution proceedings to be initiated and instructions sent to the Authority's Solicitor.</p>	<p>hand delivered to the address in question, with a response required within 21 days.</p> <p>3 Glandwr has been placed on Gwynedd Council's Empty Property Management group priority list.</p>
47	NP5/57/ENF205K	May 2021	Fronolau Hotel, Dolgellau	External Alterations and Creation of Six Self-Contained Residential Units	<p>Retrospective planning application submitted for the external alterations to the hotel which has been refused.</p> <p>It has become apparent the hotel building has been sub-divided into 6 separate units. Contact made with the owner and their agent and a Planning Contravention Notice has been served and responses received.</p> <p>An Enforcement Notice was served on the 26th January 2022 for the material change in use of the land</p>	<p>An Enforcement Notice Appeal has been lodged and the process has commenced with PEDW (Planning and Environment Decisions Wales). The Authority's statement of case has been submitted and final comments received.</p> <p>Awaiting a formal decision from PEDW.</p>

					from a C1 use as a hotel to a C3 use, and operational development consisting of external alterations to create six individual self-contained residential units comprising two 3 bedroom cottages and four 3 bedroom flats. The requirements to comply with the Notice state to revert the use of the Land to C1 – hotel use.	
48	NP5/58/ENF144K	December 2018	Land at Tan y Coed, Talybont	Siting of Static Caravan used for Residential Purposes	Contact made with the owner of the land. Site meeting taken place where the siting and use of the caravan was discussed. Owner currently considering their options to regularise the situation. A Planning Contravention Notice has been served to ascertain further details about the use of the caravan. Replies have been received and currently being assessed.	Owner has advised a Certificate of Lawful Use application is currently being prepared. Over the last 12 months no application has been received – to consider the expediency of initiating formal action.

## Listed Building Cases

	Reference	Date of initial complaint or Date observed by Compliance Officers	Location of Site	Details of Alleged Planning Breach	Position at time of last committee meeting	Updates since last committee meeting
49	NP5/54/ENFLB33M	January 2020	Nannau Hall, Llanfachreth	Poor Condition of Building	<p>It has been brought to the Authority's attention that the lead from the roof of the building has been removed and that the overall condition of the building is deteriorating rapidly.</p> <p>A site visit has confirmed this.</p> <p>Contact has been made with the owner who is aware of the condition of the building. They propose to undertake a temporary repair to the roof until at such time they can visit the property and ascertain the damage for themselves.</p> <p>To date no temporary repairs have been undertaken. The owner has been contacted again to emphasise the urgency of the situation. They propose to undertake temporary repair work until they are able to visit and assess the extent of the work required to the building.</p>	<p>As reported at the October 2021 committee the next steps to progress Nannau are:</p> <p>Carry out a full Condition Survey to include the interior.</p> <p>Consult with a roofing specialist.</p> <p>Consider progressing the Urgent Works Notice route and agree what needs to be included in this.</p> <p>Continue to communicate with the owner and advise of the intentions of the Authority. Setting up a steering group to draw in necessary conservation/heritage advice and maintain momentum.</p>

					<p>A meeting has been arranged with CADW to discuss possible options to safeguard Nannau Hall.</p> <p>A meeting has taken place with CADW and arrangements are being made to undertake a condition survey of the building. It was anticipated this survey would take place at the beginning of February but this has been delayed.</p> <p>An external condition survey has been arranged for the week commencing the 5th April 2021.</p> <p>Currently in discussion with the owner in relation to undertaking an internal inspection at the same time.</p> <p>Failure to agree for the Authority to undertake an internal inspection, will result in an application to the courts for a warrant to gain entry.</p>	<p>Commence initial discussions with Ecology in respect to the potential presence of bats.</p> <p>Following intervention from legal in relation to seeking a warrant and making contact with the owner, they have agreed the Authority can carry out an internal inspection and it is anticipated this will take place during the week commencing the 21<sup>st</sup> February 2022.</p> <p>External and internal inspections have now been undertaken. Currently in discussion with conservation consultants/roofing specialists in relation to the type of works required which will safeguard the integrity of the building.</p> <p>Plas Nannau has been placed on Gwynedd Council's Empty Property Management group priority list.</p>
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50	NP5/66/ENFLB32D	November 2020	Ty Mawr, Llanfair	Internal works being undertaken.	Letter sent to the property. Response received and works discussed with the owner. Site visit to be carried out. Site visit carried out. Application submitted but invalid.	In dialogue with agent/applicant with regards to submitted invalid application.
51	NP5/69/ENFLB326A	September 2018	Ty Gwyn, Llwyngwrl	External and internal Alterations to a Listed Building	Contact being made with the agent to ascertain whether a listed building consent application will be forthcoming.	No further update to this committee.



**PLANNING AND ACCESS COMMITTEE**  
**19 OCTOBER 2022**

**SECTION 106 AGREEMENTS**

**SNOWDONIA NATIONAL PARK AUTHORITY  
PLANNING AND ACCESS COMMITTEE, 19 OCTOBER 2022**

**SECTION 106 AGREEMENTS**

<b>Rhif</b>	<b>Application No.</b>	<b>Date application was received</b>	<b>Location</b>	<b>Development</b>	<b>Present Position</b>
1.	NP4/11/398	07/07/2021	Land to rear of Medical Surgery, Betws-y-Coed.	Erection of 5 two storey affordable dwellings with associated landscaping, access and carparking	With Solicitors for signing
2.	NP5/61/632	12/03/2021	Merthyr Isaf, Hwylfa'r Nant, Harlech. LL46 2UE.	Residential development of seven units, 3 affordable and 4 open market dwellings comprising three pairs of semi-detached dwelling and one detached dwelling, formation of new vehicular access and associated landscaping	Draft sent to applicant.
3.	NP5/65/2B	04/03/2021	Beudy Uchaf Hirgwm, Maes y Clawdd, Bontddu. LL40 2UR	Conversion of barn to dwelling and associated works including installation of septic tank and diversion of public footpath	Details sent to solicitor to draft agreement.
4.	NP5/65/L302D	25/08/2020	Wern y Pistyll, Bontddu. LL40 2UP	Conversion and extension of barn to dwelling including installation of septic tank, retrospective consent for access track to building and engineering works to create hardstanding/ parking area around the building, temporary siting of static caravan and construction of compensatory bat roost.	Awaiting solicitor details from the applicant.
5.	NP5/70/146A	18/08/2022	Moel-y-Ddinas, Rhosygwaliau.	Conversion and rebuilding of former dwelling to affordable local needs dwelling together with formalising vehicular access	Awaiting details from applicant.
6.	NP5/74/482A	08.10.2021	Land by The Cemetery, Dinas Mawddwy. SY20 9LL	Construction of affordable dwelling (Repeat application)	Details sent to solicitor to draft agreement

7.	NP5/77/328D	08/02/2022	Christ Church, Talsarnau.	Conversion of church to a dwelling, erection of side extension and installation of 6 rooflights (3 on South East elevation and 3 on North West elevation)	Details sent to solicitor to draft agreement.
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Number of applications on committee list 07 September 2022 = 4

**APPLICATIONS SUBJECT TO A SECTION 106 AGREEMENT AND WHICH HAVE BEEN COMPLETED SINCE  
PLANNING & ACCESS COMMITTEE  
07 SEPTEMBER 2022**

Application No.	Location	Development

**APPLICATIONS SUBJECT TO A SECTION 106 AGREEMENT WHICH HAVE BEEN REFUSED, WITHDRAWN, OR  
DISPOSED, OR WHERE AN AGREEMENT IS NO LONGER NECESSARY SINCE PLANNING & ACCESS  
COMMITTEE 07 SEPTEMBER 2022**

Application No.	Location	Development



## **PLANNING AND ACCESS COMMITTEE**

**19 OCTOBER 2022**

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

**SNOWDONIA NATIONAL PARK AUTHORITY**

**PLANNING AND ACCESS COMMITTEE 19 OCTOBER 2022  
OUTSTANDING APPLICATIONS WHERE MORE THAN 13 WEEKS HAVE ELAPSED**

**In Discussion with Agent / Applicant**

NP5/61/T558D	19/04/21	Former Tabernacl Chapel, High Street, Harlech. LL46 2YB	Conversion of former car showroom & basement car parts shop to convenience store on ground and basement, creation of 2 flats on first floor (Open market) together with the removal of existing unauthorised UPVC windows and replace with timber slimline double-glazed windows.
NP5/65/L302D	04/03/22	Wern y Pistyll, Bontddu. LL40 2UP	Conversion and extension of barn to dwelling including installation of septic tank, retrospective consent for access track to building and engineering works to create hardstanding/ parking area around the building, temporary siting of static caravan and construction of compensatory bat roost.
NP5/66/8H	03/05/22	Pensarn Wharf, Llanbedr. LL45 2HP	Demolish existing kayak store, storage sheds, and temporary changing rooms, rationalizing the site and erection of new outdoor activities building. Conversion of the existing offices building to a kayak and equipment store
NP5/70/146A	18/08/21	Moel-y-Ddinas, Rhosygwaliau. LL23 7EY	Conversion and rebuilding of former dwelling to affordable local needs dwelling together with formalising vehicular access.
NP5/78/91B	04/01/22	Wern Gron, Trawsfynydd. LL41 4UN	Conversion and change of use of barn to form an affordable dwelling and a short term holiday letting unit including installation of septic tank and associated works.

**Awaiting Amended Plans**

NP4/32/78C	26/01/22	Llyn Geirionnydd, Llanrhychwyn. LL27 0YX	Water access ramp and associated infrastructure
NP4/32/130B	22/06/22	The Stables, Pen Yr Allt, Llanrhychwyn. LL27 0YX	Demolition of existing dwelling and attached existing stable/outbuilding together with the construction of a replacement dwelling, conversion of existing outbuilding to provide an annex, construction of bat house, together with associated works
NP5/58/637	18/10/21	Garages, land off A496, Dyffryn Ardudwy. LL44 2ET	Demolition of existing garages and erection of a two-storey dwelling with associated parking and landscaping provision,
NP5/73/424A	28/09/20	Cilderi, Tan y Bwlch. Maentwrog. LL41 3YU	Erection of double garage, retrospective application for extension to curtilage, retention of stone terracing and engineering works.
NP5/75/68B	15/09/21	Land opposite Maesteg, Pennal. SY20 9DL	Erection of five affordable dwellings together with associated access, parking and landscaping,

### Awaiting Bat (and or Tree ) Survey

NP5/58/363H	04/10/21	Nant Eos, Dyffryn Ardudwy. LL44 2HX	Conversion to Open Market Dwelling unit and installation of sewage treatment plant (Repeat application),
NP5/66/156B	28/02/22	Hafod, Llandanwg. LL46 2SD	Demolition of existing bungalow and garage and construction of new two storey dormer bungalow and detached garage

### Awaiting Amended Ecology Survey

NP5/65/367A	22/03/22	Dolfawr, Llanelltyd. LL40 2HD	Construction of single storey building for use as commercial cattery.
NP5/73/PIAW197M	08/12/21	Bryn Arms, Gellilydan. LL41 4EN	Application for approval of reserved matters for the erection of a two-storey detached building to provide 15 guest rooms as serviced holiday accommodation in relation to Bryn Arms

### Awaiting Details from Agent / Applicant

NP5/52/29B	28/02/22	Ty Nant, Islaw'r Dref, Dolgellau. LL40 1TL	Siting of 2 shepherds hut for use holiday accommodation.
NP5/53/576	29/11/21	Land at Bala.	Proposed extension of Llyn Tegid narrow gauge railway comprising of 1200m of railway track, installation of level crossing, erection of new station building, ancillary engine and carriage building, signal box and associated development,
NP5/54/456A	07/06/21	Penarddwnion Fach, Pen y Main, Dolgellau. LL40 2DH	Erection of cabin to be used as rural enterprise dwelling and associated decking area, parking, access track and septic tank.
NP5/58/629	29/01/20	Land between Plas Meini & Swyn y Mor, Dyffryn Ardudwy. LL42 2BH	Outline permission for the erection of 2 open market and 2 affordable dwellings. integral garages and formation of new vehicular access on to the A496.
NP5/61/329B	29/06/22	Hafod Wen, Harlech. LL46 2RA	Erection of new single storey garden room on existing concrete slab and associated landscape works
NP5/65/367A	22/03/22	Dolfawr, Llanelltyd. LL40 2HD	Construction of single storey building for use as commercial cattery
NP5/66/281A	17/05/22	Pen y Garth Isaf, Llanbedr. LL45 2HT	Construction of a new storage barn
NP5/69/411	15/02/22	Land adjoining The Nook, Llwyngwriil. LL37 2JQ	Erection of dwelling including installation of septic tank,
NP5/70/83D	15/04/22	Ffynnon Gower, Llangower. LL23 7DA	Construction of a timber framed cabin as holiday accommodation for disabled people.
NP5/70/83E	03/05/22	Ffynnon Gower, Llangower. LL23	Construction of a agricultural shed.
NP5/73/423B	29/04/22	Y Felin Lifio, Tan y Bwlch, Maentwrog. LL41 3YU	Conversion of outbuilding into annex accommodation
NP5/75/73D	21/10/19	Ynys, Cwrt, Pennal. SY20 9LD	Conversion and alterations to existing BCF Hut to form holiday let accommodation and installation of septic tank (Re-submission)

### Re-Consultation

NP5/65/125D	29/10/21	Beudy Gelli-Rhydd, Bontddu. LL40 2UA	Conversion and alteration of barn to holiday accommodation.
NP5/67/280C	28/04/22	Dôl-Ffanog Fach, Talyllyn. LL36 9AJ	Construction of detached garage and formation of new vehicular/pedestrian access
NP5/69/16G	27/04/22	Land near Castell Mawr, Llanegryn. LL36 9NH 186	Construction of rural enterprise dwelling and installation of septic tank.

NP5/70/166	25/02/22	Ysgubor Esgeiriau, Rhosygwaliau. LL23 7ET	Conversion and change of use of redundant farm building, access track and installation of package treatment plant for use as short term holiday accommodation as part of farm diversification project,
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**Awaiting Community and Linguistic Statement and second valuation to proceed with s106**

NP5/55/L140E	03/06/21	Capel Bethlehem, Bryncrug. LL36 9PW	Change of use of chapel to form one 1 bedroomed and one 6 bedroomed dwelling.
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**Further details from applicant under consideration**

NP5/57/1174	27/10/21	Land adjoining Penmaen Ucha, Penmaenpool. LL40 1YD	Construction of rural enterprise dwelling, garage, new driveway and vehicle access.
NP5/75/73D	21/10/19	Ynys, Cwrt, Pennal. SY20 9LD	Conversion and alterations to existing BCF Hut to form holiday let accommodation and installation of septic tank (Re-submission)

**Awaiting HRA Appropriate Assessment**

NP2/11/117C	17/06/22	Cân y Glaslyn, Beddgelert, LL55 4NB	Construction of single storey rear extension and attached garage, external stone cladding, and alterations to front porch
NP2/11/108C	04/03/22	1 Church Street, Beddgelert. LL55 4YA	Temporary siting of catering cabin (until 31st December 2023), Caffi Colwyn, 1 Church Street, Beddgelert. LL55 4YA.
NP2/11/710A	20/12/21	Wernlas Deg, Beddgelert. LL55 4UU	Proposed extension to agricultural shed and erection of new agricultural shed.
NP3/12/12G	04/04/22	Plas-y-Nant, Betws Garmon. LL54 7YR	Change of use from hotel (Use Class C1) to residential (Use Class C3) and erection of two storey side extension.
NP5/57/1167A	08/03/22	Ty'n-y-Bryn, Dolgellau. LL40 1TD	Construction of two storey extension, retention of alterations to existing access, and retention of outbuilding
NP5/58/18Z	09/05/22	Barmouth Bay Holiday Park, Ffordd Glan-Môr, Talybont. LL43 2BJ	Erection of a flood defence wall to a height of 1.1 metres extending along the North/North-Eastern boundary of Barmouth Bay Holiday Park adjacent to the River Ysgethin
NP5/72/25H	25/02/22	Gwern-y-Genau, Arenig, Bala. LL23 7PB	Conversion of outdoor pursuits centre into dwelling.
NP5/72/248	05/04/22	Land near Boch y Rhaidr, Arenig, Bala. LL23 7PB	Two holiday units and installation of package treatment plant
NP5/74/28A	23/11/21	Pant, Llanymawddwy. SY20 9AJ	Conversion of barn to holiday accommodation,

**Awaiting response from Welsh Government Highways**

NP4/11/403	01/06/22	Railway Station, Betws y Coed. LL24 0AE	Change of use of coach drop of lay by to catering seating area with glazed canopy over
NP4/11/ADL116K	27/04/22	Pont y Pair Hotel, Betws y Coed. LL24 0BN	Advertisement Consent for various replacement signs to front elevation.

## Awaiting Concultee Responses

NP5/69/16G	27/04/22	Land near Castell Mawr, Llanegryn. LL36 9NH	Construction of rural enterprise dwelling and installation of septic tank
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Total applications on list = 45

Total applications on list Committee 07 September 2022 = 39



**PLANNING AND ACCESS COMMITTEE**  
**19 OCTOBER 2022**

**DELEGATED DECISIONS**

**SNOWDONIA NATIONAL PARK AUTHORITY**

**PLANNING AND ACCESS COMMITTEE 19 OCTOBER 2022**

**DELEGATED DECISIONS**

**Applications Approved**

	<b>Application No.</b>	<b>Proposed</b>	<b>Location</b>	<b>Decision Date</b>	<b>Case Officer</b>
1.	NP3/10/T86	Installation of roof windows to front and rear elevations, and re-roofing of existing single storey rear extension	Minafon, Abergwyngregyn. LL33 0LH	30/08/22	Mr Richard Thomas
2.	NP4/11/20D	Demolition of gable extension, erection of two storey extensions to both gable ends, installation of external staircase and new signage	Abbasi's Restaurant, Holyhead Road, Betws y Coed. LL24 0AY	30/08/22	Mr Richard Thomas
3.	NP4/11/AD377B	Advert Consent to display fascia and canopy signage, freestanding 'A' board and freestanding banner flag	Fat Face, Unit 4, Station Approach, Betws-y-Coed. LL24 0AE	12/09/22	Mr Richard Thomas
4.	NP4/13/252	Construction of single storey extension	Bod Gwilym, Capel Curig, LL24 0EB	12/09/22	Mr Richard Thomas
5.	NP4/23/46B	Demolition of substandard dwelling and erection of replacement dwelling and associated works	Cae Haidd, Gwylt Road, Llanfairfechan. LL33 0EB	30/08/22	Mr Richard Thomas
6.	NP4/30/165	Demolition of side addition and construction of single storey side extension	Cae Groes, Parc Glan y Coed, Dwygyfylchi. LL34 6TL	12/09/22	Mr Richard Thomas
7.	NP4/32/322D	Erection of two storey detached dwelling	Land adjoining Pandy, Trefriw. LL27 0UJ	30/08/22	Mr Richard Thomas
8.	NP4/32/368B	Construction of two storey detached dwelling, vehicular access, parking and turning area, together with associated landscaping and biodiversity enhancement	Coed Bach, Trefriw. LL27 0NX	08/09/22	Mr Richard Thomas
9.	NP5/50/735B	Extension and alterations	Tan y Bryn, Philip Avenue, Aberdyfi. LL35 0PY	22/09/22	Ms. Emma Watkins
10.	NP5/53/128A	Construction of rear extension, and installation of rooflight to front elevation of dwelling	Ardwyn Bach, 17 Castle Street, Bala. LL23 7YB	16/09/22	Ms. Sophie Berry

11.	NP5/53/L233A	Construction of new fire escape and balcony stairs to rear of property	89 High Street, Bala. LL23 7AE	18/08/22	Ms. Emma Watkins
12.	NP5/57/189F	Construction of extension to existing balcony	Glan yr Arran, Dolgellau. LL40 1NR	30/08/22	Ms. Sophie Berry
13.	NP5/58/482C	Construction of detached garage/workshop (Revised application to that previously refused under reference NP5/58/482B)	Land to rear of Trem Eifion, Dyffryn Ardudwy. LL44 2DH	05/09/22	Mr Aled Lloyd
14.	NP5/58/651	Erection of two storey rear extension	Garreg Lwyd, Talybont. LL43 2AE	30/08/22	Mr Aled Lloyd
15.	NP5/58/LB317F	Discharge Condition No.8 (Photographic record of written 'graffiti' of Listed Building Consent NP5/58/LB317E dated 09/12/2020	Stables, Bron y Foel Isaf, Dyffryn Ardudwy. LL44 2HZ	15/09/22	Mr Aled Lloyd
16.	NP5/58/LB443C	Listed Building Consent to curtilage building to renew front door and frame to match existing, form cupboard to alcove, remove fireplace to expose inglenook, re-point exposed stonework, install timber bookshelves in lounge, remove hardboard ceiling to kitchen and insert trapdoor together with insulation in roofspace,	The Cottage, Taltreuddyn Fawr, Dyffryn Ardudwy. LL44 2RQ	21/09/22	Mr Aled Lloyd
17.	NP5/61/LB73B	Provision of stainless-steel guardrails with timber handrails to high level walkways to perimeter of castle, installation of two gates and alterations to staircase and landing to gatehouse to inner ward courtyard, installation of 1 gate to base of North East tower, and installation of 1 gate to base of South East tower	Harlech Castle, Harlech. LL46 2YH	21/09/22	Mr Aled Lloyd
18.	NP5/62/397	Demolition of rear extension and erection of new 2 storey rear extension, alterations to two window openings and relocation of rear door position	Dolwreiddiog, Llanbedr. LL45 2PH	02/09/22	Mr Aled Lloyd
19.	NP5/64/LB67B	Listed Building Consent to demolish rear lean-to store, remove oil tank, replacement rainwater goods, replacement front door and two side windows and various other works.	Bryn Tudur, Llanegryn, LL36 9UA	17/08/22	Mrs. Iona Roberts

20.	NP5/66/LB186	<p>Listed Building Consent for the conversion of Agricultural Building into holiday unit with added new entrance extension West side, single storey stone wall construction, new local slate roof. Proposed excavation of existing ground floor and construction of new concrete, insulated introducing underfloor heating system, slate finish. Proposed ground floor plan to include lounge to South part of cowhouse, adjust existing door opening leading to new stair well and shower room and dining/kitchen beyond. New bloc wall construction to inside external walls North Cowhouse with the separating wall extended to attic enclosing bedroom 2, toilet facilities on stair landing leading to bedroom 1 within South Cowhouse attic. Boiler located within extension external flue through South gable wall. Glazed window to East elevation and traditional casement window North elevation with outside shutters. Roof structure restored and slated in the traditional detail with rooflights either side East and West elevation including cast aluminium rainwater goods. Proposed development to include all services, electrical, new septic tank located South West, all drainage and land drain along bottom East elevation, new heating oil tank located bottom boundary wall North East direction towards the existing entrance</p>	Beudy Allt y Mor, Llandanwg.	20/09/22	Mr Aled Lloyd
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21.	NP5/66/LB186A	Change of use and the conversion of Agricultural Building into holiday unit with added new entrance extension on West side, single storey stone wall construction, new local slate roof. Proposed ground floor plan to include lounge to South part of cowhouse, new stair well and shower room and dining/kitchen beyond. Attic enclosing bedroom 2, toilet facilities on stair landing leading to bedroom 1 within South Cowhouse attic. Glazed window to East elevation and traditional casement window North elevation with outside shutters. Roof structure restored and slated in the traditional detail with rooflights either side East and West elevation including cast aluminium rain water goods. Proposed development to include all services, electrical, new septic tank located South West, all drainage and land drain along bottom East elevation, new heating oil tank located bottom boundary wall North East direction towards the existing entrance	Beudy Allt y Mor, Llandanwg.	20/09/22	Mr Aled Lloyd
22.	NP5/68/186C	Erection of a timber clad shed	Anwylfan, Croesor. LL48 6SS	16/09/22	Mr Aled Lloyd

## Applications Refused

	<b>App No.</b>	<b>Proposed</b>	<b>Location</b>	<b>Reason for Refusal</b>	<b>Case Officer</b>
1.	NP5/61/608A	Conversion of barn to a one-bedroomed annexe accommodation together with the erection of an extension and installation of 4 rooflights (3 on front elevation and 1 on rear elevation)	Foel, Harlech. LL46 2TR	<p>30/08/22</p> <p>The siting, design and external materials of the shed constitutes an intrusion, detrimental to the traditional and rural character of the area and is contrary to Criteria i and ii of Development Policy 1 of the adopted Eryri Local Plan.</p> <p>By way of the proposal introducing a development to the front of the principal elevation, it is considered to be an inappropriate form of development which fails to enhance or conserve the 'Special Qualities' of the National Park and will have a detrimental impact on the character of the wider landscape. Therefore the proposal conflicts with Development Policy 1: General Development Principles and Development Policy 2: Development and the Landscape.</p>	Mr Aled Lloyd
2.	NP5/62/422A	Retrospective application to retain timber shed sited on the front elevation	Ty'r Graig, Llanbedr. LL45 2HL	<p>21/09/22</p> <p>The siting, design and external materials of the shed constitutes an intrusion, detrimental to the traditional and rural character of the area and is contrary to Criteria i and ii of Development Policy 1 of the adopted Eryri Local Plan.</p> <p>By way of the proposal introducing a development to the front of the principal elevation, it is considered to be an inappropriate form of development which fails to enhance or conserve the 'Special Qualities' of the National Park and will have a detrimental impact on the character of the wider landscape. Therefore the proposal conflicts with Development Policy 1: General Development Principles and Development Policy 2: Development and the Landscape.</p>	Mr Aled Lloyd

3.	NP5/69/405B	Non-material amendment to Planning Consent NP5/69/405 dated 03/08/2020 to relocate pitched dormer	Ty Lafant, Llwyngwrl, LL37 2JG	25/08/22 In the opinion of the Snowdonia National Park Authority the amendments proposed are considered to be 'material' amendments in nature as they will result in a material form of change to the original planning permission. As such the changes proposed cannot be deemed a 'non-material' change and will require the benefit of a new planning permission.	Ms. Emma Watkins
4.	NP5/75/LU262A	Certificate of Lawful Use (Existing Use) for use of field for the siting of 2 railway carriages for domestic use in association with use of the farmhouse	Land at Pant Yr Onn, Cwm Maethlon, Pennal. SY20 9LE	05/09/22 The submitted evidence is considered insufficient to demonstrate the awfulness of the siting of two railway carriages on land at Pant Yr Onn for domestic use in association with the farmhouse and therefore a Certificate of Existing Lawful Use or Development cannot be issued under S.191 of the Town and Country Planning Act.	Ms. Sophie Berry