

# ERYRI LOCAL DEVELOPMENT PLAN

2016 – 2031

Written Statement





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## **ERYRI LOCAL DEVELOPMENT PLAN 2016 – 2031**

**ADOPTED VERSION**

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# FOREWORD

I am pleased to introduce you to the Eryri Local Development Plan (LDP) 2016-2031, a document which sets out the 15 year land use planning framework for Snowdonia National Park. The National Park Authority receives about 500-600 planning applications each year, and the revised LDP will provide the foundation for determining each planning application that we receive.

This LDP's predecessor (Eryri LDP 2007-2022) had performed well against targets, and its Strategy was considered to be effective or 'sound'. In view of this, and following consultation with relevant stakeholders, the Authority decided that a 'short form revision' was therefore considered appropriate. In simple terms, this basically means limited changes have been proposed to the revised LDP and the overall strategy for the revised LDP 2016-2031 remains the same as the previous LDP.

There have been some important legislative changes in Wales over recent years, with the creation of the Planning (Wales) Act 2015, Well-being of Future Generations (Wales) Act 2015, and the Environment (Wales) Act 2016. These legislations have helped shape the content of this revised LDP. It has helped how we use both our land and other natural resources – both of which are essential for us to achieve the well-being of a sustainable Wales.

Eryri is a special place – and it is important that the content of the LDP reflects this. It is a landscape of international importance, rich in its cultural heritage and wildlife. It is not surprising therefore that many millions each year visit the National Park to enjoy the scenery and to participate in outdoor activities. Eryri supports rural communities, their future and the future of the Welsh language. The low wage economy and high cost of housing exacerbated by pressures from in-migration together with a shortage of affordable housing is driving young people away from their native communities. Climate change and its implications for our communities and biodiversity and our response to this threat are all important in managing the 'Special Qualities' of Eryri.

We hope that the content of the revised LDP will continue to provide a robust framework for making sustainable planning decisions well into the future.



**Elwyn Edwards**

**Chair of Planning and Access Committee**





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# Chapter 1

## Introduction

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# 1. Introduction

- 1.1 The Local Development Plan aims to reflect the land use implications of the National Park Management Plan as well as providing an opportunity to deliver the spatial elements of other plans and strategies at the national, regional and local level. The Local Development Plan includes strategic policies and development policies which will deliver the long term spatial vision for the future of Snowdonia National Park. The Local Development Plan is accompanied by a set of Proposals and Inset Maps. A glossary of terms associated with the Local Development Plan process is included in Appendix 1. A wide range of stakeholders have helped to prepare the Local Development Plan, their continuing involvement in the process of implementation and monitoring will be important.

## **Sustainability Appraisal and Strategic Environmental Assessment**

- 1.2 All Local Development Plans are required to help deliver the Welsh Government's commitments on sustainable development. In order to ensure this compliance, Local Development Plans need to undergo a testing process to ensure that their strategic direction and policies are environmentally, socially and economically sustainable; this is what's referred to as the Sustainability Appraisal. Such an appraisal has been carried out for this revised Plan and has been published as a separate document.
- 1.3 In addition, under European Legislation<sup>1</sup>, the Local Development Plan must undergo further testing to ensure that the content does not result in significant harm to the environment. Strategic Environmental Assessment undertaken during the revision of the Local Development Plan has indicated no negative effects upon the environment of Snowdonia, indeed the Local Development Plan seeks to improve the quality of the environment. The Strategic Environmental Assessment has been incorporated with the Sustainability Appraisal Report.

## **Habitats Regulation Assessment**

- 1.4 The revised Plan has also been subject to a Habitats Regulation Assessment, a requirement under the Habitats Regulation Assessment Directive. This legislation has been developed in order to ensure that the highest level of protection is afforded to European designated sites; namely Special Areas of Conservation and Special Protection Areas. A Habitats Regulation Assessment Report has been published to accompany the Local Development Plan. Akin to the assessments outlined above, the Local Development Plan seeks to improve the quality of all designated and notable sites within Snowdonia, rather than merely avoid any negative effects. This approach supports the Authority's first purpose.

## **Implementation and monitoring**

- 1.5 Regular monitoring and review will be essential to ensure the continuing relevance and effectiveness of the revised Local Development Plan. The Plan will be monitored annually with an Annual Monitoring Report published in order to establish whether the policies are achieving their intended objectives or whether there are unexpected trends or significant changes that could necessitate an early or partial review. A major review of the Local Development Plan must be undertaken four years following the adoption of the Plan. There may be factors that could trigger the need for a review before four years. The implementation and monitoring mechanisms for the policies are included in Appendix 2. The monitoring framework includes reference to other organisations and other plans and strategies which may have a proactive influence on the implementation of policies. The Authority will also monitor the Park's Management Plan and consider any land use implications which may impinge on the Local Development Plan.

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1 Strategic Environmental Assessment Directive 2001/42/EC



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### Using this document

- 1.6 This document includes policies to take forward the vision, objectives and spatial strategy of the Local Development Plan. The policies constitute an overall approach to future development in the Park and it **is important that the plan is read as a whole**. Many of the policies are inter-related and several policies may apply to one development proposal. Identifying all linked policies would not be practical. In order to keep the document concise, cross-referencing is only used where another policy is directly relevant. As a result, all policies should be considered where they are relevant to a particular development proposal. The Plan includes a proposals map and a constraints map.
- 1.7 The Local Development Plan includes strategic policies and development policies. Strategic policies provide the overarching approach for development while the development policies will help in delivering the strategic policies by providing further detailed guidance against which planning applications will be assessed.
- 1.8 The Local Development Plan does not repeat national planning policy and guidance although it does make some cross-reference. In addition to the policies contained in this plan, national planning policy and guidance will also be a material consideration when making decisions. The Local Development Plan also refers to Supplementary Planning Guidance which has already been prepared or will be produced by the Authority. A list of the Supplementary Planning Guidance is included in Appendix 8. This list is not exhaustive. These guidance documents will be used by the Authority in decision making and are material considerations. The Planning (Wales) Act 2015 places a greater emphasis on community engagement in planning decisions; Place Plans echo these ambitions. Place Plans should reflect the aspirations of the local community whilst also making synergies with the local planning authority's aspirations in Local Development Plan and Wellbeing Plan and will be given weight in planning decisions by being adopted as supplementary planning documents where appropriate.



- 1.12 Snowdonia is very rich in terms of biodiversity, a feature which, along with its outstanding landscapes is integral to its National Park status. The mild, moist weather that sweeps in from the Atlantic supports thousands of species and their habitats, many of which are of international, national, regional and local importance and some are found nowhere else in the world. There are 15 Special Areas of Conservation and three Ramsar sites located within or partly within Snowdonia. There are also 107 Sites of Special Scientific Interest and 21 National Nature Reserves as well as the Dyfi Estuary which is a UNESCO World Biosphere Site. There is however only one small designation as a local nature reserve. The area's rivers, lakes, sea and woodlands as well as the mountain biking, white water and mountaineering centres provide a wealth of opportunities for outdoor recreation. There are 2,742 km of public rights of way within the National Park and 84,697 hectares of land defined as open country.
- 1.13 Snowdonia has a relatively low wage economy with tourism and agriculture being the main employment sectors. Agriculture in the National Park is almost entirely pastoral; predominantly beef and sheep farming, but with a small dairy sector. The small scale and upland type of farming means that agricultural incomes are constrained. Diversification into such areas as farm tourism and local food initiatives has played a part in raising farm incomes.
- 1.14 The 2011 Census showed a population of 25,702, with a small increase compared to 2001. These relatively small changes in total population mask a much more significant structural change in population highlighting the outward migration of young people leaving the area for higher education and employment opportunities. Snowdonia's population is geographically dispersed; there are only two towns with more than 1,500 in population – Dolgellau and Y Bala. Other places such as Harlech, Aberdyfi, and Trawsfynydd have between 650 and 1250 residents. The 2011 Census showed a total of 11,944 households with permanent residents within the Park. High house prices combined with low household incomes mean that access to accommodation is difficult for many people.
- 1.15 The A470 which runs through the centre of the National Park linking Llandudno, Betws y Coed, Trawsfynydd and Dolgellau is the main road connecting North Wales with Cardiff in the South. To the North of the Park the A55 is a key transportation corridor linking the economies of Ireland, North East Wales and the West Cheshire region. The A487 provides access to Aberystwyth to the South of the Park and skirts the North West boundary of the National Park giving good access to Porthmadog and Caernarfon. The A5 runs through the North of the Park linking Shrewsbury, Betws y Coed and Bangor. Mainline train services within the National Park are provided by the Cambrian Coast line with direct services to Pwllheli and to the West Midlands and links to Aberystwyth and London. The Conwy Valley line links to the North Wales Coast, to Holyhead and to Crewe. Additionally two narrow gauge railways run through the National Park, providing local services i.e. Ffestiniog Railway and the Welsh Highland Railway.



Yr Wyddfafa

## Influences on the Spatial Strategy

### National Park Purposes

- 1.16 The National Park purposes<sup>3</sup> provide a clear statement of the statutory responsibilities and role of National Park Authorities. These are:
- To conserve and enhance the natural beauty, wildlife and cultural heritage of the area,
  - To promote opportunities for the understanding and enjoyment of the ‘Special Qualities’ of the area, by the public.
- 1.17 In addition to these purposes, the Authority has a duty in taking forward these purposes to:
- Seek to foster the economic and social wellbeing of local communities within the National Park.
- 1.18 The National Park purposes and socio-economic duty, supported by the Sandford principle<sup>4</sup> and the Silkin test<sup>5</sup> set a clear statutory framework for development planning within the National Park.

### Plans and Strategies

- 1.19 The Authority must take account of the relationship between the Local Development Plan and other relevant plans and strategies at the national, regional and local level. The Local Development Plan brings together the land use implication of all the plans and strategies influencing the area. The Local Development Plan policies provide a spatial dimension to these plans that will help in their implementation. This section summarises the key points from the relevant plans and strategies.

### Wales Spatial Plan (2008 Update)

- 1.20 Snowdonia National Park straddles two spatial plan areas, the Central Wales Spatial Plan area and the North West Wales Spatial Plan area<sup>6</sup>.

### Central Wales

- 1.21 Priorities for this area within the Wales Spatial Plan include:
- Building on the important key centres in the area, whilst improving linkages and spreading benefit and growth to the wider rural hinterlands and rural communities that fall outside those immediate places, enhancing the attractiveness of the area as a place for people to live and work sustainably, both as regards retaining their own talent and attracting newcomers;
  - Responding to the needs of our rural communities and hinterlands by enabling appropriate and integrated growth and development, and empowering local communities to enhance their level of sustainability;
  - Supporting the existing rural economic sectors, including agriculture, non-food and food production to develop their potential and create higher value production opportunities which will provide a sustainable basis for the future of the Area’s land-based economy and reinforce confidence in a rural future;
  - Broadening the economic base, building on the Area’s higher education infrastructure and introducing new sustainable economic opportunities including those of the knowledge economy sectors across the rural area, maximising opportunities for growth in all sectors, for better paid and higher skilled jobs and raising the level of home grown enterprise and attracting creative enterprising newcomers;
  - Realising the full potential of the Area’s diverse environment and its unique cultural identity as a means of maintaining the region’s rural and natural integrity to build higher value sustainable

3 As amended by the Environment Act 1995

4 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.

5 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?’

6 The National Park Authority is an active participant in the Wales Spatial Plan, at national level and on the North West Wales and Central Wales Area Groups.

- tourism and to enhance its role in responding to the effects of climate change;
- Maximising internal and external accessibility (including the improvement of broadband and telecommunication links), building effective cross-border collaboration within Wales and with neighbouring English and Irish regions, increasing access to a wide range and quality of services and enhancing the overall economic growth of the area whilst widening employment opportunities.

### North West Wales – Eryri a Môn

- 1.22 Partners from across the North West Wales Spatial Plan Area have agreed priorities for the Area, summarised as:
- Appropriate and planned spatial development of the Area including facilitating a strong Menai area, the network of linked settlements on both sides of the Menai Strait extending to Llangefni, the Llandudno hub and developing identified secondary hubs in the north and south of the region (i.e. Holyhead in the north and Porthmadog–Pwllheli–Penrhyndeudraeth in the south), including the appropriate mechanisms to spread benefit and facilitate indigenous growth in key rural communities and the wider rural area responding to their development needs to create sustainable places for future generations;
  - Developing key sectors, including agriculture, manufacturing and their associated industries, supporting their transition from low to high value activity and broadening of the area's economic base through increased entrepreneurship facilitated by appropriate physical and ICT infrastructure;
  - Developing an outward-looking and confident knowledge based economy with particular emphasis on bio-science, geo-science, environmental goods and services, marine science, medical technology, renewable energy, nuclear decommissioning technologies and creative industries, recognising the key role of Bangor University has in supporting this and seeking to ensure that the benefits are derived across the region;
  - Maximising the opportunities of Holyhead as a major international gateway and the A55 and E22 Trans European Networks route as a key transportation corridor, particularly between the prosperous economies of Ireland, North East Wales and beyond, whilst ensuring appropriate transport links between the hubs and rural areas are adequate to provide access to services, employment and leisure opportunities;
  - Capitalising on the region's outstanding environment, including the coast, ecological and historical heritage, and strong cultural identity to promote and develop healthier communities and build higher-value sustainable tourism. The latter includes the development of the Area as a quality destination, including improving the accommodation stock and realising the potential of marine leisure and outdoor activities.

### National Development Framework for Wales

- 1.23 Under the provisions of the Planning (Wales) Act 2015 Welsh Ministers are required to produce and keep up-to-date a National Development Framework (NDF). This will ultimately, replace the current Wales Spatial Plan. The NDF will fulfil a number of roles, including setting out the Welsh Government's land use priorities and providing a national land use framework for Strategic and Local Development Plans. The NDF will focus on development and land use issues of national significance which the planning system is able to influence and deliver. The National Development Framework, in line with other development plans, will have a fixed time period at the end of which it will cease to have effect as a development plan.

### Community Strategies

- 1.24 One of the aims of the Local Development Plan system is to embody the land use components of the Community Strategies. Community Strategies covering the National Park include the Gwynedd and Môn Single Integrated Plan and the Conwy Community Strategy.

## **Gwynedd and Môn Single Integrated Plan**

- 1.25 The purpose of the Integrated Plan is to promote economic, social and environmental welfare in Gwynedd and Anglesey. Three key outcomes have been identified in order to satisfy the vision to strengthen communities in Gwynedd and Anglesey, which are:
- Prosperous communities
  - Healthy communities
  - Safe communities

## **Conwy Community Strategy - One Conwy - Working Together for a Better Future 2012-2025**

- 1.26 One Conwy sets out a clear direction for all Public Service agencies, to improve the lives of the people of Conwy. There are also suggestions on what can be done to help make Conwy County Borough a better place to live in, work in and visit.
- 1.27 The Joint Conwy and Denbighshire Local Service Board represents both Conwy and Denbighshire. The members representing Conwy consist of the Chief Executive and Leader from Conwy County Borough Council, Welsh Government, North Wales Police, Betsi Cadwaladr University Health Board, North Wales Fire and Rescue Service, Coleg Llandrillo, Conwy Voluntary Services Council, Snowdonia National Park Authority, Natural Resources Wales and Registered Social Landlords (currently represented by Cartrefi Conwy)
- 1.28 The Once Conwy Community Strategy is founded on seeking eight outcomes where the people of Conwy:
- are educated and skilled;
  - are safe and feel safe;
  - live in a safe appropriate housing;
  - are healthy and independent;
  - live in a county which has a thriving economy;
  - live in a sustainable environment;
  - live in a county where heritage, culture and the Welsh language thrive;
  - are informed, included and listened to.

## **The National Park Management Plan**

- 1.29 The National Park Management Plan, which is currently being reviewed 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. The Management Plan 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.
- 1.30 The National Park Management Plan sets out the following six guiding principles;
- Delivering sustainable development
  - Conserving and enhancing Snowdonia's 'Special Qualities'
  - Participation and inclusion
  - Positive intervention
  - Sustainable economy and thriving communities
  - A partnership approach
  - Promote opportunities for understanding and enjoying Snowdonia's 'Special Qualities'



## The National Park's 'Special Qualities'

- 1.31 The future of the National Park should be founded on its national significance, on what makes the National Park special and unique – its local distinctiveness, its 'Special Qualities'. The following list of 'Special Qualities' outlined in the Eryri National Park Management Plan were drawn up following extensive engagement and consultation:
- The diversity of high quality landscapes and coastal areas within a small geographic area – ranging from coast to rolling uplands to the rugged mountains for which Snowdonia is famed.
  - The robust sense of community cohesion, belonging and vibrancy which combine to give a strong 'sense of place'.
  - Continuing vibrancy of the Welsh language as the primary language in social and professional environments. This aspect is evident in local place names that reflect the area's cultural heritage.
  - An area which has inspired some of the nation's most notable culture, folklore, art, literature and music, which continues to inspire to the present day.
  - The opportunity for people to understand and enjoy the National Park actively, whilst maintaining areas of tranquillity and solitude, thus promoting aspects of health and wellbeing.
  - Landscapes and townscapes which chart human impact over centuries, from Neolithic times to the present day. This is evident in archaeological remains, place and field names, oral and written history and present day land management practices. Its architectural heritage is reflected in the density of Listed Buildings and the wider historic environment.
  - Complex, varied and renowned geology, vital in influencing the disciplines of geology and geography internationally.
  - Varied biodiversity reflecting Snowdonia's landscapes, geology, land management practices and climate. Some notable species and habitats are of national and international significance, for example species which are remnants of the last ice age, providing a glimpse of semi-Arctic habitats. Snowdonia is the most southerly point in the UK for many such species.
  - Extensive opportunities for recreation, leisure and learning for people of all ages and ability combined with areas of tranquillity.

### Other regional and local strategies

- 1.32 Whilst developing the Local Development Plan due regard has also been given to many other regional and local strategies. The details of all plans considered can be found in the Sustainability Appraisal and Strategic Environmental Assessment.

### Neighbouring areas

- 1.33 It is important to consider areas outside the National Park and their influence on National Park communities. There are strong relationships between large settlements outside the National Park boundary and National Park communities in providing many essential services and facilities. Tourism and recreation facilities are provided within the National Park for major centres of population living outside the National Park. These influences have been taken into account in the development of the Local Development Plan Spatial Strategy. It is important to ensure a joined up approach to planning for those settlements which straddle the Park boundary. Where there are cross boundary issues identified, a joint approach has been required with the relevant Local Planning Authorities. The Authority will continue to collaborate with neighbouring authorities on issues faced in shared settlements and work in partnership on any emerging Place Plans.



Mawddach Trail ©Visit Wales

## Engagement and Consultation

- 1.34 In preparing this plan the National Park Authority worked with the communities of Snowdonia and other people / organisations who are interested in the National Park, on a wide range of options for the future. The main issues highlighted during public engagement were:
- The National Park purposes along with sustainability principles should form the basis of the Local Development Plan.
  - The need to manage the effects of Climate Change through mitigation and adaptation.
  - The need to deliver more affordable housing to meet the needs of local communities.
  - Need to secure a balanced population structure.
  - Need to capitalise on the area's outstanding environment and unique cultural identity.
  - Need to provide small scale employment opportunities to encourage young people to stay in the area.

## Well-being of Future Generations (Wales) Act 2015

- 1.35 Since the Plan was adopted in 2011 a number of important pieces of legislation have been introduced. The Well-being of Future Generations Act is about improving the social, economic, environmental and cultural well-being of Wales. It will make public bodies listed in the Act, including the Snowdonia National Park Authority, think more about the long-term, work better with people and communities and each other, look to prevent problems and take a more joined-up approach.
- 1.36 The Act establishes a 'sustainable development principle' which means that a defined public body must act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.
- 1.37 The Act puts in place seven well-being goals.
- A globally responsible Wales
  - A prosperous Wales
  - A resilient wales
  - A healthier Wales
  - A more equal Wales
  - A Wales of cohesive communities
  - A Wales of vibrant culture and a thriving Welsh language.

## Key Issues, Challenges and Drivers of Change

- 1.38 This section identifies the key issues and challenges that the Local Development Plan seeks to address. These key issues and challenges have been informed by the plans and strategies listed in the last section and by community engagement. This section also identifies drivers of change that may influence the future of Snowdonia. The National Park Management Plan and the Local Development Plan in combination, will identify ways of responding to, managing and where possible tackling these changes. In some cases the issues are on a wider scale than is capable of being solved by the Authority and its partners and where this is the case the Authority will identify what can be done to contribute to managing such change.
- 1.39 At the beginning of each subsection is a reference to which of the seven well-being goals, as set out in the Well-being of Future Generations (Wales) Act 2015, is addressed.

### The Natural Environment

*A globally responsible Wales*

*A resilient Wales*

*A healthier Wales*

*A more equal Wales*

- 1.40 Climate Change can dramatically alter the National Park environment, communities and the economy. These changes could include the loss of some species and habitats, changes in crop production and livestock productivity, sea level rise and increasing frequency of extreme weather conditions, with consequences for flood risk and soil erosion. A side effect of climate change will be the potential for economic return from developing expertise in environmental goods and services. **The Local Development Plan should aim to reduce reliance on non-renewable fuels and to achieve sustainable power production and consumption by:**
- **Reducing the need to travel, through the sustainable location of communities, homes and employment opportunities and the promotion of sustainable tourism,**
  - **The provision of improved sustainability of transport and better integration of public transport,**
  - **Reducing carbon emissions and the potential for ‘fuel poverty’ through improved efficiency of new and existing buildings,**
  - **The provision of appropriate householder and community renewable energy.**
- 1.41 Flora and fauna flourish in the varied habitats of Snowdonia. A number of species that have been acknowledged as being of national and international importance to the world of nature exist here. The National Park statutory purpose to conserve and enhance wildlife places biodiversity at the heart of how the Authority and partner organisations deliver in Snowdonia. **The challenge will be to conserve and enhance the biodiversity and geodiversity of the National Park in the face of demand for new development.**
- 1.42 Due to its rural nature and low population, only a relatively small amount of waste is produced every year in the National Park. Most of this waste is managed at the Ffridd Rasus site, near Harlech. Household Waste Re-cycling Centres are operational in Bala and Dolgellau. The Llwyn Isaf Anaerobic Digester, located outside the Park boundary takes food waste from the National Park area and the resultant bio-gas is used to generate electricity.

- 1.43 Snowdonia plays its part ensuring the development of an integrated and sustainable network of waste management facilities in the North Wales region.<sup>7</sup> **The challenge remains to minimise the amount of waste produced in the National Park, optimise re-cycling and ensure residual waste is managed in the most sustainable way.**
- 1.44 There are sufficient permitted reserves for hard rock in North West Wales, as indicated by a land bank of 30 years, to meet foreseeable demand so there is no impetus to open new quarries<sup>8</sup>. Local building stone is in short supply and stone from outside the area is often used and can look out of place. **There may be scope to re-open small quarries on a temporary basis to meet the specific local need for local building stone.**
- 1.45 A number of settlements along the Arduwy Coast are at risk of becoming coalesced, which could affect their integrity and identity. **The Local Development Plan needs a mechanism to secure the separation of settlements to prevent ribbon development, protect the intervening green areas and secure wildlife connectivity corridors.**

### The Cultural and Historic Environment

*A Wales of vibrant culture and a thriving Welsh language.*

- 1.46 Snowdonia has a rich cultural heritage, founded on a strong relationship between people and the landscape, which comprises the archaeological and historical environment including, scheduled ancient monuments, historic landscapes, parks, gardens, ancient routes and paths, world heritage site, conservation areas, listed and traditional buildings and the less tangible elements, including religion, the Welsh language, dialects, idioms, folk stories, customs and traditions, art, literature and music. **The challenge will be to conserve and enhance the cultural heritage in the face of demand for new development. The Local Development Plan will need to ensure that new development has regard to its context and minimise disturbance or damage to the historic environment whilst incorporating the principles of good sustainable design.** In conserving the historic environment and the landscape of Snowdonia it is important to recognise the contribution of new innovative high quality design, drawing on traditional or locally sourced materials to the future of Snowdonia.

### Healthy and Sustainable Communities

*A healthier Wales*

*A more equal Wales*

*A Wales of cohesive communities*

*A Wales of vibrant culture and a thriving Welsh language.*

- 1.47 Affordable housing for local people has emerged as the main area of concern for many communities within the Park. Local incomes are generally low and the gap between house prices and what people can afford has widened considerably over recent years. Access to housing has decreased and this has been exacerbated by a reduction in the provision of social rented and other affordable housing. This interrelationship between low incomes, decrease in housing availability and housing costs needs to be addressed and rectified. Average household size is 2.1 which is smaller than the Wales average of 2.3, reflecting a strong trend for more people to live alone. Migration pressures and/or demand for second homes are also a significant problem, which can have a considerable effect on the sustainability of the local community<sup>9</sup>.

7 Waste Background Paper (Snowdonia National Park Authority, 2016)

8 Minerals Background Paper (Snowdonia National Park Authority 2016)

9 Housing Background Paper (Snowdonia National Park Authority 2016)

- 1.48 In recent years there has been a substantial change in the population structure which could have significant implications for future economic and community wellbeing. Since the 1991 census there has been a significant reduction in the 20-29 age group from 12% in 1991 to 9% in 2011 highlighting the outward migration of young people leaving the area for higher education, employment opportunities and due to the lack of affordable housing. High house prices, the changing age and social structure of Snowdonia's population may threaten the wellbeing of communities and the viability of local schools, businesses and local services and facilities. Although house prices are currently falling, the gap between house prices and affordability in Snowdonia is likely to remain considerable. Newly forming households cannot afford to live in the local area leading to people moving away. It is crucial to the future of the National Park that a balanced population is secured. **Great emphasis must be placed on providing housing opportunities to meet the needs of the local community particularly those of young people and the elderly, through increasing residents' wealth alongside housing availability and cost reductions.**
- 1.49 The North West Wales Local Housing Market Assessment has identified the following high impact key drivers in the local housing markets: increase in single person households, ageing population structure, capacity and supply constraints, commuting patterns, reducing social housing stock, job gains/losses, and house prices to incomes ratios.
- 1.50 Language and culture contribute to the character of communities within the Park. The 'Special Qualities' and distinctiveness of Snowdonia is reinforced by the fact that Welsh is the spoken and written language of 58.6% of the local people<sup>10</sup>. Without language, without community, Snowdonia would be a much poorer place. There are pressures on the linguistic wellbeing of local communities and **it is important that the plan aims to protect and strengthen the indigenous character and identity of communities within the Park.**
- 1.51 Like many rural areas, Snowdonia has an ageing population and trends indicate that life expectancy will rise resulting in increasing demand for health and care facilities and for housing that can accommodate or be adapted to meet the needs of the elderly. There has been an increasing demand for outdoor recreation, linked to healthy lifestyles and increased longevity as well as an increase in cycling and walking both as a means of transport and as a recreational activity. **A healthy and safe living environment is essential, through good building design, the provision of good public recreational and open space and noise reduction measures and good management, enhancement, promotion and safeguarding of rights of way and access to open country.**
- 1.52 A key aim of the plan will be to maintain a balanced rural community. **The Local Development Plan will need to encourage locally available community facilities and services which contribute to the vibrancy and well-being of the community and support initiatives that strengthen community cohesion and empowerment.**

## The Rural Economy

*A prosperous Wales*

*A more equal Wales*

<sup>10</sup> Welsh Language Background Paper (Snowdonia National Park Authority 2017)

- 1.53 Snowdonia has a relatively low wage economy with a median household income of £23,014 (a decrease from £23,630 in 2006). Employment in the National Park today is characterised by a strong reliance on public administration, health, education and in the hotels and catering sector. Tourism is a large employer with about 9000 full time equivalent jobs in the field, and producing most economic benefits in the National Park, over £400m per annum<sup>11</sup>. An estimated 11 million visitor days are spent in the Park every year. Family holidays have changed in recent decades from two weeks by the seaside in the peak holiday season to a number of shorter holidays throughout the year and greater emphasis on international travel. At the same time, there has been an increase in outdoor recreational and cultural activities. In some settlements especially along the coast there has been a loss of serviced accommodation to self-catering or non-tourist uses which can have a detrimental effect on local economy<sup>12</sup>. **The Local Development Plan should resist the conversion of serviced accommodation to self-catering or non tourist uses which precludes it from being re-used in the future as serviced accommodation. The Local Development Plan should also aim to support tourism and recreation development that is founded on the ‘Special Qualities’ of Snowdonia.**
- 1.54 Whilst tourism is now the most significant employment sector within Snowdonia it is important to recognise that changes in agriculture will have a knock on effect on the wider society and economy of Snowdonia, as well as on the landscape and other components of natural heritage. Increasing numbers of young people from farming backgrounds have to seek alternative incomes, very often away from the area, mainly due to the inability of the traditional Snowdonia farm to financially support more than one worker<sup>13</sup>. In considering the changing nature of agriculture it will be important for the Plan **to allow for economic diversification within farmsteads where such diversification respects the quality and character of the landscape and cultural heritage.** Drivers of Change in the rural economy include the increasing commodities and energy prices, pressure to increase local food production and for agriculture to serve increasingly demanding markets. There are also increasing uncertainties in the delivery of agri-environment schemes.
- 1.55 Within the National Park there has been public sector investment in the development of business parks in Dolgellau and Y Bala and on the fringes of the National Park at Machynlleth, Tywyn, Blaenau Ffestiniog, Penrhyndeudraeth, Porthmadog, Llandudno Junction, Llandygai and Caernarfon. The designation in 2012 of the Snowdonia Enterprise Zone on sites in Trawsfynydd and Llanbedr has the potential to create new sustainable employment opportunities. Employment levels on the site and the pace of decommissioning Trawsfynydd power station and its consequent impacts will be monitored as part of the Annual Monitoring Reports. There is a need to build on the strengths and diversify the rural economy to develop alternative, higher paid employment opportunities which relates to the National Park ‘Special Qualities’. It will be important for the Plan **to allow for the growth of internet linked small scale employment within settlements to encourage career opportunities for young people that cannot be fulfilled at present within the area.**
- 1.56 The retention of existing shops and the development of new retail business opportunities are important for any settlement’s vitality and viability. A number of towns and villages in the National Park continue to see the closure of local shops. Prime ground floor retail spaces have being converted into café, dwellings and office space. If the commercial viability of the main shopping areas is to be maintained, **any further loss or retailing premises in core town centres should be resisted.**

### **Accessibility and Inclusion**

*A Wales of cohesive communities*

*A more equal Wales*

*A healthier Wales*

<sup>11</sup> Tourism Background Paper (Snowdonia National Park Authority 2010)

<sup>12</sup> Gwynedd 2008 Bed Stock Survey

<sup>13</sup> Agriculture, Common land and Forestry Background paper (Snowdonia National Park Authority 2009)



T H Roberts Dolgellau ©Visit Wales

- 1.57 Rural services such as local shops, post offices, schools, public transport and other local facilities are extremely important. However, these services are very fragile and can be lost quickly which can easily undermine the sustainability of rural communities. In recent years there has been a reduction in the availability of local services, resulting from increasing use of the internet as a means of accessing a range of services such as shopping, banking and post office services. These issues can lead to problems of social exclusion for people who do not have the skills or technology to use these services, or do not have access to public transport which should be improved to prevent social exclusion.
- 1.58 Over the past 30 years, there has been a significant rise in personal travel, ownership of cars and the distances travelled, in parallel with a reduction in the availability and frequency of public transport and significant changes in the costs of public and private transport. Low population density and scattered settlements makes it difficult to achieve a sustainable transport system<sup>14</sup>. It is recognised that in rural areas, whilst it is desirable to reduce private car use, access to services is also important and in some cases car use may remain the only realistic option. **It is important to promote walking and cycling as a means of transport, develop the leisure travel network, encourage new development in locations that minimise the need for personal transport improve the integration of public transport and promote community transport schemes.**
- 1.59 There are also increasing demands for improved Information and Communication Technology (ICT) infrastructure. The Authority has a part to play in trying to **ensure that Snowdonia National Park benefits from the changes in information technology in terms of the environment, communities and the economy.**

<sup>14</sup> Transport and Networks Background Paper (Snowdonia National Park Authority 2009)

## Spatial Vision and Objectives for the Snowdonia National Park

- 1.60 This section sets out the spatial vision for the Snowdonia National Park and the set of objectives to help deliver the vision.

### The Spatial Vision for Snowdonia National Park

- 1.61 The vision for Snowdonia National Park is set out in the National Park Management Plan and was developed with input from the Eryri Forum and wider stakeholder involvement. Appendix 3 explains how the Local Development Plan can contribute to achieving the future vision.
- 1.62 The vision for Snowdonia is:

**By 2035 Snowdonia will continue to be a protected and evolving landscape, safeguarded and enhanced to provide a rich and varied natural environment; providing social, economic and well-being benefits nationally and internationally.**

**National Park purposes will be delivered through a diverse and prospering economy adapted to the challenges of climate change and founded on natural resources – its landscape qualities, opportunities for learning and enjoyment, cultural and natural heritage. With thriving bilingual and inclusive communities partnership working will have demonstrated that more can be achieved through working together.**

**Communities will have adopted innovative solutions in a changing World – a low carbon economy will have strengthened residents' link with the environment, providing a better standard of living and ensuring Snowdonia's reputation as an internationally renowned National Park and one of the nation's breathing spaces.**

### Local Development Plan Objectives

- 1.63 These objectives have been developed taking into account the issues and challenges identified in the previous section, and are carried throughout the Local Development Plan and are clearly linked to each section of the document. The well-being goals, as set out in the Well-being of Future Generations (Wales) Act 2015 addressed by the Plan Objective are set out in **bold type**.
- 1.64 Protecting, Enhancing and Managing the Natural Environment

Ensure that all development is undertaken in a way that respects designated nature conservation sites and ensures the protection and enhancement of the diversity and abundance of wildlife habitats and protected species. **(A globally responsible Wales; a resilient Wales)**

To manage the effects of climate change through mitigation and adaptation including reductions in greenhouse gas emissions, reductions in energy consumption and acceptable development planning with regard to flood risk. **(A globally responsible Wales; a resilient Wales; a healthier Wales)**

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. **(A resilient Wales)**

Conserve and enhance the National Park's natural resources including its geodiversity and water, soil and air quality. **(A globally responsible Wales; a resilient Wales)**

Protect and enhance the natural beauty of the National Park's landscape and geodiversity. **(A globally responsible Wales; a healthier Wales)**

Promote waste minimisation and ensure the provision of sustainable, integrated waste management and recycling facilities. **(A globally responsible Wales; a healthier Wales)**



## 1.65 Protecting and Enhancing the Cultural and Historic Environment

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. **(A Wales of vibrant culture and a thriving Welsh language)**

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. **(A Wales of vibrant culture and a thriving Welsh language; a resilient Wales)**

## 1.66 Promoting Healthy and Sustainable Communities

Support appropriate development which meets the housing needs of the local community, having special regard to affordable housing for local people. **(A more equal Wales; a Wales of cohesive communities)**

Support the appropriate provision and retention of key community facilities and services throughout the area. **(A more equal Wales; a Wales of cohesive communities)**

Encourage community recreational facilities where they meet local needs and do not conflict with the 'Special Qualities' of the Park. **(A healthier Wales; a more equal Wales; a Wales of cohesive communities)**

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. **(A Wales of vibrant culture and a thriving Welsh language; a Wales of cohesive communities)**

## 1.67 Supporting the Rural Economy

Encourage sustainable economic growth by supporting a rural economy that provides employment opportunities and maintains thriving communities. **(A prosperous Wales; a more equal Wales)**

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. **(A healthier Wales; a prosperous Wales)**

## 1.68 Promoting Accessibility and Inclusion

Encourage new development to locations that reduce the need to travel with reasonable access to community services and facilities and sustainable modes of transport. **(A Wales of cohesive communities; a more equal Wales; a globally responsible Wales)**

Support initiatives aimed at encouraging use of sustainable modes of transport. **(A healthier Wales; a globally responsible Wales)**





# 2

## Development Strategy





Llyn Tegid ©Visit Wales

# Chapter 2

## The Development Strategy

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## 2. The Development Strategy

2.1 This section delivers a response to the spatial vision for Snowdonia in light of the Local Development Plan objectives set out in Chapter 1.

### National Park Purposes and Sustainable Development

2.2 National Park purposes and duty<sup>15</sup> provide an important strategic focus for the Local Development Plan, as they help define the scope for future development in the area. Due to the special status of the Park, the impact that development will have on the area's natural beauty, wildlife and cultural heritage and opportunities for the understanding and enjoyment of the area's 'Special Qualities' will be of paramount importance in deciding future change.

2.3 Sustainable development is the second key focus of the plan. National Park purposes and duty provide a 'special context' for sustainability. The National Park purposes and duty together with sustainability principles underpin the objectives in the National Park Management Plan for which the Local Development Plan will seek to deliver the spatial elements. Strategic Policy A sets out what the National Park Authority believes will help deliver sustainable development in Snowdonia:

### Strategic Policy A: National Park Purposes and Sustainable Development (A)

The Local Development Plan seeks to ensure that new development promotes the principles of sustainable development in ways which further National Park purposes and duty whilst conserving and enhancing the National Park's 'Special Qualities'. Proposals which compromise National Park purposes will be refused. The following considerations should be taken into account to help deliver sustainable development in Snowdonia:

- i. Give the highest priority to the protection and enhancement of the natural beauty, wildlife and cultural heritage.
- ii. Promote opportunities for the understanding and enjoyment of the 'Special Qualities' of the area by the public.
- iii. Safeguarding and improvement of the health, safety, economic and social well-being of local communities.
- iv. Conserve and enhance the characteristic biodiversity of Snowdonia.
- v. Respecting and enhancing the historic environment.
- vi. Efficient use of land and infrastructure.
- vii. Conservation of the quality and quantity of natural resources including water, air, soil and geodiversity.
- viii. Encourage the sustainable development of settlements in ways which respect their character and function within the settlement strategy.
- ix. Enablement of inclusive access to services, facilities and employment whilst minimising the environmental impact of transport.
- x. Provision of good quality sustainable design.
- xi. Promotion of development which meets the housing needs of local communities through a mix of dwelling types, and tenures predominantly through affordable housing to meet local need.

<sup>15</sup> Further detail regarding National Park Purposes and Duty are contained in section 1.16 to 1.18

- xii. Encouragement of developments that conserve, promote and enhance the linguistic heritage of Snowdonia's communities.
- xiii. Securing development of previously developed land (brownfield land) where that land is in a sustainable location in preference to greenfield sites.
- xiv. Preventing inappropriate development in areas which are at risk from flooding or which contribute to the risk of flooding.
- xv. Enabling the production of Place Plans and adopting as Supplementary Planning Guidance where appropriate.

### Degree of Change

- 2.4 Given the National Park designation, it is important that the high quality landscape of the National Park is protected. The Local Development Plan will aim to meet the needs of local communities within the environmental capacity of the Park. This will require a careful consideration of factors relating to change (appropriate to National Park context and 'Special Qualities', to provide affordable homes, economic development and making communities more self-sustaining) and restraint (to secure environmental protection). It is important to consider the capacity of each settlement to accommodate growth and their ability to accept different rates of development. The degree of change within Snowdonia will need to consider the influence of settlements outside the National Park. Settlements such as Bangor, Caernarfon, Conwy, Llandudno, Llanrwst, Machynlleth, Blaenau Ffestiniog, Tywyn, Barmouth and Porthmadog are all at the edges of Snowdonia and more suitable for employment on a relatively large scale as well as housing growth which reflects their role and area of influence and is within their individual environmental and cultural capacity.

### Scale of Development

- 2.5 The relationship between the scale of development and its location is important when considering the impact that buildings and structure have on the landscape of an area. Given the sensitive environment within the Park and the scale of local communities, it is inevitable that certain types of large development will have significant effects on both the character of the landscape and the integrity of the Park environment. Legislation and national planning policy are quite clear that major development should not take place in National Parks other than in exceptional circumstances. 'Major development' is not precisely defined in national planning policy. It is therefore defined in this plan as meaning development which is more national<sup>16</sup> than local in character and in addition will have significant and long term impact on either the landscape, wildlife, cultural heritage or opportunities for understanding and enjoying the 'Special Qualities' of the area. Examples of development which will be classed as major include large scale development associated with: mineral working, quarries, large industrial development, large power generating schemes, high voltage electricity transmission, large scale renewable energy and low carbon energy schemes<sup>17</sup> large military development, large transport schemes, large tourism or leisure developments (this list is not exhaustive). More suitable sites for this scale of development should be sought outside the Park, in closer proximity to centres of population and industry, in locations where their impact on the landscape would not be as significant and would not jeopardise those aspects of the local economy which depend upon the high quality landscape.

<sup>16</sup> 'National' in this context means United Kingdom.

<sup>17</sup> The Planning (Wales) Act 2015 introduced a new category of planning permission for Developments of National Significance (DNS). DNS include electricity-generating projects (other than wind) of between 10 and 50 MW and wind projects above 10 MW, and are decided by the Welsh Ministers. Projects under 10 MW are decided by local planning authorities.



Harlech Castle ©Visit Wales

### **Strategic Policy B: Major Development (B)**

Major development will not be permitted within the National Park other than in exceptional circumstances where there is demonstrated to be an overriding public need. Proposals for major development will be subject to the most rigorous examination and include an assessment of all the following:

- i. the need for the development in terms of national considerations.
- ii. the cost of and scope for siting the development outside the National Park or the ability to meet the need for the development in some other way.
- iii. the consequences and impact on local communities, the local economy, the environment and the cultural heritage of the National Park of permitting or refusing the development.
- iv. the impact the development would have on National Park purposes and the extent that these could be moderated through appropriate and acceptable mitigation measures.

Where the Authority consider that the overall outcome of this assessment will result in an adverse and unacceptable impact on the National Park, permission for such major development will be refused.



## Spatial Development Strategy

- 2.6 Snowdonia's population is comparatively small and geographically dispersed. Each of the 74 settlements has different capacity, ability and need for accommodating development and change. The distinct nature and characteristics of the Snowdonia National Park mean that a different approach is needed towards development. The spatial development strategy seeks to maintain the viability and vibrancy of our local communities in a sustainable way appropriate to the National Park. Previous engagement on the 'Discussion Papers' and on the Preferred Strategy demonstrated great support for an approach to development which reflects local need. Development should be focused in places which reduce the need to travel, especially for basic services and amenities. Many settlements have strong social and family ties generating a strong commitment to continue living within the home community. If no new housing, particularly affordable housing is permitted in such settlements new households will be forced to move away. This could change the population structure of communities and lead to a fundamental weakening of family support network and support for existing facilities with potentially significant implications for future economic and community wellbeing.
- 2.7 Different parts of the National Park have different characteristics and linkages with other areas. The Spatial Strategy looks to address the relationship of the National Park with the wider area, and develop a suitable framework for meeting generated needs. The Strategy has regard to the spatial and functional relationships between settlements in terms of housing, community services and facilities, employment and any informal support networks.

## Zones of influence

- 2.8 The Local Development Plan identifies 'zones of influence' within and straddling the National Park. These areas have similar characteristics and have strong community links. This work (drawing on a wide range of surveys and related national, regional and local plans and strategies)<sup>18</sup> identifies the relationship and the influences of settlements outside the Park to inform the Spatial Development Strategy. The map in Appendix 4 identifies all the key centres within and outside the National Park within each zone. Further information about key issues and challenges for each zone of influence and how these issues are addressed in the Local Development Plan is contained in the Zones of Influence Background Paper. The Background Paper identifies the issues for each settlement and clarifies the links between settlements within and outside the National Park boundary. Service centres have been identified for each zone of influence. The work on the zones of influence has highlighted the important role of service centres in providing services and employment opportunities to surrounding settlements. It is recognised that settlements within the National Park rely heavily on service centres on the fringes of the National Park e.g. Bangor, Caernarfon, Bethesda, Llanberis, Penygroes, Llandudno, Llandudno Junction, Conwy, Llanrwst, Machynlleth, Tywyn, Barmouth, Porthmadog, Penrhyndeudraeth and Blaenau Ffestiniog. These centres will therefore need to sustain their importance to National Park residents, and adjoining authorities through partnership working should take this into consideration in their emerging local development plans.

18 Spatial Development Strategy – Background Paper (2017)

- 2.9 The Local Development Plan also takes into account the influence of the Wales Spatial Plan on the Strategy i.e. the primary hubs (Menai Hub and the Llandudno and Conwy Hub) and secondary hub (Porthmadog-Pwllheli-Penrhyndeudraeth). Any additional pressures for unsustainable growth within the National Park resulting from the hubs identified in the Wales Spatial Plan will be resisted.
- 2.10 The map in Appendix 5 summarises the links between National Park settlements and local service centres within and on the fringes of the National Park.
- 2.11 The underlying aim of this spatial development strategy is to recognise the influences of key centres on the fringes of the National Park, support the regional approach in the Wales Spatial Plan whilst also recognising the rural circumstances of the National Park and allowing for some flexibility to accommodate locally generated needs.

### Settlement Hierarchy

- 2.12 A sustainable hierarchy of settlements is proposed as the organising basis for development and service provision within the National Park. The Sustainability Appraisal has demonstrated that organising and focusing development and services in this hierarchical way is the most efficient. The higher settlements are consistent with the Wales Spatial Plan and with neighbouring authorities' development plans while the lower hierarchy of settlement reflects the rural context of Snowdonia. The Local Development Plan will work with partners to build sustainable communities that have the housing, facilities and access to employment necessary to thrive. An analysis and ranking of settlements has been undertaken, based on the availability of local facilities and services and public transport provision within the settlement. The levels of the hierarchy are as follows:

### Local Service Centres – Dolgellau and Bala

- 2.13 Dolgellau and Bala are identified as local service centres (with Dolgellau being the key service centre within the Dolgellau and Ardudwy zone and Bala the key service centre in the Bala zone). The Local Service Centres of Dolgellau and Bala are identified as areas of opportunity, where most housing and employment related development will take place, reflecting the scope for development, based on accessibility and scale of existing facilities.



## Dolgellau

- 2.14 Dolgellau is a small market town<sup>19</sup> which services many of the surrounding settlements. It has a significant number of open market housing planning commitments, therefore only affordable housing has been allocated here for the duration of the plan in order to meet the affordable local need within the area. There will however be opportunities for market housing on windfall sites. All of the key local community services are available within the settlement, including primary and secondary schools and tertiary education college, doctor's surgery, post office and supermarkets. There are also a number of community facilities including a community hospital, leisure centre, library and many sport clubs. Dolgellau is important as a centre for agriculture and forestry industries and for the Welsh language and culture. The A470 trunk road which links North and South Wales runs through the town linking it with Machynlleth and Aberystwyth. The A494 links the town with Bala and later the A5 to Wrexham and Shrewsbury. Dolgellau has an important role as a hub for bus services including Government supported Traws Cambria Services. The town centre does have difficult problems with traffic related issues which need to be resolved. Dolgellau lies at the foot of Cader Idris which attracts a large number of tourists each year, tourism is important to the economy of Dolgellau which itself attracts a significant number of tourists. Dolgellau's built heritage is of great importance, and it is important to regenerate the centre of the town in order to capitalise on that heritage to ensure its survival. There are many development constraints in Dolgellau including problems of flood risks and any major extension of the development boundary would have a major impact on the landscape. Dolgellau has been identified as being strategically placed as a primary settlement in the Wales Spatial Plan which provides a link between the Central Wales area and the North West Wales area. Although Dolgellau has been designated as a primary settlement in the Wales Spatial Plan the plan does not imply that significant physical growth is expected to take place.

<sup>19</sup> with an estimated population of around 2,600



Dolgellau ©Visit Wales

## Bala

- 2.15 Bala is a planned town established in 1310. Today it contains all of the key local facilities expected in a town of its size<sup>20</sup>, primary and secondary schools, doctor's surgery, post office and a supermarket and food shop. Within the settlement there are a number of community facilities including a leisure centre and library and good access to employment opportunities. Bala and the surrounding area have a strong Welsh identity and tradition and is important as a centre of predominantly Welsh speaking area of the National Park. Both affordable and open market housing will be provided within the settlement over the period of the plan. There is some restriction on capacity in Bala due to flooding constraints. There are good road links to both North East and Mid Wales from Bala, the A494 links directly to the A5 which means good connectivity to Wrexham and Shrewsbury. Public transport provides access to Bala from surrounding smaller settlement as well as links from Bala to surrounding settlements. Tourism is important in Bala, large numbers of visitors are attracted annually to participate in various water sports within the area and there is potential for expansion of water based tourism in the area centred around Bala. Bala has been identified as a cross boundary settlement in the Wales Spatial Plan between North West and North East Wales.

<sup>20</sup> An estimated population of around 1,950



Y Bala

**Service Settlements: Harlech, Aberdyfi, Betws y Coed, Trawsfynydd and Llanberis (which is only partly within the Park).**

- 2.16 These settlements typically have a population of over 500 with a primary school, doctor's surgery, post office and local food shop, however the primary school in Aberdyfi has recently closed. They also have a range of community facilities and a good public transport service. They are considered to have the ability to supplement the services provided by the Local Service Centres and to act as a service settlement for surrounding settlements and the rural hinterland. They perform an important function in enabling access to everyday needs without relying on the use of private car. Harlech, Aberdyfi, Betws y Coed and Llanberis have significant environmental development constraints, and as a result the Authority has had to look to some secondary settlements to deliver affordable housing to meet local needs. Betws y Coed and Trawsfynydd have been identified as cross boundary settlements in the Wales Spatial Plan, while Llanberis (which is partly within the Park), Harlech and Aberdyfi have been identified as key settlements. Trawsfynydd is also close to the Snowdonia Enterprise Zone which has been designated with the aim of providing employment opportunities. Although Llanberis only has a very small part located within the Park it is being classified as a Service Settlement in response to its overall scale and range of service provision and to ensure consistency with regional strategies and neighbouring development plan.

**Secondary Settlements:**

- 2.17 These settlements have one or more key local facilities and additional community facilities. These settlements have a more self-contained character serving the immediate locality and do not have the wider function of the Service Settlements. Nevertheless they fulfil an important service function to the local community and are considered to have the ability to provide some key local facilities for surrounding settlements and the rural hinterland. The settlements have a range of poor to good public transport provision (bearing in mind the different circumstances of some rural communities). Some limited development in these settlements will support their sustainability and the maintenance of existing services and facilities such as village school and also help meet rural needs.

**Smaller Settlements:**

- 2.18 These settlements do not have any key local facilities with very few community facilities within the settlement. The community facilities available are often being shared amongst groups of settlements.

**Open countryside:**

- 2.19 Open countryside is defined as areas with sporadic development, isolated group of dwellings or no development.
- 2.20 Appendix 6 contains a table and map providing further details of the settlement strategy for the Local Development Plan.
- 2.21 Strategic Policy C sets out how the limited opportunities for new development in the Park will be distributed to achieve the Local Development Plan's spatial vision and objectives. The policy allows for the development of new housing, employment and the provision of services and facilities within settlements according to its designation within the settlement hierarchy, with the overall aim of making communities more self-sustaining.

## **Strategic Policy C: Spatial Development Strategy (C)**

Spatial development within Snowdonia National Park will be based on the following hierarchy:

### **Local Service Centres – Dolgellau and Bala**

- i. Open market housing and affordable housing for local needs.
- ii. To support existing or provide new employment opportunities to support the rural economy.
- iii. Improve existing and provide new facilities to serve local residents to strengthen its role as a local service centre and to support its role as a visitor destination.
- iv. Retail development located in close proximity to the main retail areas.

### **Service Settlements**

- v. Small scale open market and affordable housing for local needs.
- vi. Small scale employment development to support existing or provide new employment opportunities to support the rural economy in accordance with Development Policy 19.
- vii. Improve existing and provide new community facilities to serve local residents.
- viii. Strengthen its role as a service settlement serving the settlement and the immediate community.
- ix. Support its role as a visitor destination.
- x. Retail development within the retail areas of Harlech, Aberdyfi, Betws y Coed.

### **Secondary Settlements**

- xi. Small scale open market and affordable housing for local needs.
- xii. Small scale employment development to support existing or provide new employment opportunities to support the rural economy in accordance with Development Policy 19.
- xiii. Improve existing and provide new community facilities to serve local residents and strengthen its role in providing services to the rural hinterland.

### **Smaller Settlements**

- xiv. Single units of affordable housing for local needs.
- xv. Improve existing and provide new community facilities to serve local residents where there are no suitable locations in settlements listed in the settlement hierarchy.
- xvi. Conversion of buildings to support economic uses.
- xvii. In exceptional circumstances new small scale employment and training development in accordance with Development Policy 19.

**Open countryside**

- xviii. Conversion of rural buildings to support economic uses.
- xix. Conversions of rural buildings for affordable housing for local needs.
- xx. Replacement dwellings.
- xxi. Housing relating to an essential need to live in the countryside in line with national planning policy.
- xxii. Other essential community facilities to serve local residents where there are no suitable locations in settlements listed in the settlement hierarchy.
- xxiii. Agricultural developments which are sympathetically accommodated in the landscape.
- xxiv. In exceptional circumstances new small scale employment and training development in accordance with Development Policy 19.
- xxv. Economic development as part of the Snowdonia Enterprise Zone allocation in accordance with Development Policy 27.

- 2.22 The Key diagram in Appendix 7 illustrates the Local Development Plan Strategy together with the linkages to larger settlements outside the Park boundary.

**General Development Principles**

- 2.23 There are certain broad requirements which all development should meet if it is to be acceptable within the National Park. Proposals must be acceptable in terms of their impact on the landscape, natural environment and cultural heritage, opportunities for understanding and enjoyment, quality and design, sustainable use of resources, amenity, highway safety, flood risk and infrastructure. Development Policy 1 sets out an important context for the topic based policies contained in this plan.



Betws-y-Coed ©Visit Wales

## Development Policy 1: General Development Principles (1)

To conserve and enhance the ‘Special Qualities’ and purposes of the National Park, development will only be permitted where all the following apply:

- i. The nature, location and siting, height, form and scale of the development is compatible with the capacity and character of the site and locality within which it is located.
- ii. A development within the domestic curtilage of a dwelling will not detract from the character and form of the existing dwelling or its setting in the landscape.
- iii. The development is not unduly prominent in the landscape and will not significantly harm the amenity of neighbouring property.
- iv. The development reflects a good sustainable design standard, uses materials that are sympathetic to or enhance their surroundings and conforms with Development Policy 6: Sustainable Design and Materials.
- v. The development will not have an unacceptable adverse impact on the characteristic biodiversity of Snowdonia, particularly habitats and species protected under national and European legislation.
- vi. The development does not result in the loss of landscape features, including woodland, and Ancient Semi-Natural woodland in particular, healthy trees, hedgerows, dry stone walls or damage any important open space or public view.
- vii. An appropriate access meeting highway standards exists or can be provided without harm to the character of the locality or neighbouring amenity.
- viii. Adequate provision of car parking and on-site turning areas are provided where necessary which are appropriate to the scale of the proposed development. Car parking surfaces should be permeable where appropriate to the development.
- ix. The traffic implications of the development do not result in volumes or types of traffic which will create highway or safety problems on the local road network, or significantly harm the landscape or amenity of local people.
- x. Appropriate services and infrastructure can be provided without compromising the quality and character of the landscape and cultural heritage.
- xi. The development will not have an unacceptable adverse impact, through increased resource use, discharges or emissions, on public health, surface and ground water (quality, quantity or ecology), air quality, soil and the best and most versatile agricultural land.
- xii. The development is compatible with, and does not cause significant harm, to the environment, neighbouring residential amenity or the amenity of the Park by way of noise, dust, vibration, odour, light pollution, hazardous materials or waste production.
- xiii. The development will not have an unacceptable adverse impact on the quiet enjoyment of the area by the public.
- xiv. The development will not have an unacceptable adverse impact on public rights of way, other recreational routes or open country.
- xv. Land stability can be achieved without causing unacceptable environmental or landscape impact.
- xvi. The risks of, and consequences of flooding can be managed on and off site to an acceptable level in line with national planning policy.



## Planning obligations and expected developer contributions towards necessary infrastructure improvements, community facilities and mitigation measures

- 2.24 The provision of adequate and efficient infrastructure, including utilities such as water supply, sewers, waste management, power generation and distribution, telecommunications, public transport and community facilities underpins the delivery of sustainable development in the National Park.
- 2.25 It is important that provision is made for acceptable mitigation of those potential adverse impacts of new development upon natural beauty, wildlife and cultural heritage. Adverse impacts might include, for example, increased erosion, pressures on habitats and species, changes in landscape character, erosion of cultural heritage and linguistic vitality, noise intrusion and traffic congestion. Consequential increased pressures on the ‘Special Qualities’ of the National Park might arise from developments within the National Park or alternatively might be likely to result from large scale developments on the edge of the Park.
- 2.26 Potential income streams from developments outside the Park may be used to support sustainable transport initiatives, strategic paths networks maintenance and to promote the use of the Welsh language here in Snowdonia – e.g. by providing cashflow to support language skills initiatives.
- 2.27 Where necessary, developments will, therefore, be required to contribute toward infrastructure and landscape improvements and mitigation measures, through planning obligations<sup>21</sup> or a Community Infrastructure Levy<sup>22</sup> as appropriate. Detailed requirements for any such contributions are identified within Supplementary Planning Guidance 5 (Planning Obligations) to enable prospective developers to factor in the necessary costs into their development finance at an early stage. However there are few large scale proposals in the National Park and the viability of smaller developments can be marginal in economic terms. It will therefore be important not to add to costs and stifle development by requesting financial contributions through planning obligations or the Community Infrastructure Levy. Such contributions are likely to be exceptional and restricted to larger more viable development with a wider community and services impact. The Authority will consider the most appropriate method to collect a contribution to community and infrastructure projects taking into account national legislation and regulations. The mechanism by which developers’ contributions are achieved will be reviewed in the light of changes in national policy. At the present time however it is likely that all affordable housing projects will require a section 106 planning obligation to ensure that a dwelling is affordable and remains so in perpetuity for local people in need. The Supplementary Planning Guidance on Affordable Housing provides more guidance to developers on how such obligations will be applied.

### Strategic Policy Ch: Social and Physical Infrastructure in new developments (CH)

New development of a scale which has wider community and services impact will be assessed on a case by case basis and should, where practical and viable make a contribution to social and physical infrastructure within the National Park.

Contributions will always be sought, via a 106 agreement, for affordable housing and also possibly, as an example for the following which is not an exhaustive list: Mitigation and enhancement for landscape conservation and biodiversity, sustainable transport initiatives, maintenance or improvements to footpaths, bridleways, cycle ways and car parks; flood alleviation schemes and energy projects.

<sup>21</sup> Planning obligations, sometimes called “Section 106 Agreements” are legally binding agreements entered into between a local planning authority and a developer and are an established and valuable way of bringing development in line with the objectives of sustainable development.

<sup>22</sup> Clauses relating to the Community Infrastructure Levy are contained in the Planning Bill, [clauses 198-209] of House of Lords version, published on 26 June 2008.



Glyder Fach ©Visit Wales

# Chapter 3

## Protecting, Enhancing and Managing the Natural Environment

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## 3. Protecting, Enhancing and Managing the Natural Environment

3.1 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 the protection and enhancement of the diversity and abundance of wildlife habitats and protected species.

To manage the effects of climate change through mitigation and adaptation including reductions in greenhouse gas emissions, reductions in 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 its geodiversity and water, soil and air quality.

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.

### Natural Environment

- 3.2 The first purpose of National Park designation places a responsibility to conserve and enhance the natural beauty, wildlife and cultural heritage of the Park. It is the complex interaction between people, wildlife and the environment that has, over time, given rise to Snowdonia's 'Special Qualities' which are so highly valued today and which contribute greatly to the quality of life of both the Park's residents and the many visitors to the area.
- 3.3 The Local Development Plan has a crucial role to play in ensuring that these 'Special Qualities' are conserved and enhanced - a task made more difficult by climate change. There is a greater impetus than ever to plan for, manage, adapt to, and mitigate the possible consequences of climate change and its effects on Snowdonia.
- 3.4 A fifth of Snowdonia is statutorily protected because of its wildlife, geomorphological and geological interest, with over half of this area designated, under the Conservation (Natural Habitats) Regulations 1994, as Special Areas of Conservation (SAC). However, nature conservation interests in Snowdonia are not limited to designated sites and protected species. Some species are statutorily protected and their protection through the planning process is a material consideration. The National Park will advise developers that they must comply with any statutory species protection requirement as referred to in Planning Policy Wales (PPW) and the Technical Advice Note (TAN) 5: Nature Conservation and Planning. This will also involve the need for public authorities to comply with the Environment (Wales) Act 2016. The National Park will also take into account development affecting non statutory sites of regionally important geological interest (RIGS). The plan's policies will seek to provide for the conservation, enhancement, sustainable management and, where appropriate, the restoration of networks of natural habitats including wildlife corridors, green spaces including a network of open spaces designated in the Plan as supported by TAN 5: Nature Conservation and Planning.

- 3.5 Maintaining and enhancing Snowdonia’s biodiversity is a cornerstone of sustainability. The Local Biodiversity Action Plan (LBAP) identifies the most important habitats and species found in Snowdonia. Habitats and Species Action Plans (H/SAPs) contained in the document reinforce the importance of these areas and species, not only in terms of their national and international significance but also for their local importance. Further details on development and biodiversity and the Local Biodiversity Action Plan is set out in Supplementary Planning Guidance<sup>23</sup>.
- 3.6 Much of the National Park coastline, has over the years, been developed to a greater or lesser extent. Although the resort towns of Barmouth, Fairbourne and Tywyn were excluded when the Park boundary was defined, agricultural ‘improvement’, including the limited reclamation of saltmarshes, roads, railways and large static caravan sites can all be found along the coastline.
- 3.7 As a result only small areas of Snowdonia’s coastline can be described as having a largely unspoilt character. These are identified on the Proposals map as the Undeveloped Coast. They are broadly coterminous with the coastal features identified by Section 3 of the Wildlife and Countryside (Amendment) Act 1985 in that they are ‘*areas of ..., cliff or foreshore (including any bank, barrier, beach, flat or other land adjacent to the foreshore), the natural beauty of which the Authority considers is particularly important to conserve*’. In addition areas of coastal heath on cliffs and former cliffs have been included south of Llwyngwriil along with the small enclosed fields which are characteristic of this area. Strategic Policy D refers to the protection of local sites of nature conservation importance, national designated sites such as Sites of Special Scientific Interest and international designated sites such as Ramsar sites. All these designations are shown on the Proposals Map although in many cases one designation overlaps the other. The Nature Conservation and Biodiversity Supplementary Planning Guidance (SPG) will discuss the importance of these designations in more detail and provide maps for each designation.

<sup>23</sup> SPG 6: Nature Conservation and Biodiversity



Harlech ©Visit Wales

## Strategic Policy D: Natural Environment (D)

The natural resources, biodiversity, geodiversity and ‘Special Qualities’ of the Snowdonia National Park will be protected from inappropriate development. Where development is deemed acceptable developers will be expected to ensure that the natural environment is protected and enhanced.

Proposals should not adversely affect the National Park’s biodiversity resources including designated sites from an international through to a local level, as well as wider biodiversity resources e.g. habitats and species outside designated sites.

Development proposals which are likely to adversely affect the integrity of European designated sites (either alone or in combination with other plans of projects) will not be permitted unless the requirements of the Conservation of Habitats and Species Regulations 2010 have been fulfilled and hence the following criteria can be met:

- i. There is no alternative solution.
- ii. There are imperative reasons of over-riding public interest for the development.

The following requirements will apply to development affecting nationally and locally designated sites:

- iii. The location, design and construction of the development is such that damage to nature conservation features are mitigated, and opportunities for nature conservation gain are taken.
- iv. Compensatory measures are provided if necessary.
- v. The remaining nature conservation features are protected and enhanced and provision is made for their management.

Development will only be permitted within the Undeveloped Coast where it can be demonstrated that a coastal location is essential. Development which harms the unspoilt landscape character or wildlife habitats will not be permitted.

Development proposals which are likely to adversely affect habitats and species listed in the Local Biodiversity Action Plan will be subject to the guidelines of the Supplementary Planning Guidance on Local Biodiversity.

### Landscape

- 3.8 The landscape of Snowdonia was designated as a National Park because of its spectacular scenery, natural beauty and rich cultural heritage, which all contribute to its ‘Special Qualities’. The influence of many generations of people working, inhabiting and otherwise shaping the landscape can be seen in its distinctive and varied character today. Snowdonia’s landscapes include rugged mountains, high moorland, wooded valleys, lakes, waterfalls, estuaries and coast which all contribute to ‘Special Qualities’ of the area. The impact of these landscapes is enhanced in many locations by a sense of tranquillity and remoteness. Some upland landscapes, where development is sparse, or absent, are inherently dark at night and can be considered to be “Dark Landscapes”. These contribute to Snowdonia’s night-time tranquillity and sense of wildness and can lead to broader health and well-being benefits of both residents and visitors alike.



Y Lliwedd ©Visit Wales



### Dark Skies Reserve

- 3.9 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.
- 3.10 As a result of this designation residents and visitors to Snowdonia, and the area's biodiversity, will be able to see various benefits, which may include the following:
- Less harmful impacts on the area's nocturnal wildlife arising from a reduction of stray artificial light.
  - An improvement in the overall quality of the area's environment and sense of night-time tranquillity.
  - The potential for the local economy to be improved as Snowdonia will have a new natural attraction for visitors to the area at quiet periods the year.
- 3.11 In October 2016 the SNPA published Supplementary Planning Guidance on Obtrusive Lighting (Light Pollution). 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 proposals for new lighting must be appropriate to the task and compliant with the requirements of the "Snowdonia Dark Sky Reserve External Lighting Masterplan" which is available on the Authority's website.
- 3.12 Paragraph 6.8 of PPW (ed 10 December 2018) refers to light pollution and recognises the need to balance the adverse impacts of lighting on the environment, amenity and wildlife with the need to provide security and enable night-time recreational and sporting events to take place.

### Areas of Natural Beauty

- 3.13 Areas of Natural Beauty, as defined under Section 3 of the Wildlife and Countryside Amendment Act 1985, have been identified on the Proposals Map. These areas often coincide with area of open country (as defined and mapped under CRoW Act 2000) and within areas of nature conservation importance. They include extensive tracts of unenclosed uplands, heather moorland and semi natural mountain grassland. A rapid review undertaken in 2016 revealed an increase in the total area, arising mainly from the clear-felling of some conifer plantations which were then not re-stocked. This will further aid work already done in the re-generating of upland peat bogs, restoring the ecological services they provide, such as carbon sequestration and water retention in the upper parts of river catchments.
- 3.14 The Authority expects prospective developers to recognise their sensitivity and value and to prove that any development will not adversely affect their character or amenity.

## The Dyfi Biosphere Reserve

- 3.15 UNESCO's Man and the Biosphere (MAB) programme is comprised of a series of world network of Biosphere Reserves. Much of the catchment of the Afon Dyfi was granted Biosphere Reserve status by UNESCO in 2009.
- 3.16 Biosphere Reserves are model regions for sustainable development and test sites for conservation approaches where the local community collaborates to live in harmony with its environment. They are considered to be the main international recognition for demonstrating excellence in sustainable development. The primary objective of Biosphere Reserves is to promote a balanced relationship between people and their natural environment by educating and inspiring the local community to work together for a more sustainable future.
- 3.17 Biosphere Reserves are comprised of three interrelated zones:
- The Core Area is an area that is already highly protected for the long-term and is of at least European importance for its ecosystems. It may be designated as a Special Area of Conservation (SAC) or Special Protected Area (SPA). In the case of the Dyfi the core area is based around the estuary.
  - The Buffer Zone surrounds, or is contiguous to the core area. It helps conserve the core area, and can accommodate positive human engagement, including research, education, training, tourism, extensive agriculture, or sustainable forestry. In the case of the Dyfi the zone comprises of a number of SSSIs in Ceredigion and Powys.
  - The Transition Area is the large outer area of a reserve where people live and work, using the natural resources of the area in a sustainable manner. In the Dyfi Biosphere this area include those community council areas within the Dyfi catchment. These include the community council areas inside the National Park namely Aberdyfi, Pennal and Dinas Mawddwy.
- 3.18 Part of the Dyfi Biosphere lies within the National Park boundaries and there are considerable synergies between the objectives of the Biosphere, this Plan and the Wellbeing of Future Generations Act.



Dyfi Estuary & Aberdyfi ©Visit Wales



## Supplementary Planning Guidance on the Landscapes and Seascapes of Eryri

3.19 The Authority is committed to promoting the protection, management and planning of Snowdonia's landscape and to applying the principles of the European Landscape Convention<sup>24</sup>. Its Supplementary Planning Guidance on the Landscapes of Eryri identifies 25 distinctive Landscape Character Areas and explains:

- *how the Authority, working with others, will promote interaction between people and their environment and will work to improve awareness and understanding of landscape and its value, as a unifying framework for all land use / land use sectors;*
- *how the authority will promote a more accessible, integrated and forward looking approach to managing inherited landscapes and shaping new landscapes;*
- *how the LANDMAP<sup>25</sup> system can be used to assist in landscape analysis, development of design principles and decision making.*

## Supplementary Planning Guidance on Landscape Sensitivity and Capacity

3.20 Following on from this work Supplementary Planning Guidance on Landscape Sensitivity and Capacity has been developed. This provides detailed Guidance on the potential landscape and visual impacts of specific types of development, namely:-

- Wind turbines
- Telecommunication masts and
- Static caravan and chalet parks

3.21 The sensitivity and capacity of each of the 25 Landscape Character Areas to these types of development identified in the Landscapes of Eryri have been assessed using a common methodology (also used in Gwynedd and Anglesey). The outcomes of the assessment will be an aid to decision-making on planning applications. Developers seeking to promote these types of development in the National Park will therefore need to have regard to this Guidance.

3.22 Developments outside the National Park may also have an adverse impact on landscape character and affect views from and into the area. The Authority also recognises the need to discuss with neighbouring Authorities the effects of developments on the landscape. The Authority will consider the landscape and visual impact, including the effects of lighting on dark landscapes, of proposals close to the National Park boundary and how these may impact on the National Park purposes. Wherever possible it will seek to mitigate any potential adverse impacts.

24 An Europe wide agreement supported by the Council of Europe, 2004

25 LANDMAP is a national information system that was devised by NRW, its purpose as a methodology is to seek consistency in how landscape is taken into consideration in decision making.



Nant Ffrancon & Glyderau ©Visit Wales

## Development Policy 2: Development and the Landscape (2)

The scale and design of new development, including its setting, landscaping and integration should respect and conserve the character, qualities and views of the landscape. Unacceptable impacts on the landscape will be resisted and particular regard will be had to the protection of:

- i. The Snowdonia Dark Skies Reserve, in particular Core Areas.
- ii. The Dyfi Biosphere Reserve.
- iii. Section 3 areas of natural beauty<sup>26</sup>
- iv. Undeveloped coast.
- v. Panoramas visible from significant viewpoints.
- vi. Sensitive Landscape Character Areas as defined in the Supplementary Planning Guidance documents the Landscapes of Eryri and the Landscape Sensitivity and Capacity Assessment.

### Climate Change

- 3.23 Climate change will undoubtedly impact on wildlife; it is important therefore to conserve the integrity of the wider natural environment and nature conservation interests of the National Park so as to facilitate adaptation by, and migration of, species. Watercourses, hedgerows and woodlands can all act as wildlife corridors between designated sites as well as being valuable habitats in their own right.
- 3.24 One of the ways to meet the challenge of climate change is by reducing waste and ensuring careful management of natural resources in a sustainable manner. Among other things, that means using energy much more efficiently, substituting renewable forms of energy for use of fossil fuels, and reducing emissions from the use of fossil fuels for transport.
- 3.25 Soils and peaty upland soils in particular can store large amounts of carbon. Although relatively large areas of Snowdonia are still blanketed in such soils, there have been significant afforestation and agricultural ‘improvements’ in the uplands. This has led to significant loss of carbon into the atmosphere. Draining the soils also reduces their capacity to store water and this can exacerbate flood events and lead to erosion. The conservation and careful management of such soils is now very important in the context of combating climate change. Woodland also plays a key role in these issues; increasing the cover of woodland, along with protecting existing woodlands and Ancient Semi-Natural woodlands in particular, would have numerous benefits including improving ecological connectivity if carried out sympathetically. It will be important for the Plan to be read as a whole but certain policies such as Development Policies 3 and 6 should be properly considered in order to make a local contribution in seeking to mitigate against climate change. Likewise the need to reduce travel patterns, especially a reduction in the use of the private car will have a direct impact on influencing climate change. One impact already felt locally is the increase in flood risk areas. Development will be kept away from such areas and only allowed in accordance with the requirements of TAN 15: Development and Flood Risk.

<sup>26</sup> As defined under section 3 of the Wildlife and Countryside Amendment Act 1985.

## Strategic Policy Dd: Climate Change (Dd)

The contribution that emissions of greenhouse gases from the National Park make to climate change will be reduced and the impacts of climate change on the National Park will be addressed in this Plan by:

- i. Ensuring that any coastal and flood protection works, including managed realignment, considered to be necessary have no adverse environmental impacts or that they can be satisfactorily mitigated.
- ii. Conserving and enhancing areas of woodland, upland soils and peatland areas to assist in carbon retention, water storage and flood prevention.
- iii. Facilitating species adaptation and migration through protecting habitat connectivity corridors and enhancing biodiversity.
- iv. Directing development to locations which reduces the need to travel, especially by private car.

### Energy

- 3.26 There is a long tradition of using water power to generate electricity in North Wales. The 20 or so established hydro power stations which are located in, or use water from, Snowdonia along with 63 micro-hydro schemes and a similar number of other microgeneration permissions granted since the LDP was adopted in 2011 have a combined total installed capacity of some 94.6 Megawatts (MW), with the potential to generate 289.7GWh/yr<sup>27</sup>. This is far in excess of local domestic demand and results in the area being a net exporter of electricity. The SNPA recognises the important contribution it makes as an Authority on a national level and the potential opportunities that may exist for this to continue through the development of new facilities.
- 3.27 The construction of two large-scale power stations in Snowdonia, the UK's only inland Magnox nuclear power station at Trawsfynydd and the pump storage power station at nearby Tanygrisiau (along with a similar one just outside the Park at Dinorwig), aroused considerable controversy not only because of their siting but also because of the impact of high voltage transmission lines crossing the National Park to connect to the National Grid.
- 3.28 The Dinorwig and Tanygrisiau pumped storage schemes, whose catchments and upper reservoirs lie within the National Park, can provide in excess of 2000MW within a very short time-scale to meet peaks in demand for electricity, performing a vital role in the UK's national grid. The Renewable Energy Assessment (May 2017) concluded that the National Park may offer potential opportunities for further hydropower development over the plan period, including pumped storage. Should any future large scale development proposals come forward, they will be assessed against Strategic Policy B as development which will make a contribution to the national energy need and the development of a low carbon economy.
- 3.29 Trawsfynydd nuclear power station stopped generating in 1993 and is currently being decommissioned. New uses are being sought at the site, which include low carbon energy businesses and energy generation technologies as well as other employment uses in the ICT, Energy and Environment sectors, and development proposals may come forward as decommissioning progresses.

<sup>27</sup> Background Paper 22: Renewable Energy Assessment (May 2017).

- 3.30 The Welsh Government has an established target of 2GW of installed onshore capacity for wind energy developments by 2015/17. Technical Advice Note 8 sets out Welsh Government's view that large-scale (defined as being over 25MW installed capacity) onshore wind energy developments should be concentrated into particular areas defined as Strategic Search Areas (SSAs).
- 3.31 Welsh Government Policy does not specifically exclude the National Parks as areas for the location of small-scale wind energy developments of less than 5MW. However given the very large size of modern wind turbines, often in excess of 100m to blade tip and visible up to 30kms, it is highly likely that even a single turbine of this size would have a significant detrimental visual impact on the landscape and as such would be inappropriate within the National Park. The Landscape Sensitivity and Capacity SPG (see above) indicates that the National Park Landscape Character Areas range from Medium-High to Very High sensitivity to wind turbine developments. Consideration will also be given to individual and cumulative impact of wind turbine proposals close to the National Park boundary, especially with regard to landscape and visual effect.
- 3.32 Whilst large-scale energy power generation projects are generally considered incompatible with National Park status an assessment of renewable energy in Snowdonia considered that scope might exist to contribute to reduce demand for electricity derived from fossil fuels through efficiency savings and through microgeneration and small-scale renewable energy developments to meet domestic or community needs. These may include small-scale hydro, domestic wind turbines, photovoltaics, biomass and landfill gas. Schemes up to 5MW may also offer some potential in Snowdonia and will be considered favourably, provided they do not cause harm to landscape, amenity and nature conservation and heritage interests.
- 3.33 The table below sets out the findings of the revised Renewable Energy Assessment for the National Park (2017). It provides an estimation of the theoretical renewable energy capacity available within Snowdonia. It does not provide a target for renewable energy developments.

Category	Sub-Category	Potential Capacity (MWe)	Potential Capacity (MWt)	Potential Generation (GWh)	Potential Generation (GWh)
		[Electricity]	[Heat]	[Electricity]	[Heat]
Micro-wind		18.4	-	16.1	-
Biomass	Managed Woodland	4	8	31.55	63.11
	Energy Crops	5.66	11.33	44.65	89.31
Anaerobic Digestion	Animal Manure	0.18	0.28	1.42	1.2
	Poultry Litter	0.048	0.072	0.37	0.32
	Sewage Sludge <sup>28</sup>	0.07	0.10	0.52	0.43
Landfill Gas	Gas engine	2.13	-	11.2	-
Hydropower	Low head	1.9	-	6.1	-
	High head	2.0	-	6.5	-
Microgeneration	Solar	17.3	17.3	15.15	15.15
	Heat Pumps	-	55	-	-
Total		51.7	92.1	133.56	169.52

<sup>28</sup> It is intended that a substantial amount of sewage sludge from Snowdonia will be transported to the Advanced Disgester at Treborth Waste Water Treatment Plant.

- 3.34 The Authority has adopted Guidance for Sustainable Design which provides guidance on siting and building orientation and includes details about the requirement for Energy Statements. It has also produced Supplementary Planning Guidance on Renewable Energy and Low Carbon Development.
- 3.35 Small localised energy generating projects can have the added benefit of taking advantage of local conditions and at the same time improving the quality of life in smaller communities. Such proposals will be supported through the policy. It will be important for the Plan to be read as a whole and in particular that any small scale renewable energy project conforms with Development Policy 1: General Development Principles.

### Development Policy 3: Energy (3)

Where appropriate planning applications should be accompanied by an Energy Statement either separately or as part of the Design and Access Statement and should take into account the Supplementary Planning Guidance documents on Sustainable Design and Renewable Energy and Low Carbon Developments.

Wherever possible, developments should be sited and orientated to take advantage of solar gain and shelter and incorporate passive design strategies and a fabric-first approach to energy efficiency. Consideration should be given to the potential for maximising the renewable energy technologies.

#### Renewable Energy

Within the National Park renewable energy schemes will be supported provided they satisfactorily address the planning considerations for different technologies set out in the Supplementary Planning Guidance on Renewable Energy and Low Carbon Developments.

- Microgeneration (under 50kW) and smaller-scale renewable energy schemes will be considered favourably, provided they do not cause harm to landscape, amenity, nature conservation and heritage interests.
- Sub Local Authority scale schemes (up to 5MW) may also offer some potential in Snowdonia and will be permitted subject to the same considerations.

Larger Local Authority Scale (greater than 5MW) and Strategic renewable energy schemes are generally considered to be incompatible with National Park purposes and would need to satisfy Strategic Policy B; Major Development.

#### Minerals

- 3.36 Although the National Park boundary was drawn specifically to exclude areas where large-scale mining and quarrying was taking place, a variety of minerals such as slate, hard rock and metals, including gold, copper and lead, are found, and have been worked, within Snowdonia.
- 3.37 National policy as set out in Planning Policy Wales (PPW) (Edition 10. Dec 2018) states that: Minerals development should not take place in National Parks and Areas of Outstanding Natural Beauty (AONBs), save in exceptional circumstances. All mineral applications must therefore be subject to the most rigorous examination and all major mineral developments demonstrated to be in the public interest before being allowed to proceed (paragraph 5.14.35).

- 3.38 The Regional Technical Statement (RTS) on Aggregates First Review (2014) is a document prepared by the Regional Aggregates Working Party. Its purpose is to examine the issues surrounding the supply of, and demand for aggregate minerals and to make recommendations as to the role that the individual mineral planning authorities can make in ensuring a supply of minerals to meet society's needs.
- 3.39 Paragraph 49 of MTAN 1 notes that landbanks are not required to be maintained within National Parks or Areas of Outstanding Natural Beauty. For this reason the RTS recommendations for Snowdonia are that, no allocations should be identified within the National Park, unless there are no environmentally acceptable alternatives, and efforts should continue to be made to gradually transfer the very small amount of production which currently takes place within the National Park to Conwy and/or to other neighbouring authorities.
- 3.40 PPW (Paragraph 5.14.9) also requires certain minerals to be safeguarded in the long-term, well beyond the lifetime of this Plan, from developments that would potentially sterilise their future use.
- 3.41 By identifying mineral safeguarding areas, unnecessary conflict with other land use and sterilisation of resources can be avoided, and mineral resources for future generations can be secured. Data produced by the British Geological Survey and issued as the National Minerals Map and Aggregate Safeguarding Map of Wales depict the location and extent of mineral resources throughout Wales and highlight those aggregate mineral resources that should be safeguarded.
- 3.42 Given that new permissions for minerals working in the National Park must demonstrate an overriding national (UK) interest the Proposals Map shows only the extent of Category One resources. These are high specification aggregates (HSA), e.g. high purity limestone, and hard igneous rock suitable for road surfacing, that are considered to be economically important and therefore are of national importance in Wales (and in some cases in the UK). HSA minerals have a limited geographical occurrence and therefore particularly susceptible to sterilisation. It is not considered necessary to safeguard the very extensive Category 2 Aggregates found in the National Park as they are in effect safeguarded by other policies in the LDP. Category 2 aggregates are:
- In areas covered by European nature conservation designations which are protected from inappropriate development by Policies within the LDP.
  - Not 'scarce' in a local context and it is inconceivable that any form of development could sterilise anything other than an infinitesimally small part of the total.
  - It is unlikely that should any mineral workings be proposed in the future that large scale working of low grade aggregates would satisfy the 'exceptional' circumstances' test set out in national and local policy.
  - By not safeguarding category 2 resources the Authority removes a burden on developers within the National Park demonstrating that working the resource is not economically viable, which would be required often given how extensive they are.
  - Much of the land is mountain and moorland and remote from main roads, accessing the resource in many areas would be very difficult without creating substantial adverse visual landscape impacts.

As outlined in the reasons above, Category 2 Aggregates are to a very great extent, already protected from sterilisation by other National and Local policies.

- 3.43 Although there is also a wealth of metallic vein minerals to be found in the National Park, including gold, copper, manganese, lead and zinc it is not considered necessary to identify those areas where they occur, or safeguard them as their extraction would be, in the main, by underground mining methods and more scope exists as to where shafts and adits for accessing the resource can be located. Given the extensive controversy surrounding Riofinex's copper exploration programme in Coed y Brenin during the late 1960's and early 1970's it is very difficult to envisage any circumstances in the foreseeable future where it would be considered acceptable to excavate the extremely large-scale open cast pit that would be required to remove the porphyry copper body (200 million tonnes at 0.3% Cu) that was discovered. For this reason this particular mineral resource will not be safeguarded.
- 3.44 Other policies in this plan require new buildings to respect the local tradition and use stone and slate on their construction. Local building stone is in short supply and stone from outside the area is often used. This can look out of place to the detriment to townscapes and also the wider landscape. There may be scope therefore to open small quarries, on a temporary basis, to meet this particular local need. Permissions will be subject to a condition to limit the duration of the working and to specify an end use of the material.

### **Strategic Policy E (1): Minerals Safeguarding Policy (E(1))**

To ensure that high quality aggregate mineral resources are safeguarded areas have been identified as Mineral Safeguarding Area (MSA) and shown on the Proposals Map.

Development that would be incompatible with safeguarding hardrock and sand and gravel resources will not be permitted unless:

- i) the developer can demonstrate that working the resource is economically or physically impractical or would be environmentally unacceptable; or
- ii) the mineral resource will be extracted satisfactorily before the development is undertaken; or
- iii) the development is of a temporary nature and can be completed and the site returned to a state that does not inhibit extraction within the timescale that the mineral is likely to be needed; or sterilise the resource
- iv) there is an overriding need for the proposed development; or
- v) the development constitutes householder development or would constitute limited infilling within an existing built up area.

Because the MSA includes areas within, and close to European designated nature conservation sites proposals for both mineral and non-mineral development in the MSA must conform to other policies in this plan and Strategic Policy D in particular.

### **Strategic Policy E (2): Large Scale Minerals Development (E(2))**

Large Scale mineral development is not considered suitable in the National Park. In line with Strategic Policy B: Major Development, large scale minerals development will only be permitted in exceptional circumstances of proven national interest.

### Strategic Policy E (3): Removal of Slate Waste and Building Stone Quarries (E(3))

Proposals for the removal of slate waste from existing quarries and the opening or re-opening of small quarries to supply local building stone for local use will be judged against Strategic Policy B: Major Development and Development Policy 1: General Development Principles.

All Planning Permissions will have conditions attached to time limit the development, to specify an end use for the quarried material and to secure post-operational restoration.

#### Waste

- 3.45 In order to further the goals of sustainability, resources and materials must be used wisely and in an efficient and effective manner. Reducing waste is one way of helping to attain these goals. It is vital therefore to examine carefully the whole life-cycle of products and to seek opportunities to minimise the amount of waste produced wherever possible. This can be achieved by re-using, recycling and recovering materials and energy. By adopting these approaches there is potential for significantly reducing the amount of waste produced.
- 3.46 Whilst the requirement for Local Authorities to work together to prepare Regional Waste Plans ended with the publication of the revised TAN 21 in 2014, these documents contain useful background information, including Areas of Search Mapping which indicated that National Parks and Areas of Outstanding Natural Beauty will not be expected to host sites for regional or sub-regional scale waste management facilities, (a regional scale facility would provide a service for all north Wales local authorities, a sub-regional scale facility would provide facilities for smaller groupings of local authorities).
- 3.47 The Ffridd Rasmus site, near Harlech owned and operated by Gwynedd Council is a large waste facility which manages most of Snowdonia's waste along with waste generated in parts of southern Gwynedd which lie outside the Park boundary<sup>29</sup>. Although landfill operations at the site ceased 2014, an in-vessel composting plant (IVC), with a capacity of 5000 tonnes per year, commissioned in 2008 continues to operate. The site now also functions as a Waste Transfer Station with biodegradable kitchen and food waste being transferred to Gwynedd Council's anaerobic digester at Llwyn Isaf. Residual waste is exported from the National Park for disposal elsewhere, this residual waste will ultimately be directed to the Parc Adfer energy from waste (EfW) plant being developed at Deeside in Flintshire. This plant will accept some 200,000 tonnes of waste from five local authorities in north Wales and will generate 16.6 MW (net) of sustainable electricity to meet the needs of over 30,000 homes and businesses.
- 3.48 To facilitate re-use, recycling and composting, reduce the amount of waste going to landfill, and reduce the need to transport waste, the Authority will consider favourably proposals for innovative and more sustainable forms of waste management, and where possible on a small scale and at a local level in keeping with the proximity principle.
- 3.49 Technical Advice Note (TAN) 21 states that a Waste Planning Assessment should be submitted with all applications for a waste facility; classified as a disposal, recovery or recycling facility. The purpose of the Assessment is to ensure that when a planning application is submitted the applicant provides the local planning authority with sufficient detailed information necessary to make a decision. The Waste Planning Assessment should be appropriate and proportionate to the nature, size and scale of the development proposed. Further advice can be found in Annex B of TAN 21.

<sup>29</sup> Waste Background Paper (Snowdonia National Park Authority 2016)



**Strategic Policy F: Waste (F)****Allocation of Land**

No land will be allocated for the development of new regional, or sub-regional, scale waste management facilities.

Applications for new large-scale waste management facilities intended to meet regional or sub-regional needs will not be permitted.

**Development Policy 4: Small-scale sites for household and inert waste (4)**

Applications for planning permission for small-scale waste recycling on industrial sites and for the management and disposal of locally generated domestic and inert waste, will be considered favourably, provided that there are no adverse environmental impacts or that these can be satisfactorily mitigated.

Applicants will be required in all cases to submit a Waste Planning Assessment.

**Open Space within and between Settlements**

- 3.50 Within the towns and villages of Snowdonia, playing fields, village greens, common land, and other green open spaces provide an important community function and a valuable local amenity. Open spaces frequently create the setting for, and influence the character of surrounding buildings and in so doing make a significant contribution to their value. For these reasons, important open spaces within settlements will be protected from development. As an exception to this policy, the open space at Pentre Du, Betws y Coed will be protected unless there is a proven local need for affordable housing, where a local need is identified, the Authority will consider the release of parts of the open space in accordance with Development Policy 11 Affordable Housing on Exception Sites.
- 3.51 Along the Arduwy coast in particular, the spread of development into areas between settlements has gradually eroded the open nature of these areas and is threatening the merging of one settlement with the other. For the purposes of this policy development within green wedges would be inappropriate unless it can be justified for agricultural or forestry purposes; be essential for outdoor sport and recreation; cemeteries, limited extensions or alterations to existing buildings, replacement dwellings and small scale diversification of farm complexes or conversions of existing buildings for employment or affordable housing, and any other use of land which retains the open nature of the green wedge. It is considered in the interest of retaining openness and preventing further coalescence within relatively small areas and in a National Park, that new affordable housing would be inappropriate within the green wedges. Such development will be directed to areas outside green wedges as indicated in the affordable housing exceptions policy Development Policy 11.

**Development Policy 5: Open space and Green Wedges (5)**

Areas of public or private open space within or adjacent to the main built up area of settlements (identified on the inset maps), which contribute to the amenity of residents, the character of Conservation Areas or the setting of historic buildings, will be protected from development.

Inappropriate development will not be permitted within areas designated as green wedges in order to retain openness and prevent the coalescence of settlements.



Harlech Castle ©Visit Wales

# Chapter 4

## Protecting and Enhancing the Cultural and Historic Environment

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## 4. Protecting and Enhancing the Cultural and Historic Environment

4.1 This section delivers a response to the following objectives:

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

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

### The Historic Environment

4.2 There is a rich built heritage within the National Park, with 14 Conservation Areas, 1911 listed buildings, 21 Historic Parks and Gardens, Harlech Castle (an UNESCO<sup>30</sup> World Heritage Site), landscapes of historic interest and 377 Scheduled Ancient Monuments<sup>31</sup>, including Castell y Bere and Castell Dolwyddelan. All of these contribute to the distinctive character of the built and landscape environment within the Park. Conservation and enhancement of this built heritage is an important factor when considering development within or adjacent to these special areas. There are indications of established ancient routeways through the landscape from at least the Bronze Age onwards, becoming more extensive with the Roman road network and drovers' tracks. The Historic Environment (Wales) Act 2016 has introduced new measures for the positive management of change in the historic environment. A suite of advice and guidance will be produced to complement the act and the Authority will ensure that guidance relevant to protecting heritage assets within the National Park are incorporated into Supplementary Planning Guidance. This Guidance entitled 'The Historic Environment' will be prepared to give further guidance on development which impact on historic buildings or designations and how best to preserve and enhance the historic environment for future generations to enjoy. In addition to any guidance related to the Historic Environment (Wales) Act 2016, the SPG will take account of guidance contained in Planning Policy Wales and will emphasise what is important locally and how it should be preserved and protected.

### Conservation Areas

- 4.3 The boundaries of the 14 Conservation Areas are shown on the Inset Maps; these were designated due to their special architectural or historic interest.
- 4.4 The purpose of designating Conservation Areas is to both preserve and enhance the special architectural or historic interest of such areas and to employ positive measures to ensure building preservation. It is proposed that any development within a Conservation Area should be carried out with special attention paid to the desirability of preserving or enhancing the character or appearance of the area.
- 4.5 Existing buildings within the Conservation Areas will be protected. Any applications for consent to demolish will not be granted where there will be a loss of a building that makes a positive contribution to the Conservation Area. If an application for demolition is submitted plans for the re-development of the site will have to have been approved before the application is granted. The Authority will expect full planning permission to be sought, not outline, due to the sensitive nature within the Conservation Areas.

<sup>30</sup> UNESCO – *United Nations Educational, Scientific and Cultural Organisation*

<sup>31</sup> Updated May 2017.

- 4.6 The Authority is committed to ensuring that Conservation Areas continue to be protected from inappropriate development and that where possible the area and setting are enhanced. Any development within a conservation area should respect its setting and character and will be informed by a series of Conservation Area Management Plans for individual areas to be prepared by the Authority. These management plans will outline the particular ‘Special Qualities’ in each of the areas that contribute to its character and outline the proposals for protecting and managing these ‘Special Qualities’.

#### **World Heritage Site – Harlech**

- 4.7 The designation of a site as a UNESCO World Heritage Site highlights the outstanding national and international importance of the site. The Castle at Harlech is one of four castles that collectively make up The Castles and Town Walls of Edward I in Gwynedd, World Heritage Site. The rich heritage of Harlech World Heritage Site will become much more important in the future with the growth of sustainable tourism and is seen as an economic asset for the National Park as well as a cultural asset.
- 4.8 Development should not be permitted where it may have an adverse affect on the site. The site is an important part of the cultural heritage of the area and therefore warrants protection from inappropriate development. Furthermore the World Heritage Site is an important tourist attraction within the National Park. In 2007 over 90,000 people visited the castle at Harlech. As tourism is one of the biggest employers within the National Park, it is important that the integrity of the site is safeguarded to ensure that it continues to draw visitors for years to come. Development that would have a negative effect on the castle, its setting or significant views as defined in the World Heritage Site Management Plan will not be permitted by the National Park.

#### **Candidate World Heritage Site**

- 4.9 In order to ensure suitable recognition of how the slate industry shaped the social, political, economic and cultural landscape of Wales, in June 2010 a successful application was made for the North Wales Slate Industry World Heritage Site to be included on the UK’s tentative list to be submitted to UNESCO. The tentative list was formally presented to UNESCO in January 2012. Work is ongoing to prepare the required documentation to support a nomination for the Slate Industry World Heritage Site. In order to protect the potential sites any development which would adversely affect the Candidate World Heritage Site or its setting in any way will not be permitted. The site is made up of 7 different areas throughout Gwynedd and those sites which are within the National Park will be shown on the LDP constraints maps.

#### **Historic Parks and Gardens**

- 4.10 Cadw maintains a Register of Landscapes, Parks and Gardens of Special Historic Interest in Wales which is in two parts Part 1: Parks and Gardens and Part 2.1 Landscapes of Outstanding Historic Interest and Part 2.2 Landscapes of Special Historic Interest. The historic parks and gardens are graded on the basis of historic importance and value and include grade I, II and II\*. The locations of these Gardens are shown on the proposals maps. Planning Policy Wales requires that local planning authorities protect and enhance registered historic parks and gardens and their settings and they should be a material consideration when determining planning applications. Local planning authorities are also asked to consult Cadw on applications where developments are likely to affect the site of a registered historic park and garden, or its setting. There are currently 21 Historic Parks and Gardens within the park on the register kept by Cadw.

- 4.11 Some of the Historic Parks and Gardens also contain kitchen gardens that should be afforded the same protection from inappropriate development. The Historic Environment SPG will provide further information regarding historic parks and gardens, their settings and appropriate development within them.
- 4.12 Further details can be found in the National Park Management Plan, The Conservation Area Appraisals and the World Heritage Site Management Plan. National policy contained in Planning Policy Wales also gives a good oversight of how national policies should be applied locally.

### Strategic Policy Ff: Historic Environment (Ff)

The historic landscape, heritage assets and cultural heritage of Snowdonia National Park will be conserved and enhanced, due to their contribution to the character and 'Special Qualities' of the National Park. Particular protection will be given to the following archaeological, architectural, historic or cultural assets and where appropriate, their settings.

Development will not be permitted that will adversely affect in any way the following Heritage Assets, or where appropriate their settings and significant views:

- i. Conservation Areas
- ii. World Heritage Sites
- iii. Candidate World Heritage Sites
- iv. Scheduled Monuments and other sites of archaeological importance
- v. Historic landscapes, parks and gardens
- vi. Listed Buildings
- vii. Traditional Buildings

### Sustainable Design and Materials

- 4.13 In order to maintain the distinctiveness and the character of settlements within the National Park, it is important that any new development fits in with the existing settlement pattern and character. Supplementary Design Guidance for Sustainable Development is available and will be supplemented by Snowdonia specific guidance to secure local distinctiveness through design. The document aims to encourage new development to be sustainable, of high quality and enhance the appearance of the National Park. The aim of national policy, contained in Planning Policy Wales, is to move towards more sustainable and zero carbon buildings in Wales and one way this can be achieved is by ensuring all new buildings comply with National Building Standards. As well as considering the policy below it will be important to cross reference with Development Policy 3 on Energy to ensure that energy reduction is incorporated into designs at the outset and is included in an energy statement.



Castell y Bere

## Development Policy 6: Sustainable Design and Materials (6)

In order to promote sustainable development within the National Park all forms of new built development will attain at least the national sustainable building requirements.

With regard to National Park setting and the Authority's commitment to social inclusion, development proposals will be required to take into consideration the following:

- i. Inclusive design
- ii. Landscape protection and enhancement
- iii. Biodiversity protection and enhancement
- iv. The Historic Environment
- v. Environmental sustainability
- vi. Cultural identity
- vii. An Integrated energy statement

Within the National Park natural Welsh mineral slate roofing or an approved equivalent material with the same colour, texture and weathering characteristics will be required on new buildings and extensions.

As an exception to the use of mineral slate roofing, alternative appropriately coloured and textured natural materials and appropriately designed and located renewable energy proposals will be considered.

Proposal should also accord with Development Policy 3: Energy.

### Listed and Traditional buildings

- 4.14 1911 buildings have been listed as being of special architectural or historic interest within the National Park, 13 being Grade I and 119 buildings at Grade II\*. In order to protect this heritage, restrictions are necessary if important buildings are to be protected from unsympathetic change. Any building works to a Listed Building whether internally or externally or within its curtilage, will only be supported where it can be shown that there will be no significant harm to the special historic or architectural character and setting of the building.
- 4.15 Before granting planning consent for changes to Listed Buildings, the Authority will require full details and an inventory of the building in its present state. In certain cases where the building is a particularly fine example, or the nature and extent of the works dictate, it may be appropriate to require a more detailed survey in advance of any works being carried out. Demolition of a Grade I or II\* building should be avoided at all costs. All proposals for demolition, including the removal of internal features, require Listed Building Consent.
- 4.16 It is important to assess the impact that a proposed development will have on the setting of any nearby Listed Building. The Authority will therefore require the submission of a full rather than an outline application for any development proposal in close proximity to a Listed Building so that the full visual impact of the completed proposal can be fully assessed. The proposed development should respect the character and style of the Listed Building in terms of its siting, scale, design and the materials used in its construction.
- 4.17 Details of acceptable design approaches and suitable materials to be used for the conversion or re-use of Listed Buildings and buildings of traditional form are included in the Authority's Design Guides. Planning applications should include details of all alterations and other works to demonstrate the effect of the proposal on the appearance, character and setting of the building.
- 4.18 Further details regarding appropriate development in and around listed buildings will be available within the Supplementary Planning Guidance entitled 'The Historic Environment'. This guidance will also outline the conditions surrounding the criteria that are necessary before demolition of listed buildings will be allowed.

## Buildings at Risk

- 4.19 To assist in targeting available finance and grant aid for the repair or maintenance of a building of architectural or historic interest, the Authority maintains a register of 'Buildings at Risk'<sup>32</sup>. The Authority will advise the owners of such buildings of their inclusion on the register, about suitable techniques for their preservation and the sources of grant aid available for repair work or restoration. In cases of deliberate neglect of 'Buildings at Risk' the Authority will take action to safeguard their integrity.

## Conversion and Change of Use of Listed Buildings and Buildings of Local Traditional Architectural Value

- 4.20 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.
- 4.21 Where planning consent is required for an alteration to a building that in the opinion of the Authority displays features which reflect the local architectural tradition or building style of the area, the Authority will ensure that the scale, design, and proposed construction materials and methods used for the work are in keeping with the character of the original building. Any proposal which is of a scale, design, or relies upon materials that are considered inappropriate will not be permitted. Care will also need to be taken to protect any sites of nature conservation importance and especially protected species which are more likely to inhabit older buildings.
- 4.22 The National Park Authority has compiled a list and photographic record of buildings which, whilst not meriting the qualities of a Listed Building, are still considered to be of significance because they contribute to the local architectural character and traditions of the area. This list is not definitive and additional properties are added to it periodically. For the purposes of the policy they are termed as traditional buildings because of their significance and contribution to local vernacular.

<sup>32</sup> 'Buildings at Risk' are defined as listed buildings or traditional buildings whose architectural merit are sufficiently important and threatened for them to be included on a register adopted by the Snowdonia National Park Authority.



Dolgellau





## Development Policy 7: Listed and Traditional Buildings (7)

Proposals for the alteration, extension or change of use of a listed or traditional building whether internally or externally, will only be supported where it can be shown that there will be no significant harm to the special historic or architectural character and setting of the building or historic features.

The conversion or change of use of a listed or traditional building will only be permitted: where the following criteria are satisfied:

- i. The proposal conserves the contribution made by the building to the character of the National Park.
- ii. The materials and finishes used in the building works are compatible in all respects with those of the original structure.
- iii. The proposal conforms with all other relevant policies of this plan especially Development Policy 9: Conversion and change of use of rural buildings.
- iv. The development would not have a detrimental effect on the setting of a listed or traditional building.

An independent structural survey will be required where there is any doubt over the structural stability of the building or it is considered that the proposed works would result in major or substantial reconstruction.

Planning applications should include details of all alterations and other works to demonstrate the effect of the proposal on the appearance, character and setting of the building and include where relevant species surveys<sup>33</sup> and any proposed mitigation details.

### Listed buildings only:

The addition of satellite dishes, inappropriate solar panels, upvc windows and doors or other modern features will not normally be permitted.

The demolition, or partial demolition, of a listed building will only be permitted in the rarest of circumstances where the Authority is convinced that the building, or part thereof, cannot be retained, or is not worthy of retention. The National Park Authority must be wholly satisfied that the proposed re-use of the site will bring benefits to the character or amenity of the locality or the wider National Park that outweigh the loss of the building.

In the case of deliberate neglect to Listed Buildings at risk the National Park Authority will take action to safeguard the building(s).



<sup>33</sup> Details of where species surveys will be required will be provided in Supplementary Planning Guidance

## Archaeological assets

- 4.23 The Welsh Government advises that there should be a presumption in favour of the physical preservation of sites and monuments of national importance. The Authority will therefore refuse to permit development which would adversely affect such a site in Snowdonia. There are currently 377 such sites (Scheduled Ancient Monuments) within the National Park<sup>34</sup>.
- 4.24 The vast majority of historic and archaeological sites, including industrial archaeological sites are not afforded statutory protection. Approximately 10,000 sites are documented on the National Park Authority record and on the regional Historic Environment Record (maintained by Gwynedd Archaeological Trust). In many cases the importance and significance of these sites is unknown. Experience shows that many hitherto unrecorded sites will be present in areas which have received little archaeological attention to date. In the light of these comments a precautionary approach will be adopted to the care and protection of monuments within the development process.
- 4.25 Where a proposed development is likely to affect a significant site on the Regional Historic Environment Record, or where a site's significance has not previously been ascertained the Authority will require the applicant to submit, prior to the determination of the planning application, an independent assessment of the importance of the site possibly leading to field evaluation. Advice on requirements will be provided as Supplementary Planning Guidance entitled 'The Historic Environment'<sup>35</sup>.

### Development Policy 8: Protection of Non Designated Sites (8)

Development which may adversely affect sites that are of archaeological interest or are acknowledged of local heritage importance including sites of industrial archaeology that are not scheduled will:

- i. Be judged in terms of the intrinsic importance of the heritage asset and the potential extent of harm.
- ii. Require where appropriate archaeological assessments and field evaluations before applications are determined.

Where proposals are acceptable but may have an adverse effect on a site a condition will be attached to the permission stating that no development should take place until an agreed programme of archaeological work has taken place.

## Conversion and Change of use of Rural Buildings

- 4.26 Rural buildings make an important contribution to the quality and character of the National Park landscape. They can include listed or unlisted buildings for example abandoned houses<sup>36</sup>, chapels, schools and agricultural barns. These buildings are often architecturally and historically important and finding a new use offers a means of successfully preserving these buildings. Rural buildings that are still in some sort of community / business use will be protected from change of use from their existing use under Strategic Policy Ng: Community Services and Facilities and Strategic Policy H: A Sustainable Rural Economy.
- 4.27 Beyond the Housing Development Boundary of any settlement, the re-use of rural buildings such as field barns or agricultural sheds can provide a source of new affordable housing and offer a means of successfully preserving rural buildings. Great care is needed however in deciding the suitability of a building for re-use as a residential dwelling, in order to avoid harming either the character of the original building or the environment in which it is situated. Particular care will need to be given to safeguard protected species and mitigation measures should be provided in schemes of conversion where required.

<sup>34</sup> Updated May 2017

<sup>35</sup> Will be produced and consulted on after the adoption of the plan.

<sup>36</sup> An abandoned house is a property which has ceased to be used as a residence, as defined by the Use Class order.

- 4.28 The Authority will therefore only permit the conversion of a non-residential building to a residential use where it can be demonstrated that the proposal reflects the original character of the building and respects its setting. There will be occasions where the Authority will, due to the sensitivity of the site, not permit the conversion of a building to residential use under any circumstance.
- 4.29 In all cases, for any building to be considered suitable for conversion, it must have a form or character which contributes to its surroundings and is worthy of preservation. In addition the building must be of permanent and substantial construction, defined for the purposes of this Plan as a building with structural walls which are demonstrably sound up to and including eaves level, covered over by a substantially intact roof. Proposals which require the demolition and subsequent reconstruction of significant sections of any structural wall within the building to make it stable or to conform to current Building Regulations, will not be permitted. Such proposals will be viewed as the construction of a new house in the open countryside.
- 4.30 The Authority will not permit the conversion of any building whose structural walls have collapsed and which is clearly derelict. Where the structural integrity of a building is in doubt, or not obviously apparent, the Authority will require the applicant to produce confirmation from Building Control that the building is capable of conversion without substantial rebuilding demonstrating that the property, in its current state, is of permanent and substantial construction. In addition to proving its structural integrity, applicants must also demonstrate that the proposed residential use would not displace an existing use which requires the construction of an alternative building to enable it to continue. In all cases where an application for the reuse of a rural building for residential purposes is acceptable, the Authority will require that the applicant demonstrates that the occupant of the new house satisfies the requirements of paragraph 5.26 and 5.27. Affordable housing commuted payments may be acceptable for applications for the conversion of a rural building. Further details will be included in the Supplementary Planning Guidance on Affordable Housing.
- 4.31 The Authority considers that it is important that the reuse of these buildings should be for the benefit of the residents and local economy of the National Park. Technical Advice Note 6 outlines that, conversions for holiday accommodation on farms can contribute to the local rural economy and may reduce pressure on other houses in the area for holiday use. Therefore the Authority will support the conversion of redundant rural buildings as part of a rural enterprise scheme which is supported by evidence as required by Technical Advice Note 6.
- 4.32 Technical Advice Note 23 outlines that the re-use and adaptation of existing rural buildings can play an important role in meeting the needs of rural areas for employment purposes. Therefore, the Authority supports the conversion of redundant rural buildings for this use. However, the conversion should not result in large-scale activities that would have an adverse impact on the vitality of nearby settlements.

## Development Policy 9: Conversion and change of use of rural buildings (9)

The conversion or change of use of redundant rural buildings outside any housing development boundary will be permitted for affordable housing to meet local need, an employment use, short term self-catering holiday accommodation as part of a rural enterprise scheme, or an open market dwelling with the payment of a commuted sum provided that the following criteria are met:

- i. The building is of permanent and substantial construction, of traditional form and character and has an architectural value worthy of preservation.
- ii. The building is capable of conversion without the need for significant rebuilding or extension which would harm its existing character.
- iii. All external works including finishes and property boundaries are sympathetic to the character of the building, local building style and materials and do not harm the character of any surrounding building group.
- iv. The proposal or any new ancillary structures do not harm the character of the landscape in which they are located.
- v. The proposal does not lead to the creation of new vehicular access or parking areas that would adversely affect the character or appearance of the building or that of the wider landscape.

Where the proposal involves a listed building or a building of traditional form or design, the proposal conforms with Development Policy 7: Listed and Traditional Buildings.

Proposals for new affordable dwellings will only be granted where the requirements of Strategic Policy G: Housing are met including the possibility of commuted sums.

An independent structural survey will be required where there is any doubt over the structural stability of the building or it is considered that the proposed works would result in major or substantial reconstruction.

Applicants must demonstrate that the proposed use would not displace an existing use which requires the construction of an alternative building to enable it to continue.



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## Advertisements and Signs

- 4.33 Signs and advertisements which are located on business premises do not require planning permission so long as they are within the size limits permitted by the Town and Country Planning (Control of Advertisement) Regulations 1992. However the National Park is an Area of Special Advertisement Control and this provides additional powers to control signs. Criteria iv) and v) of Development Policy 10: Advertisement and Signs is intended to relate to signs for smaller tourist attractions which are located off the beaten track. The more familiar white on brown signs are intended for the larger tourist attraction and are usually located on trunk or A roads and agreed with the local highways authority.
- 4.34 Consents for signs will only be granted if it can be demonstrated that such a sign is necessary and it does not harm the amenity of the locality or jeopardise public safety.
- 4.35 Bilingual signs and advertisements will be encouraged and the Authority will have regard to the extra space needed for this in its consideration of applications. Although illuminated signs can be harmful if insensitively located, illumination may be acceptable if it is sympathetic to its surroundings.

### Development Policy 10: Advertisements and Signs (10)

Advertisements or private signs on premises will only be permitted if all the following criteria are satisfied:

- i. The sign does not harm the character of a building or a prominent view.
- ii. The sign is not internally illuminated.
- iii. The size and scale of the sign does not detract from the character, appearance or the setting of the host building, or the surrounding landscape and does not resemble a highway sign.

Advanced tourist attraction signs will be permitted if they satisfy all the following additional criteria:

- iv. The attraction is not visible from a trunk road or 'A' road and is not located within a town or village.
- v. The sign is the minimum size necessary.

Externally illuminated signs may be permitted where the following criteria are satisfied:

- vi. The sign needs to be illuminated to enable customers to locate a business which is open during the hours of darkness.
- vii. The effects of the illumination do not compromise road safety and do not harm the character of the site, its surroundings, or the amenity of neighbourhood.
- viii. The effects of the illumination do not have any adverse effect on tranquillity.



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# Chapter 5

## Promoting Healthy and Sustainable Communities

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## 5. Promoting Healthy and Sustainable Communities

5.1 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.

### Housing

5.2 Housing issues have emerged as the main area of concern for many communities within the Park. The shortage of affordable housing to rent or to buy is one of the greater challenges facing many communities in Snowdonia. Local incomes in the National Park are generally low and opportunities for higher paid employment limited. The combination of these factors creates difficulties for local people to access the housing market. The accessibility and affordability of housing is an essential factor in securing long term sustainability of our rural communities. These problems are exacerbated by the significant percentage of second and holiday homes within the National Park which can have a considerable effect on the sustainability of local communities. Average household size in the Park has decreased although the rate of new household formulation is slowing down due to younger people living at home for longer or sharing households. The changing age and social structure of Snowdonia's population may threaten the wellbeing of communities and the viability of local schools, businesses and local services and facilities. It is crucial to the future of the National Park that a balanced population is secured. Therefore ensuring the provision of housing opportunities to meet the needs of the local community particularly those of young people and the elderly is important.

5.3 Although Snowdonia National Park Authority is not a housing authority, it does have a role to regulate and facilitate the provision of private and public housing through the planning process and to continue to work in partnership with the public and private sector to help deliver to meet the needs of National Park communities. The housing strategy of the plan aims to balance three important considerations:

- The amount of land required to meet predicted future housing needs in the locality.
- The capacity of the various settlements to accommodate further housing development.
- Attempt to meet the local need for affordable housing.



## Housing Requirements

- 5.4 The housing requirement figures in the Plan are based on the 2014 household projections supplied by the Welsh Government. Population forecasts up to 2029 based on the 2014 population projections have indicated a declining population in the National Park. The 2014 projections are regarded as being more accurate than the 2008 projections as previous assumptions have been re-calibrated following the 2011 census. The projections indicate that the rate of new household formulation is slowing down in the Park as younger people stay at home for longer or share a household with friends. A declining population and a slower household formulation rate will reduce the demand for new housing. Both the population and household projections and other issues are discussed in more detail in Strategic Housing Background Papers 1 and 2. In deciding on a final housing requirement figure, consideration has also been given to past completion rates and social, environmental and economic considerations particular to the National Park in line with National Planning Policy. Taking the above factors into account, the requirement for new housing during the plan period has been calculated at 770 dwellings (51 dwellings a year) from 2016 to 2031.
- 5.5 Sufficient land therefore needs to be allocated in the Local Development Plan to accommodate approximately 770 dwellings over the Plan period. This figure includes the contribution of the existing land supply, to the potential contribution of small sites<sup>37</sup> (less than 5 units), large sites (sites of 5 or more) and an estimated contribution from conversions. To allow greater flexibility within the Plan a contingency of 115 units (15%) is included in the forecast figure as indicated in the table below. The contingency is to allow for sites not coming forward and provides sufficient flexibility in the Plan to enable the delivery of housing to meet targets.

### Summary of Housing Supply Components – 01<sup>st</sup> April 2016

<b>A</b>	Total Completions 01/04/2016 – 31/03/2031 (Small & large sites)	0
<b>B</b>	Committed Sites / Land Bank	288
<b>C</b>	Contribution from Housing Allocations	184
<b>Ch</b>	Contribution Small Sites	338
<b>D</b>	Contribution Large Sites	75
<b>Dd</b>	Total Housing Provision 2016 – 2031	885

<sup>37</sup> This information has been collated in a Settlement Capacity Study (Snowdonia National Park Authority 2017)



## Broad distribution of new housing growth

- 5.6 As part of the process to investigate where housing land might be made available to meet future housing needs, all the settlements in the Park have been evaluated to assess their capacity for housing<sup>38</sup>. This work along with the spatial development strategy<sup>39</sup> provides the overarching direction that the Strategy will be guiding the location of housing development. It is proposed that the future distribution of housing is in accordance with the spatial strategy outlined in chapter 2 and reflects the sustainable hierarchy of settlements. The distribution of growth also reflects the influence of service centres outside the National Park. A proportionately greater scale of development is proposed within the Local Service Centres and Service Settlements of the National Park to reflect the sustainability of the area in terms of adequacy of facilities and the capacity of the local environment. However in the Local Service Centres and Service Settlements there is some restriction on capacity due to flooding constraints notably in Bala and Dolgellau. It is important to recognise that in order to sustain the vibrancy and viability of smaller settlements, and bearing in mind there are 39 secondary settlements some development will need to be directed towards these settlements. The absolute number of housing units are however comparatively small and are commensurate with the size of individual settlements. There is also recognition that even in the Smaller Settlements some development opportunities are required to sustain local communities. All the Smaller Settlements have also been surveyed to assess their capacity to accommodate further developments. In these settlements 2 units per settlement will be allowed for proven affordable housing need. The take up of new dwellings within these settlements will be monitored closely during the plan period to gauge the extent of arising need and to consider whether the quota for Smaller Settlements should be increased.
- 5.7 The estimated number of housing completions within each settlement tier between 2016 and 2031 taking into account sites with existing planning permission, contribution from windfalls and conversions is indicated in the following table:

	Components of Housing Supply	Local Service Centre	Service Settlement	Secondary Settlement	Smaller Settlement	Open Countryside	Total
A	Units with planning permission (at plan base date (2016))	90	38	120	11	29	288
B	Allocations	80	40	64	-	-	184
C	Small sites (less than 5)	63	30	141	65	39	338
Ch	Large Sites (5 or more )	30	23	22	-	-	75
D	Total housing provision	263	131	347	76	68	885
	% target in each settlement tier	29.2%	14.8%	39.2%	8.6%	7.7%	

- 5.8 The growth of each settlement will be monitored to ensure that the distribution of new development accords broadly with the spatial strategy to ensure no settlement has excessive growth.
- 5.9 Within the Community Councils of Porthmadog, Penrhyndeudraeth, Tywyn, Corris, Llandygai, Abermaw, Bethesda and Clynnog (which straddle the National Park boundary), future local housing need will be delivered outside the National Park and within Gwynedd local planning authority area. Within the Community Councils of Penmaenmawr, Conwy, Llanfairfechan and Henryrd future local need will be delivered within Conwy local planning authority area.

<sup>38</sup> Snowdonia National Park Authority Settlement Capacity Study 2017

<sup>39</sup> Further details included in the Spatial Development Strategy Background paper 2017 and the Zones of Influence Background Paper 2017

## Local Housing Market Assessment

- 5.10 The local housing market assessments for Gwynedd and Conwy gives an indicative affordable housing need figure for areas of Gwynedd and Conwy within the Park boundary of approximately 2130 houses over the whole plan 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. Further information on housing need is available from social and intermediate housing registers, although this data can be somewhat unreliable due to double counting. The overall figure of affordable housing need identified in the LHMA's is much higher than what can be practically delivered in the Plan given the relatively low overall housing requirement figure. Other findings from the local housing market assessments are as follows:
- The dwelling stock in Snowdonia is predominantly owner-occupied.
  - There is a high level of self-containment within the area.
  - Housing pressures are particularly intense within Snowdonia due to the attractiveness of the area and the quality of life and landscape offered.
  - There are pressures of tourism 'honey pots' which results in seasonal variations in the demand for accommodation.
  - Migration pressures and the demand for second homes and / or retirement homes are significant issues.
- 5.11 The Welsh Government guidance on undertaking Local Housing Market Assessments state that in the context of rural settlements an additional survey at the community level is the practical way to proceed to assess housing needs in rural areas as housing need can be highly localised in rural areas. In order to improve the information on local housing needs and help deliver affordable housing in Snowdonia, the Authority part funds Rural Housing Enablers. The role of the Rural Housing Enablers is to act as independent, impartial brokers working on behalf of local communities, to assist communities to come up with tailor-made solutions to meet identified local housing need and to help communities carry out housing need surveys. These housing needs surveys can be useful for providing the local housing needs and the type of tenure required at the point of application. Although more detailed local surveys were carried out for the original ELDP due to resource constraints, it has not been possible to replicate this process and to update the information. These original surveys indicated an affordable housing need of some 427 dwellings over a 15 year period.
- 5.12 If the evidence is taken together the affordable housing needs figures indicate a much higher affordable housing need of 2130 units. This is higher than the overall housing requirement for the Plan as a whole and is far beyond what is environmentally acceptable or practically deliverable when compared with past affordable housing completion rates of 19 units between 2012-2016. Other considerations include the anticipated future level of finance available to assist in building new affordable homes. Future funding is uncertain but not likely to remain at current levels due to government cutbacks. Housing sites in the National Park are also small; therefore the contribution of affordable homes has to come from a greater number of smaller sites. The viability of developing potential sites has been tested and shows a varying across the National Park and this is likely to impact on the overall capacity to deliver and achieve affordable housing. Taking all the above factors into account, the overall affordable housing target has been realistically set at 375 dwellings.

## Meeting the Affordable Housing Target

- 5.13 The affordability of local housing is one of the main issues that should be addressed. The Authority is committed to delivering affordable housing to meet local need, but recognises that land use planning is only one of the mechanisms that can be used to provide for affordable housing.
- 5.14 Environmentally acceptable development sites are limited; therefore it is important, where such sites exist that there should be an element of affordable housing to meet local needs. As a result the main emphasis for development within Snowdonia National Park is to provide for the social and economic well-being of Snowdonia's communities where this conforms with National Park purposes
- 5.15 The Local Development Plan affordable housing target is based upon a realistic assessment of what is likely to be achievable and what can be delivered within the environmental capacity of the National Park. The figure of 375 units represents 25 units per annum. It is anticipated that these units will be delivered as affordable intermediate or social rented housing for local people in need who cannot afford open market housing. This stock of dwellings will be retained in perpetuity to establish a range of dwellings for the social and economic benefit of the National Park at lower cost than open market housing.
- 5.16 The Affordable Housing Viability Study 2016 investigated the viability of housing development. It indicates that sites with grants will be the only ones able to deliver 100% affordable housing within the National Park. The viability of sites has proven challenging in the original plan and the reluctance of lenders to offer mortgages on self-build and small sites has exacerbated the problem. Housing Paper 2 explains in more detail the rationale behind a varying percentage contribution of affordable housing by settlement type based on viability. It is recognised that in some settlements it may be difficult to meet the target but the Plan is seeking to maximise affordable housing opportunities in a difficult housing market. The Authority is also seeking to allow some market houses to be built before the affordable target is triggered. The local occupancy of affordable dwellings and their future values will be controlled by a legally binding Section 106 agreement. It is likely that some conversions will be too costly to remain affordable. In such circumstances and in accordance with Development Policy 9 it will be possible to pay a commuted payment to remove the affordable housing requirement. Only very exceptionally will commuted payments be relevant for other proposals.

	Estimated yield delivered
Committed supply	72 units
Small windfall sites within housing development boundaries	66 units
Large windfall sites within the housing development boundaries	25 units
Mixed allocation (Bala, Harlech, Llanegryn, Trefriw, Dyffryn Ardudwy)	31 units
100% affordable housing allocations	87 units
Conversions (within and outside development boundaries)	40 units
Affordable housing in smaller settlements	54 units
<b>Total</b>	<b>375</b>

## The provision of new housing

- 5.17 Housing development boundaries have been identified for Local Service Centres, Service Settlements and for Secondary Settlements and are defined on the proposals map. The housing development boundaries indicate the area within which future housing development will normally be directed. The amount of land included within the boundary reflects the status of the settlement within the Settlement hierarchy, the anticipated needs for housing and the environmental capacity of the settlement.

- 5.18 Dolgellau and Bala which have been identified as Local Service Centres will be treated differently to the other National Park settlements. They are better equipped with the services and employment opportunities to support new housing. Dolgellau and Bala are also considered to have the capacity to accommodate small scale development without detriment to the position of the Welsh language. Open market housing will be allowed on small sites and windfall sites within the housing development boundary<sup>40</sup> of Dolgellau and Bala. In Dolgellau and Bala, where the development is for 5 or more dwellings the Authority will seek to negotiate at least 20% affordable housing units to meet local need. The site proposed to the rear of the Red Lion in Bala will have a target mix of 20% affordable and 80% market housing. Due to the size of the site and in order to retain the Welsh identity and tradition of the town and also provide affordable housing to meet longer term needs, it has been decided to phase the construction into two distinct periods. This will also ensure that part of the site remains available towards the latter period of the Plan. Sites for 100% affordable housing are also allocated in Bala and Dolgellau.
- 5.19 There may be some cases when the affordable housing percentage contribution cannot be provided because of site viability issues. If this can clearly be proven through financial analysis, the Authority will negotiate a lesser percentage contribution or a commuted payment to contribute to providing affordable housing elsewhere. Any negotiation will not however apply to exception sites or to those brought forward in smaller settlements.
- 5.20 The following table gives an estimate of the number of units proposed on each site allocated on the inset maps:

Allocations	Units
Land behind the Red Lion, Y Bala (80% open market, 20% affordable housing to meet local need). Release of 30 units up to 2021 and, if built, the remaining 25 units from 2026 to 2031	55
Land at Cysgod y Coleg, Y Bala (100% affordable housing to meet local need)	10
Land adjacent to Pentre Uchaf, Dyffryn Ardudwy (100% affordable housing to meet local need)	10
Land adjacent to Capel Horeb, Dyffryn Ardudwy (50% open market, 50% affordable housing to meet local need)	5
Former Primary School, Aberdyfi (100% affordable housing for local need)	6
Llanfrothen (100% affordable housing to meet local need)	6
Dolgellau (100% affordable housing to meet local need)	15
Llanuwchllyn (100% affordable housing to meet local need)	7
Land adjacent to Lawnt y Plas, Dinas Mawddwy (100% affordable housing for local need)	6
Trefriw (50% open market, 50% affordable housing to meet local need)	5
Dolwyddelan (100% affordable housing to meet local need)	6
Land adjacent Penyrhwylfa, Harlech (67% open market 33% affordable housing for local need)	24
Llanegryn (50% open market, 50% affordable housing to meet local need)	8
Land adjacent to Bryn Deiliog, Llanbedr (100% affordable housing for local need)	6
Land adjacent Bro Prysor, Trawsfynydd (100% affordable housing for local need)	10
Land adjacent Maesteg, Pennal (100% affordable housing for local need)	5
<b>Total</b>	<b>184</b>

<sup>40</sup> Housing development boundaries are identified on the Local Development Plan Inset Maps.

- 5.21 Within the housing development boundary of Service Settlements the Authority will seek 33% affordable housing on sites of 3 dwellings or more. Within Secondary Settlement on non-allocated sites 50% affordable housing will be required on sites of two or more units. Within Smaller Settlements, two single units for affordable housing for local needs will be allowed immediately adjacent to an existing property highlighted on the proposals map. Such houses are intended to help sustain the very smallest settlements and for local people who wish to remain or return to their local communities. Exceptionally on a case by case analysis, where there is proven need, the Authority will consider allowing more than two dwellings within a settlement where there is strong evidence of community support and involvement in bringing a site or sites forward. However the situation will be monitored over the Plan period to seek an even distribution of affordable houses within the smaller settlements and to protect their character and setting.
- 5.22 As an exception to policy, affordable housing on exception sites immediately adjoining housing development boundaries will also be used, within the strict criteria, where it is considered the best option. As evidence has identified a need for affordable housing to contribute to the creation of balanced and sustainable communities the Authority has also identified sites to be allocated for 100% affordable housing. Outside the housing development boundary the conversion of suitable traditional buildings to affordable housing for local needs or to an open market dwelling with the payment of a commuted sum towards affordable housing elsewhere will be considered provided it meets stringent development management criteria. Proposals for new dwellings in the open countryside will be assessed against the criteria set out in national planning guidance but normally new dwellings will only be allowed for rural enterprise dwellings or one planet developments.
- 5.23 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 and in many cases will give wider regeneration benefits. Some of the affordable housing shortfall identified in the Park will be met by empty properties being brought back into use. It is important that the Snowdonia National Park Authority works in partnership with other organisations to help bring these long-term empty properties back into permanent residential use as affordable housing for local needs. The Local Development Plan housing policies link up with Gwynedd and Conwy's Empty Property Strategies by facilitating 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.
- 5.24 The Authority aims to restrict the size of properties to be commensurate with the needs of the intended household, but also recognising the role of the property to meet future needs of the community for affordable housing. In respect of all new affordable housing for local needs, permitted development rights for extensions will be removed to make sure that an extension or alteration would not increase the value of the property beyond the value of an affordable house that meets local need. Given the Authority's commitment to secure affordable housing it is preferred that affordable housing for local needs is provided on-site. In exceptional circumstances, affordable housing commuted payments may be acceptable. Commuted sums will be particularly relevant where a proposed development will generate the requirement for 'partial' affordable dwellings i.e. an affordable housing contribution which amounts to less than a whole unit. Where contributions would equate to less than one unit, commuted sums of the equivalent amount to the part contribution will be required. Commuted sums may be used to facilitate the provision of affordable housing directly by a housing association or to bring back empty properties into use as affordable housing for local needs elsewhere within the National Park. Further details about the type of affordable housing models, information on local need requirements by applicants, information about commuted sums, floorspace guidelines and other related issues are set out in the Supplementary Planning Guidance (4) Affordable Housing.

## Strategic Policy G: Housing (G)

The Eryri Local Development Plan has a plan requirement of 770 dwellings and makes provision for approximately 885 new dwellings up to 2031.

New housing within the National Park will be required to meet the need of local communities. Proposals must take appropriate account of local housing needs in terms of size, type and tenure of dwellings. The house types should reflect the results of the Local Housing Market Assessment or appropriate local needs surveys.

Residential developments should make the best use of land. The Authority will seek a density of 30 dwellings per hectare for residential developments (unless there are local circumstances such as the character of the locality that suggests a lower density may be more appropriate).

Housing allocations are listed below and are shown on the Proposals and Inset Maps.

Hierarchy	Allocations	Estimated Units
Local Service Centre	Land behind the Red Lion, Y Bala (80% open market, 20% affordable housing to meet local need). Release of 30 units up to 2021 and, if built, the remaining 25 units from 2026 to 2031	55
Local Service Centre	Land at Cysgod y Coleg, Y Bala (100% affordable housing to meet local need)	10
Local Service Centre	Land behind Wenallt, Dolgellau (100% affordable housing to meet local need)	15
Service Settlement	Former Primary School, Aberdyfi (100% affordable housing for local need)	6
Service Settlement	Land adjacent Penyrhwylfa, Harlech (67% open market 33% affordable housing for local need)	24
Service Settlement	Land adjacent Bro Prysor, Trawsfynydd (100% affordable housing for local need)	10
Secondary Settlement	Land adjacent to Pentre Uchaf, Dyffryn Ardudwy (100% affordable housing to meet local need)	10
Secondary Settlement	Land adjacent to Capel Horeb, Dyffryn Ardudwy (50% open market, 50% affordable housing to meet local need)	5
Secondary Settlement	Land adjacent to Garreg Frech, Llanfrothen (100% affordable housing to meet local need)	6
Secondary Settlement	Land adjacent to Maes y Pandy, Llanuwchllyn (100% affordable housing to meet local need)	7
Secondary Settlement	Land adjacent to Lawnt y Plas, Dinas Mawddwy (100% affordable housing for local need)	6
Secondary Settlement	Land at Former Woolen Mill, Trefriw (50% open market, 50% affordable housing to meet local need)	5
Secondary Settlement	Land adjacent to Rathbone Terrace, Dolwyddelan (100% affordable housing to meet local need)	6
Secondary Settlement	Land at Y Rhos, Llanegryn (50% open market, 50% affordable housing to meet local need)	8
Secondary Settlement	Land adjacent to Bryn Deiliog, Llanbedr (100% affordable housing for local need)	6
Secondary Settlement	Land adjacent Maesteg, Pennal (100% affordable housing for local need)	5
	<b>Total</b>	<b>184</b>

### Development Policy 30: Affordable Housing (30)

Development opportunities have been identified within the Plan to provide a target of 375 new affordable homes to meet local needs.

On all sites the following affordable housing contributions will be sought:

- i) Within Local Service Centres 20% on sites of 5 dwellings or more.
- ii) Within Service Settlements 33% on sites of 3 dwellings or more.
- iii) Within Secondary Settlements 50% on sites of 2 dwellings or more.
- iv) Within smaller settlements immediately adjacent to a highlighted property as shown on the inset maps up to two new single dwellings for 100% affordable housing. Exceptionally more than two dwellings will be allowed where need is proven and the character and setting of the settlement is not impaired.
- v) On sites being developed by Housing Associations, Trusts or similar subsidised bodies 100%.
- vi) On conversions anywhere, 50% or a commuted sum contribution for one dwelling. Alternatively the conversion can be a 100% affordable with local occupancy conditions.

Where adjacent and related residential proposals result in combined numbers or site size areas exceeding the above thresholds, the Authority will seek affordable housing based on the affordable housing target percentages set out above.

If it can clearly be demonstrated that the above indicative affordable housing targets cannot be met due to site viability, or could be exceeded in some cases, the Authority will negotiate an appropriate affordable housing contribution on individual sites, which could include an appropriate commuted payment. This however will not apply to exception sites or sites in smaller settlements where a 100% affordable housing contribution will always be sought.

Planning permission for a new affordable dwelling will be subject to a legal agreement to ensure that it remains affordable in perpetuity for a local person in housing need as defined in paragraph 5.26 and 5.27.

New affordable housing units should be fully integrated and be as good, if not better than market housing units in terms of external design quality and materials.

The size of affordable housing units will be commensurate with the needs of the intended household.

Permitted development rights will be removed on all the affordable housing units in order to regulate the manner in which they can be extended in the future.

- 5.25 The affordable housing provided should meet the needs of local people. The following paragraphs define 'housing need' and; local' for affordable housing development within the National Park:

**'Housing need' definition:**

- 5.26 The future occupier cannot afford to rent or buy 'open market' accommodation in the locality and conforms to one of the following criteria:
- currently homeless.
  - establishing a new household for the first time.



- has been living in rented accommodation for at least three years.
- their current house is deemed by the Housing Authority to be in sub-standard condition and it can be proven that the current house cannot be converted or upgraded to meet their need.
- their existing house is too small for the family and it can be proven that the present home cannot be converted or upgraded to meet their need.
- has an essential need to live close to another person who has a minimum of 10 years permanent and continuous residence in the qualifying area, the essential need arising from proven age or medical reasons.
- has specific requirements (the elderly or disabled).
- Is providing key work or service and has a full time permanent job offer in the qualifying area.
- Is leaving tied housing on retirement.
- That no suitable accommodation is available in the locality and the person wishes to stay within the local community for economic or cultural reasons.

#### **‘Local’ definition**

5.27 In addition to being in housing need, proposed occupiers of new affordable housing must satisfy the definition of a local person. A definition of a local person in respect of each of the types of settlement is as follows:

- **Local Service Centres (Dolgellau and Y Bala):**  
A person is local if he or she has lived or worked in full time permanent employment for a minimum and continuous period of five years within the ‘qualifying area’ i.e. former administrative boundary of Meirionydd District council or any community council area immediately adjoining this area.
- **Service Settlements, Secondary Settlements and Smaller Settlements:**  
A person is local if he or she has lived or worked in full time permanent employment for a minimum and continuous period of five years within the ‘qualifying area’ i.e. Community Council area in which the development is proposed or in a Community Council area which is immediately adjoining that area.

Where any relevant Community Council area straddles the Park boundary then the whole Community Council area outside the Park falls within the qualifying area.



Penmachno

## Affordable Housing on Exception Sites

- 5.28 National Policy encourages local planning authorities to use a rural exception site policy which allows small sites on which new housing development would normally be contrary to policy to be developed for 100% affordable housing. It is recognised that some settlements may not have sufficient housing land within their Housing Development Boundaries. For affordable housing to be permitted as an exception it must be proven that no suitable site exists within the housing development boundary for a development of that size. If that is the case, and there is a proven need for additional local needs housing demonstrated by a current Housing Need Survey or on the written advice of the local housing authority, the Authority will consider the release of sites outside a Housing Development Boundary for affordable housing as an exception provided the site is not located within a green wedge designation in accordance with DP 5: Open Space and Green Wedges. Within such areas new build housing development is regarded as inappropriate development. The affordable housing must remain affordable and available to local people in perpetuity. Occupancy of the units will be subject to a legal agreement restricting the residency to local persons in need as defined in paragraph 5.26 and 5.27. Further details about the scale of affordable housing to be permitted and the information required to support a planning application for affordable housing are set out in the Affordable Housing Supplementary Planning Guidance. Where settlements straddle the Park boundary considerations will be given to finding an appropriate exception site in consultation with the neighbouring authority.

### Development Policy 11: Affordable Housing on Exception Sites (11)

To maintain the sustainability of local communities proposals for small scale affordable housing units immediately adjoining a housing development boundary will be supported provided that:

- i. A need for affordable housing has been demonstrated through an approved local housing needs survey or on the written advice of the local housing authority.
- ii. The need cannot be satisfied within a reasonable period of time by:
  - a) The use of a suitable site within the housing development boundary of the settlement.
  - b) The use of existing housing which is available for sale or rent in the locality.
  - c) The conversion or rehabilitation or redevelopment of existing buildings in the locality.
  - d) The use of a site allocated for affordable housing.
- iii. The site is a redevelopment of existing buildings or represents a logical and sympathetic extension of the settlement in a way which does not prejudice the character of that settlement or the appearance of the surrounding countryside.
- iv. The size of the development is commensurate with the size of the settlement.
- v. There would be no adverse effects on the integrity of European designated sites.
- vi. The site is not located within a green wedge designation.

Planning permission will be subject to legal agreement to ensure that it remains affordable in perpetuity for a local person in need as defined in paragraph 5.26 and 5.27.

The size of affordable housing units will be restricted to be commensurate with the needs of the intended household.

Permitted development rights will be removed on all the affordable housing units in order to regulate the manner in which they can be extended in the future.

All new units should be of good quality sustainable design in accordance with Development Policy 6: Sustainable Design & Materials, and achieve the Welsh Government's development quality requirements which include the lifetime homes standard.

## Residential Care Homes and Extra Care Housing

- 5.29 A significant number of residential care establishments exist throughout the Park and the Authority considers that where existing provision is sufficient to meet the reasonable needs of the locality, further development should be resisted. Such an approach will avoid excessive pressure being placed on local Social Services providers and the limited land within existing settlements, which may be needed for other purposes. Before making a decision on a proposal to create or extend a care home, the Authority will consider the advice of Social Services and the Local Housing Authority on whether such establishments are needed.
- 5.30 From a sustainable development perspective, the Authority considers that the two Local Service Centres and the Service Settlements provide the most appropriate locations for residential homes for the elderly. In locations where the Authority is satisfied that a care home for the elderly can be satisfactorily provided, it should be sited within reasonable walking distance of town or village services and in a location which will minimise the effects of the proposal on the amenity of neighbouring residential properties.
- 5.31 Likewise the Authority will support the re-use of large buildings for residential care purposes, subject to the location requirements outlined above. In addition the Authority must be satisfied that the building to be used can be converted without detriment to its existing character or in a manner which is likely to harm the amenity of neighbouring properties.
- 5.32 Extra care housing is an important contribution to affordable provision. Some residents who move into these homes do leave vacated affordable housing units for others.

### Development Policy 12: Residential Care Homes and Extra Care Housing (12)

Within the National Park proposals for residential care homes or extra care homes will only be permitted where all the following criteria are satisfied:

- i. The new care accommodation is located within or immediately adjacent to a housing development boundary of a Local Service Centre or a Service Settlement.
- ii. On the advice of the local social service or local housing authority and taking into account the extent of existing private and local health authority establishments the proposal will not result in the over provision of care accommodation compared to the needs of the locality.
- iii. The new care accommodation can be adequately serviced.
- iv. It is located within reasonable walking distance of the centre of a settlement.



## Gypsy and Travellers Sites

- 5.33 Welsh Government Guidance requires Local Authorities to undertake Gypsy and Traveller Needs Assessment every five years. Both Gwynedd and Conwy have undertaken these assessments and they have been agreed by Welsh Government. The Authority were involved in the drafting of the reports and they showed no need for permanent pitches for gypsies and travellers within the National Park. However the Authority will remain part of the steering group going forward and should an unmet need be identified for a permanent or a transit site that could only be met by site allocation within the National Park; the Authority will assess the site against the criteria in Development Policy 13.
- 5.34 It is recognised that need for a Gypsy and Travellers site may arise outside of the findings of the Gypsy and Traveller Needs Assessments. Where this is the case the Authority will consider applications on a case by case basis in line with the criterion set out in Development Policy 13. Evidence will be expected to show that there are no suitable pitches available within existing sites within Gwynedd or Conwy Local Authority area.
- 5.35 Within the National Park it will be important to ensure that a Gypsy site is unobtrusively located and accords with National Park purposes. This may mean that the most appropriate site would be away from an existing settlement. Ideally a woodland or screened setting would be most appropriate where development would not be publicly visible. Landscaping and planting with appropriate trees and shrubs can help sites blend into their surroundings, give structure and privacy, and maintain visual amenity. However, enclosing a site with too much hard landscaping, high walls or fences can not only give the impression of deliberately isolating the site and its occupants from the rest of the community but could also be visually intrusive – both situations should be avoided. Open sites immediately adjacent to existing residential, employment or retail areas will not be acceptable. Nor will sites be acceptable if they harm areas protected for their conservation interest. Suitable sites will also require reasonable access to local schools and community facilities, GP and other health services, connection to electricity, water and sewage disposal facilities. Consideration must also be given to vehicular access from the public highway, as well as provision for parking, turning and servicing on site, and road safety for occupants and visitors.

### Development Policy 13: Gypsy and Travellers Sites (13)

Within the National Park planning permission for gypsy sites will be granted provided that the following criteria are satisfied:

- i. There are no suitable pitches available within existing sites within Gwynedd or Conwy Local Authority area.
- ii. The use of the site will not cause significant harm to residential or public amenity.
- iii. The site is in scale with the nearest settled community.
- iv. The site has adequate provision of essential services including an efficient waste and recycling collection service and mains services, and does not place any undue burden on local infrastructure.
- v. The site has direct access onto a principal road, and is on a bus route accessing local services.
- vi. The proposal does not cause significant visual intrusion, is sensitively sited in the landscape and satisfactory landscaping is provided.

## Annexe Accommodation

- 5.36 The conversion of adjacent buildings to form an annexe can often meet the changing accommodation needs of households. The design of the scheme should ensure that the accommodation is ancillary to the main building, is appropriate to the accommodation needs and retains sufficient amenity space. Any permission will be subject to a condition preventing the annexe from being sold off separately from the main dwelling. Further information is set out in Supplementary Planning Guidance 11 Annexe Accommodation.

### Development Policy 14: Annexe Accommodation (14)

An annexe accommodation will be permitted if it is ancillary to the main dwelling in terms of its scale, usage and design.

In the case of new build it is physically attached to the main dwelling.

In all cases, permission will be subject to a condition to ensure that the annexe remains ancillary to the main dwelling.

## Extensions

- 5.37 Extending dwellings is a popular means of improving the flexibility and value of a home. It is also a sustainable form of development because it prolongs the useful life of older housing. The size to which a dwelling can be extended before it requires planning consent is however a complex issue and varies according to the property type, size and location. Disproportionately sized or inappropriately designed extensions, particularly on Listed or Traditional buildings or within Conservation Areas can harm the external appearance of the original property and the character of a settlement and will be resisted.
- 5.38 In determining applications for house extensions (including conservatories), the Authority will have particular regard to the effect that the development has on local amenity, especially if it results in a significant loss of light or privacy to an adjacent property. The Authority's Design Guidance on extensions provides useful advice on the appropriate scale and appearance for extensions. In general terms, the Authority will only permit extensions which are smaller in size than the original dwelling.

### Development Policy 15: Extensions (15)

An extension to an existing dwelling will be permitted providing that:

- i. The footprint is smaller and the height is lower than the original dwelling.
- ii. It conforms to the Authority's design guidance on extensions.
- iii. It does not detract from the dwelling or the character of the surroundings in which it is located.

## Replacement of Existing Dwellings

- 5.39 The replacement of an existing dwelling will be permitted as long as it can be demonstrated that the design and location of the replacement dwelling is an improvement on the original. New buildings of poor design will not be permitted. The replacement of an existing house with one of significant different size and scale could have an adverse impact on the character and appearance of the local area. Whilst not requiring the replacement to replicate the form of the existing dwelling the Authority insists that the new dwelling has a footprint no more than 50 per cent larger than that of the original. Permitted development rights will be removed when any such dwelling is granted consent in order to regulate the manner in which the replacement can be extended in the future.

## Development Policy 16: Replacement of Existing Dwellings (16)

The replacement of an existing but substandard or poorly designed dwelling outside the main built up area of the settlement listed in the settlement hierarchy will be permitted where the new dwelling is of an improved design, complements the landscape setting of the locality and its footprint is no more than 50% greater than that of the original.

Any replacement dwelling should be located in the same position as the original unless there are obvious landscape reasons or environmental benefits for locating elsewhere.

The demolition and subsequent replacement of a 'traditional dwelling' which can be repaired, extended or improved in an appropriate manner will not normally be permitted.

### Removal of Agricultural and Holiday Accommodation Occupation Condition

- 5.40 Due to changing farming practices and the vulnerability of the agricultural sector there may be occasions where dwellings constructed for agricultural workers are no longer required. The Authority will resist the removal of any occupancy condition imposed on an agricultural worker's house, unless an assessment clearly demonstrates that the condition has legitimately outlived its usefulness and that no long term need exists for the accommodation on the holding in the locality. Such evidence must show that the property has been on sale and actively marketed at an appropriately discounted price for a continuous period of twelve months during the previous two years and that no demand exists for it as rented accommodation by a similarly eligible person. If an assessment clearly demonstrates that a controlled occupancy is no longer required, the condition will be replaced with an affordable housing for local needs occupancy condition.
- 5.41 In the case of holiday accommodation occupancy restriction, the Authority will resist the removal of any occupancy condition imposed unless an assessment clearly demonstrates that the condition has legitimately outlived its usefulness, that no long term need exists for the accommodation in the locality and where the holiday accommodation is deemed suitable for permanent occupancy.

## Development Policy 17: Removal of Agricultural and Holiday Accommodation Occupation Condition (17)

Within the National Park an application for the removal of an agricultural occupancy condition or a holiday accommodation occupancy condition will only be permitted where it can be demonstrated that no long term need exists for those purposes in the locality and, in the case of holiday accommodation, the building is suitable for permanent occupancy.

Where permission is granted for the removal of agricultural occupation condition it will be replaced with a rural enterprise dwelling condition as set out in paragraph 4.13.1 of TAN 6 or for the removal of a holiday accommodation occupancy condition it will be substituted with one which restricts occupancy to affordable housing for local needs as defined in paragraph 5.26 and 5.27.

If an assessment clearly demonstrated that a controlled occupancy is no longer required, the condition will be replaced with an affordable housing for local needs occupancy condition.

### Community Services and Facilities

- 5.42 Access to community services and facilities is an essential element of sustainable and inclusive communities. Community facilities such as schools, post offices, village halls and chapels often serve a network of small settlements and are essential to reduce the amount of travelling to reach alternative community facilities. The loss of local services and facilities will lower community sustainability. The Authority will support and encourage the retention and improvement of community facilities and services which provide an essential facility to support the sustainability of National Park communities.

- 5.43 Community regeneration initiatives meeting local economic and community needs such as the village hall, café and Post Office in Abergynolwyn, the restoration of the former Mill at Abergwyngregyn, Llys Ednowain at Trawsfynydd, yr Hen Ysgol in Capel Curig and Caffi Gwynant in Nant Gwynant are all exemplars of sustainable development supporting the diversification of businesses within settlements and the active involvement of communities in meeting their own needs.
- 5.44 The provision of health and leisure facilities are important to the health and well-being of National Park residents and will be encouraged by the Authority to support Community Strategies and Local Health, Social Care and Wellbeing Strategies. There are three leisure centres within the National Park in Dolgellau, Bala and Harlech. Within the communities that are not served by local service centres, proposals for shared use of community facilities will be viewed favourably.

### Strategic Policy Ng: Community Services and Facilities (Ng)

The provision of new health, sport, education and other community facilities will be supported:

- i. Where they are located within the main built up area of a local service centres, service settlements and secondary settlements.
- ii. In other locations where there are no suitable sites in the local service centres, service settlements and secondary settlements and where the development will provide an essential facility to support the local community.

The change of use from a community service or facility will be refused unless it can be shown that the potential for continued use of the facility is un-viable, or unsuitable.



Llyn Tegid

## The Welsh Language and the Social and Cultural Fabric of Communities

- 5.45 The Welsh language is fundamental to the cultural richness of Snowdonia. The Welsh language is part of the social and cultural fabric of all the communities in Snowdonia. The maintenance and the prosperity of the language in the future forms an obvious part of the work of protecting heritage within the Park, and thus fulfilling one of the main aims of the National Parks and their related duty to ‘foster the social and economic wellbeing of local communities’.
- 5.46 The Welsh language is spoken by 58.6% of the total population and in some communities the language is spoken by over 75% of the residents. National planning policy recognises the importance of the Welsh language as a planning matter. The land use planning system should take account of the needs and interest of the Welsh language and in doing so contribute to its well-being. The Welsh language has been taken into account in the formulation of the Local Development Plan policies, including the capacity of different areas and communities to accommodate development without detriment to the position of the Welsh language. To ensure that communities develop in a sustainable manner it is essential, when contemplating change, to consider all the factors influencing the situation and whether new development being planned is appropriate and relevant.
- 5.47 In order to be able to make an informed decision on applications that may have an effect on the future of the Welsh language within communities the Authority has prepared Supplementary Planning Guidance (3) Planning and the Welsh Language. The guidance seeks to address the issue by viewing communities in a holistic manner, giving due regard to language as an element which is an integral part of community activity and life. The guidance also sets out information requirements in relation to the Welsh language to accompany planning applications not on allocated sites or within housing development boundaries. For smaller developments, applicants are asked to submit a ‘Community and Linguistic Statement’ to accompany their planning application. Smaller developments in this case are regarded as proposals for 5 or more residential units on a site/land that has not been designated in the development plan for residential use; a commercial, industrial or tourist development with an area of 1000m<sup>2</sup> or more; a development which is likely to lead to the loss of community facilities or employment opportunities and a tourism development creating ten or more holiday units. It is not intended that the provision of a statement should be onerous on a developer. Many aspects of the statement will be covered in Design and Access Statements and a further expansion of the Design and Access Statement to incorporate the requirements for a linguistic statement as explained in Supplementary Planning Guidance would be acceptable. For larger scale developments, the planning authority requires more detailed analysis of potential impacts which will be submitted in the form of a ‘Community and Linguistic Impact Assessment’. In this case larger developments are regarded as proposals which are substantially above the thresholds of a smaller development and are likely to be located on unallocated sites, have some significance beyond the National Park boundary and possibly be unrelated to specific policies in the Plan. Their potential impact on communities will not have been considered as part of the Plan preparation process and will therefore need a more detailed linguistic assessment to ensure a proper appraisal. Where there are likely to be severe linguistic impacts which will adversely affect the numbers of Welsh speakers in the Community, the Authority will consider refusing a proposal for this reason alone.
- 5.48 The National Park Authority, working with partners is also committed to encouraging locally available community facilities and services which contribute to the vibrancy of the community, to the wellbeing of the language and to supporting initiatives that strengthen community cohesion and empowerment.
- 5.49 Signs can have a very visible impact on the character of Snowdonia, including its linguistic character. Signs are a method of promoting the distinctive culture of Snowdonia, and can contribute enormously to the Sense of Place which is of significance both to the identity of individual communities as well as the tourism industry.





Sesiwn Fawr Dolgellau ©Visit Wales

### **Development Policy 18: The Welsh language and the Social and Cultural fabric of communities (18)**

In determining all planning applications within the National Park the needs and interests of the Welsh Language will be taken into account. This will be achieved through:

- i. Supporting development which maintains or enhances the integrity of the Welsh language.
- ii. Refusing development which, due to its size, scale or its location, would cause significant harm to the character and language balance of a community. To be able to make an informed decision on applications that may have an effect on the future of the Welsh language within communities, applicants will be required to submit a:
  - a) 'Community and Linguistic Statement' to accompany a planning application for unanticipated windfall sites of 5 or more residential units; a commercial, industrial or tourist development with an area of 1000m<sup>2</sup> or more; a development which is likely to lead to the loss of community facilities or employment opportunities and a tourism development creating ten or more holiday units.
  - b) More detailed assessment in the form of a 'Community and Linguistic Impact Assessment' to accompany a planning application where developments are on a larger scale. Larger developments in this case are regarded as proposals which are substantially above the thresholds outlined in criterion (a) and are likely to be located on unallocated sites, have some significance beyond the National Park boundary and be unrelated to specific policies in the Plan.
- iii. Mitigating against any adverse effect through requiring, in appropriate circumstances a financial contribution through a Section 106 agreement.
- iv. Encouraging all signage by public bodies and by commercial and business companies to be bilingual or in Welsh only to protect and promote the distinctive cultural amenity of the National Park.
- v. Encouraging the use of Welsh place names for new developments, house and street names.



# Chapter 6

## Supporting a Sustainable Rural Economy

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## 6. Supporting a Sustainable Rural Economy

6.1 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.

- 6.2 Retaining the provision of employment opportunities is a key factor in encouraging young people to stay in the area and therefore maintaining a balanced demography. The policies of this Plan need to address a number of employment related challenges. These include, developing new local employment opportunities and developing a skills and knowledge based economy which optimises the value of the area's natural resources, environment and cultural heritage. Ideally such employment initiatives should provide permanent careers that will attract and retain young people within the area, or encourage local entrepreneurship.
- 6.3 It is important that the Local Development Plan encourages small scale employment outside the main settlements so that rural enterprise can develop and contribute to local economic development. However, such enterprises must not detract from the area's landscape or be situated in areas which will cause major increases in traffic along unsuitable roads. It is also important to improve the quality and accessibility of high speed Information and Communication Technology (ICT) infrastructure to facilitate greater opportunities for home working in rural areas. Home working offers distinct opportunities, not only for implementing sustainable development principles, but also for creating new employment, re-using vacant buildings and reducing the need for vehicular journeys to work. Home working can also help stem the migration of local people from the area and strengthen community life by allowing people to live and work in their home village or return to them. The Authority will therefore support proposals to adapt dwellings to facilitate home working, as long as the adaptation of the property conforms to other policies of this Plan.
- 6.4 In pursuing National Park purposes the Authority has a duty to foster the social and economic wellbeing of local communities, and to co-operate for that purpose with local authorities and relevant public bodies. It will therefore encourage and promote opportunities for new employment, training and enterprise in the Park as well as supporting the continued viability of the agricultural, tourism and creative and cultural sectors. The policies contained in this section aim to deliver a sustainable rural economy within the constraints of a designated landscape, indeed they seek to stimulate economic wellbeing based upon National Park designation.
- 6.5 Because there are limited number of employment and business sites within the Park and in the Local Service Centres of Dolgellau and Bala in particular, it is important that the existing key employment sites (Dolgellau, Bala and Harlech) are safeguarded. Proposals for the re-use of existing employment land or buildings (other than key employment sites) will require evidence that a range of potential employment uses for the site has been advertised on the market for at least one year, before considering an alternative use. For the purposes of this policy employment premises include hotels, hostels and guest houses.
- 6.6 The Welsh Government designated the site of the former nuclear power station at Trawsfynydd and the former Defence Evaluation Research Agency airfield at Llanbedr as the Snowdonia Enterprise Zone in 2012. The Magnox power station is currently being decommissioned, however new uses are being sought for the site and various studies have been undertaken. Llanbedr Airfield benefits from the granting of an application for a Certificate of Lawful Use for remotely piloted aerial systems (RPAS) testing and evaluation. Planning permission has also been secured for aircraft maintenance, repair and overhaul (MRO) at the site.

## Strategic Policy H: A Sustainable Rural Economy (H)

In order to create and retain a sustainable rural economy the National Park Authority will:

- i. Safeguard existing key employment sites at Bala, Dolgellau and Harlech.
- ii. Support new employment and business development and the retention of existing employment in local service centres, service settlements and secondary settlements. The nature and scale of the development must be commensurate with the settlement's size and function.
- iii. Promote the re-use of underused or redundant land or buildings for economic or employment purposes.
- iv. Support the agricultural sector and opportunities for rural diversification that do not negatively impact on the 'Special Qualities' of the National Park.
- v. Support tourism and recreation activity which maximise local economic benefits, minimise environmental impact and safeguard the 'Special Qualities' of the National Park.
- vi. Encourage proposals which would provide appropriate supportive infrastructures to sustain and promote the local economy.
- vii. Support live-work units and home working.

Proposals for the re-use of existing employment land or buildings (other than key employment sites) for other purposes will only be permitted where:

- viii. The new use would result in a significant improvement to the environment which outweighs the loss of employment land, or
- ix. The retention of the employment or business is no longer viable and it cannot be re-used for similar or alternative employment purposes and the employment potential has been advertised on the market for at least one year.



Zip Fforest, Betws-y-Coed

## New Employment and Training Development

- 6.7 The means by which this Plan can directly facilitate an improvement in the economic status of the Park is limited. Its role is to ensure that a sufficient supply of land or suitable work spaces are available to enable a greater range of employment initiatives to be encouraged without compromising the environmental quality or cultural integrity of the Park.
- 6.8 Employment in Snowdonia cannot be considered in isolation from the surrounding areas, given the distances people are prepared to travel to work. Mid-to-long distance commuting, especially by private car, is environmentally undesirable because of the carbon dioxide emissions caused and the finite nature of oil supplies, and becomes increasingly unattractive to people as fuel prices rise. However, there are a number of significant employment centres in close proximity to the National Park,<sup>41</sup> and that has been taken into account in deciding the extent of land which is needed for future employment purposes in Snowdonia.
- 6.9 Studies into the availability of, and requirements for employment land within the Park show that there is generally sufficient land either on existing industrial units or on land allocated for employment purposes in close proximity to the National Park to satisfy most of the current needs of the Park<sup>42</sup>. There are flooding constraints which prohibit the allocation of sites in Dolgellau and Bala. In the case of Bala the future extension of the Bala Enterprise Park in a south westerly direction is restricted due to flood risk issues. If the consequences of any possible flooding are understood and can be resolved, the National Park Authority will support further sustainable expansion of the Park in this area.
- 6.10 Whilst most new industrial development is likely to be located in Local Service Centres or outside the Park, there is scope to support small scale businesses which enable local communities to prosper and help reduce the need for people to commute long distances to work. The Authority will consider small-scale employment proposals favourably, particularly those which strengthen, or add value to, local products and services especially if they utilise products from the locality and promote and or utilise the skills of the local workforce. Proposals should also seek to conserve and enhance the National Park's 'Special Qualities'.
- 6.11 It is the Authority's priority therefore to focus new, small scale employment opportunities in local service centres, service settlements and in secondary settlements where business services and facilities already exist. For land to be suitable for new employment purposes, it should be within or adjacent to the main built up area of a local service centre, service settlements and secondary settlements and the development should take account of prevailing environmental circumstances and in particular avoid harming the amenity of the area in which it is proposed. Exceptionally, in the open countryside new small scale employment and training development will be appropriate providing they meet the detailed criteria in Development Policy 19.
- 6.12 Many businesses can be accommodated within existing buildings or on vacant land in, or near, residential areas. The re-use of derelict land and underused buildings for employment uses will be specifically encouraged so long as the proposed new use can be satisfactorily accommodated on the site, or within the building, and its scale and nature is not such that it would detrimentally affect the character of the area or cause harm to the residential amenity of that locality. Businesses proposed within these areas will only be supported provided that the nature and scale of the proposal does not seriously harm the amenity of their surroundings. The Authority considers that potentially harmful employment activity should be located in purpose-built workshops or on existing industrial estates within or outside the Park.

<sup>41</sup> Employment sites are allocated outside the National Park in Bangor, Llanrwst, Dolgarrog, Machynlleth, Tywyn, Blaenau Ffestiniog, Porthmadog, Penrhynudeudraeth, Llandudno Junction, Llandygai and Caernarfon.

<sup>42</sup> Background Paper 4, Assessment of Employment Land (2016).

- 6.13 Within the Park there are traditional and non-traditional buildings which are no longer required for their original purpose. Many of these buildings may be suitable for re-use for employment purposes such as workshops, offices and IT industry, which can operate without adversely affecting the ‘Special Qualities’ of the Park. The provision of new small scale employment related development in the open countryside will only be permitted in exceptional circumstances. New small scale employment and training development in the open countryside will only be appropriate where robust evidence has been provided to show there are no other suitable alternative sites available. In addition, the scale and design of the development including its setting respects and conserves the character of the landscape.

#### **Development Policy 19: New employment and training development (19)**

Within or adjacent to the main built up area of a local service centre, service settlements and secondary settlements the following types of small scale employment and training development will be appropriate:

- i. The re-use of existing buildings where the building has sufficient land and storage space attached for the functional needs of the proposed use.
- ii. The expansion of an existing facility or business.
- iii. New buildings where there is no other suitable accommodation available in the locality.

Exceptionally, in the open countryside new small scale employment and training development will be appropriate where:

- iv. The scale and design of the development including its setting respects and conserves the character of the landscape and does not have an adverse impact on the National Park
- v. Robust evidence has been provided to show there are no other suitable alternative sites available
- vi. The location is sustainable in terms of a local workforce
- vii. It utilises the local workforce

The conversion of an existing building for small scale employment and training purposes to meet local needs will be appropriate where:

- viii. The building is of sound construction and its conversion is possible without major or complete reconstruction of the original building.
- ix. The conversion and use of the building or the use of any surrounding land for the provision of access, parking facilities, ancillary structures, on-site facilities or storage areas, has no adverse impacts on the character of the area.
- x. There is sufficient land and storage space attached for the functional needs of the proposed use including parking.
- xi. It accords with Development Policy 9: Conversion and change of use of rural buildings.

## The Snowdonia Enterprise Zone

- 6.14 The Snowdonia Enterprise Zone (SEZ) was established by the Welsh Government (WG) in 2012. It was initially focussed on the site of the former Magnox nuclear power station at Trawsfynydd, which is currently being de-commissioned. The Zone was later expanded to include Llanbedr Airfield (therefore the Enterprise Zone is based on 2 geographically separate sites). The sites have been designated by the Welsh Government for business and employment uses, with a focus on development within the low-carbon energy, ICT or aerospace sectors. The Authority is supportive of the development of the SEZ in line with Policy 27.
- 6.15 Three short-term priorities have been outlined for the SEZ and they are as follows:
- (i) developing the local and regional supply chain to support the future of the site and improve Meirionydd's economic prospects.
  - (ii) agreeing a preferred option(s) for the development of the sites, outlining necessary infrastructure requirements and options for creating sustainable employment opportunities.
  - (iii) influencing the decommissioning programme and timetable to maintain employment on the Trawsfynydd site.
- 6.16 The National Park Authority has worked in close co-operation with the Snowdonia Enterprise Board in identifying development opportunities for the SEZ and will continue to work closely with them, along with those with land interests in the SEZ.
- 6.17 The designation of the SEZ provides the Authority with a unique opportunity to support the provision of new employment within the National Park. The Authority considers that the SEZ can assist in delivering one of the objectives of the ELDP, which is to provide employment opportunities to support sustainable local communities. The SEZ should aim to provide continuing career opportunities that will attract and retain young people while developing their skills and knowledge. Any employment development should be sustainable for the long term benefit of the community. Preference will be given to development which will maintain and enhance the skill set of the local population. The SEZ is located at the centre of the National Park which provides good links for residents of the National Park to access any employment opportunities which arise.
- 6.18 The Authority recognises that the Trawsfynydd and Llanbedr sites represent substantial opportunities for new employment in different business sectors, are subject to their own specific constraints, characteristics and existing uses, and have differing timescales for development. This is recognised through the policy and corresponding proposals map allocation which includes specific provision for each site alongside a series of over-arching development principles.
- 6.19 The Authority requires an outline masterplan to be in place before any significant new development commences on either site. Having a clear strategic framework for the development of the sites will be important in order to prevent inappropriate, piecemeal development and ensure that any new development is coherent in terms of design and layout and respects its location within the National Park. It should also allow greater certainty to any developer, and allow a quicker determination of planning applications as and when they are received. The Authority will support and advise the site owners and promoters to help develop the outline masterplans following the adoption of the ELDP. The Masterplan would be prepared by the site owners and promoters with support from the Authority. The Masterplan will need to be agreed by the Authority. Given the sensitive location of the Enterprise Zone within the National Park it is considered vital that any masterplan should be landscape led and supported by a landscape and visual impact assessment ensuring that full consideration is given to the potential impacts of any proposed development on the landscape.
- 6.20 The Authority will expect any new buildings to exhibit a coherent design of a high standard. The scale and nature of any new development should not detrimentally affect the character of the area.



- 6.21 Due to the open nature of the local landscape, the scale of any new buildings on the Llanbedr site should relate and be proportionate to the existing buildings, to ameliorate their visual impact, unless there are exceptional or operational circumstances, in which case a clear evidenced justification will be required. The detailed consideration of design, height, scale and siting of development would be guided by the masterplan for the site and be informed by robust technical assessment in respect of landscape and visual impact. Consideration and assessment of siting options within Llanbedr Enterprise Zone will be required should development be proposed outside of the indicative focus area. The preferred site option will need to demonstrate least impact upon landscape, visual amenity, environmental and cultural heritage.
- 6.22 The Authority considers that employment provision at the SEZ should be innovative and take advantage of the unique environmental benefits of being within a National Park, the historic and established uses and the support provided by the Welsh Government. Any employment uses and new development should not be in conflict with the statutory purposes or Special Qualities of the National Park.

### **Snowdonia Enterprise Zone - Trawsfynydd**

- 6.23 The Welsh Government designation is a 793 hectares (1960 acres) site around the former Trawsfynydd nuclear power station, including Llyn Trawsfynydd. The extent of the site is shown on the proposals map. The site benefits from the legacy of its former use in that there is a source of cooling water from Wales' largest man-made lake and a national grid substation that delivers a large and reliable electricity supply. The Authority recognises that the development of the site will be entirely dependent on progress with the site's decommissioning programme. The Welsh Government SEZ designation recognises the importance of the lake as an integral part of the opportunity presented at the site, particularly for energy generation. However, the Authority does not anticipate that the lake will come forward for development and a broad development area has been defined which provides flexibility and scope for innovative development proposals to come forward which do not have a detrimental impact on the character of the area. Development is anticipated to be focused on the area identified in the plan allocation, which extends to approximately 58 hectares (143 acres) in line with Development Policy 27 (also identified on the Proposals Map).
- 6.24 The National Park Authority expects to work closely with the site owners and promoters to prepare an outline land use masterplan to guide development on the site – the masterplan would be strategic in nature and identify land use and development parcels, and indicative timescales for land to be made available for alternative use. However given that development is dependent on the progress of decommissioning, the preparation of the outline masterplan and delivery of the allocation is not anticipated until towards the end of the plan period. This position will be monitored as part of the regular plan review process.
- 6.25 The policy supports the on-going decommissioning and remediation process at Trawsfynydd – a process governed by national strategies which are subject to regular review and consultation and recognised as a material consideration in planning decisions. Any works associated with decommissioning and radioactive waste management at the site will be supported by the Authority subject to compliance with the policies of the ELDP. The Authority will engage with Magnox during the plan period to keep updated on progress with decommissioning.

## Snowdonia Enterprise Zone - Llanbedr Airfield

- 6.26 The Welsh Government Designation at Llanbedr Airfield extends to 227.8 hectare (562 acre) Llanbedr Airfield. Now re-branded as the Snowdonia Aerospace Centre, the site was a former Ministry of Defence owned site. The airfield has three runways of 2.3km, 1.4km and 1.3km providing access to 7,100km<sup>2</sup> of segregated airspace over Cardigan Bay. The simultaneous access by both civil and military systems to this significant area of segregated airspace is unique to any airfield in the UK and is the first of its kind in Europe.
- 6.27 For clarity and consistency, the LDP allocation for Llanbedr shows an indicative focus area where development should be directed, the area is approximately 12.7 hectares (31 acres) and this area falls outside the area identified as flood risk. A larger area has also been identified on the maps which corresponds with the Welsh Government SEZ designation, here development associated within the uses proposed for the site will be considered on a case by case basis in line with the requirements of the policy. The Authority recognises that there will be a need for small scale new development within the wider site for operational and safety reasons, but development should first be directed towards the indicative focus area within the Enterprise Zone Allocation as shown on the proposals map. The National Park Authority expects to work closely with the site owners to develop an outline masterplan to guide new development on the site, before any significant development commences on the site. New development proposals will be subject to the criteria provided in Development Policy 27. Delivery of new uses on the site is anticipated during the first 10 years of the plan period – this will be monitored as part of the regular plan review process.
- 6.28 The Authority would support any appropriate development on either site which leads to employment opportunities that would sustain and enhance a mix of skills in the local work force. Therefore, it is important that any potential employment opportunities on the site are fully explored providing they conform with the outline masterplans for the sites and to the requirements of the policies within the ELDP.

### Development Policy 27: Snowdonia Enterprise Zone

A landscape led outline Masterplan will need to be produced for both Llanbedr and Trawsfynydd sites and agreed with the Authority. The Masterplan will contain a development brief, a design statement, and a schedule identifying the phasing of development and associated infrastructure improvements required for each stage, before any development commences.

The outline masterplan will need to be supported by a landscape and visual impact assessment and demonstrate how the siting, scale, design and character of the development will minimise adverse effects upon the landscape character, visual amenity, natural environment and cultural heritage of the National Park.

#### **A. Proposals for development in line with Parts B and C of this policy will be supported within the Snowdonia Enterprise Zone provided the following criteria are met:**

- i. The design is coherent and of high standard responds positively to the sensitive landscape and visual setting and Special Qualities of the National Park.
- ii. The siting, height, form and scale materials and use of colour within the development assists its landscape integration and minimises significant adverse effects upon the landscape character and visual amenity.
- iii. Development proposals have been considered in view of the requirements of the Habitats Regulations and found to be compliant.

- iv. Development on either site is in line with an agreed outline masterplan for that site.
- v. The employment development maximises the use of the existing local workforce.
- vi. Development on either site does not have and unacceptable impact on the dark skies reserve.

## **B. Llanbedr**

Within the Enterprise Zone Designation at Llanbedr identified on the proposals maps the following uses will be accepted:

- operations and uses associated with the aviation and aerospace industry, including those associated with airfield infrastructure and services and airspace management;
- new uses including employment use (B1, B2, B8) and other uses associated with research and development (including aviation and aerospace industries);
- employment-related training and education purposes;
- other uses ancillary to the uses identified above including accommodation, catering and leisure.

Development proposals should be directed towards the indicative focus area. Where development is proposed outside this area, the following criteria should be met:

- detailed proposals will need to demonstrate that the proposed development incorporates appropriate and acceptable flood risk mitigation measures agreed with NRW;
- there are no unacceptable significant effects on the landscape or visual amenity;
- sufficient evidence has been provided that the site demonstrates the least impact upon the landscape, visual amenity, environmental and cultural heritage;
- the development is not located in an area which will prevent the use of the main runway;
- the development should not adversely affect the integrity of European designated sites ;
- sufficient evidence has been provided to justify why the development cannot be located in the indicative focus area.

## **C. Trawsfynydd**

Within or immediately adjacent to the Snowdonia Enterprise Zone allocation at Trawsfynydd, the following uses will be accepted:

- works and uses associated with nuclear decommissioning;
- new uses including B1, B2, B8 and other uses associated with digital/ICT businesses;
- low carbon energy businesses and energy generation technologies;
- Research and Development (related to ICT, Energy & Environmental sectors), and;
- employment-related training and education purposes.

Should proposed development fall under the definition of major development it will be considered against Strategic Policy B: Major Development by the Authority.

## Agriculture

- 6.29 The Authority will work with the farming community to ensure that development on agricultural land maintains or improves the viability of the farm holding whilst at the same time contributing to the long term environmental, wildlife and cultural heritage status of the National Park and its ‘Special Qualities’.

### Agricultural diversification

- 6.30 Broadening the economic base of farming activities is recognised as a means of improving the viability of the farm economy of the area. The Authority therefore supports those diversification proposals which complement and supplement, rather than replace, livestock farming as the principal long-term farming activity on a holding. It is important that any agricultural diversification scheme takes place on a genuine working farm registered as an agricultural holding and accords with the definition of ‘Agriculture’ as defined in Section 336 of the Town and Country Planning Act 1990. In considering any suggested diversification proposals, the Authority will have regard to the effects such proposals are likely to have on the amenity of neighbouring residents and the adequacy of existing road network to cope with any changes in traffic flows arising from the proposal. Diversification proposals which re-use existing traditional buildings will be viewed more favourably than those requiring the erection of new structures. It would also be helpful if proposals are accompanied by robust Farm Plans which will give the Authority more information on the viability of farms and the case for diversification. Proposals will need to conform to Planning Policy Wales and Technical Advice Note 6 Planning for Sustainable Rural Communities.
- 6.31 The change of use of an existing agricultural building to a non-agricultural use that subsequently gives rise to demand for a new building to meet the original agricultural use will not normally be permitted. Where it is demonstrated however that a new building is essential to the diversification of the farm enterprise and no suitable buildings exist for conversion, the Authority will normally permit the development of a new building so long as it conforms with other policies in the Plan.

### Development Policy 20: Agricultural diversification (20)

Within the National Park support will be given to agricultural diversification proposals, which assist in maintaining the viability of a farm holding and further National Park purposes, where:

- i. The development forms part of an agricultural diversification scheme.
- ii. The proposal is secondary to the use of the remaining land on the holding for livestock or crop production.
- iii. The scheme takes place on a holding which is registered as an existing agricultural business.
- iv. The development complies with Development Policy 9.

Where a new building is required to enable the diversification proposal to be undertaken, the National Park Authority will require the applicant to demonstrate that the re-use of an existing building is not practical. Where the re-use of an existing building is not practical, any new building proposed must:

- v. Be essential for the sole purpose of the operation of the proposed diversification scheme.
- vi. Be of a type and scale which reflects the nature of the diversification proposal.

Where such requirements are satisfied the National Park Authority will use conditions attached to the planning consent or require the applicant to enter into a legal agreement to ensure that the new building is tied in perpetuity to the agricultural holding.

## Tourism and Recreation

- 6.32 Tourism has been a traditional industry in Snowdonia and the surrounding seaside resorts for at least two centuries. People have been coming to the area to enjoy the unspoilt character of the landscape and scenery and the distinctiveness of the area's Welsh identity. Whilst Snowdonia's mountains have long been popular for climbing and hill walking a variety of other activities have also increased in popularity. The forests, coasts and inland waters of Snowdonia also attract significant numbers of people to take part in recreational activities including paddle sports, canoeing, white water rafting, sailing, golf, cycling, angling and other recreational events. Adventure tourism is a growing market which is leading to an increased number of visitors to the area by providing a different product to the more traditional activities carried out within National Parks. Whilst the Authority recognises the potential for increased use of the natural resources of the area for recreational purposes it does not believe that the integrity of these resources and the 'Special Qualities' of the National Park should be compromised by the development of recreational facilities, which are of an inappropriate nature or scale. The biodiversity of the National Park also attracts local visitors resulting in economic benefits.
- 6.33 Through tourism it is possible to achieve one of the statutory purposes of the National Park; that is to promote opportunities for the understanding and enjoyment of the 'Special Qualities' of the National Park. The Authority aims to encourage sustainable tourism and ecotourism, maximising economic and employment benefits while safeguarding the environment as well as the interest of the local communities. Sustainable tourism is any form of development, management or tourist activity which ensures the long-term protection and preservation of natural, cultural and social resources and contributes in a positive and equitable manner to the economic development and well-being of individuals living, working or staying in protected areas<sup>43</sup>. Ecotourism is defined as "responsible travel to natural areas that conserves the environment, sustains the well-being of the local people, and involves interpretation and education"<sup>44</sup>. Both ecotourism and sustainable tourism support the aims and objectives of the Local Development Plan.
- 6.34 Tourism within Snowdonia National Park relies heavily on the natural environment; its landscapes and coast are the foundation of tourism. The natural environment must be protected to ensure that it can be used to draw tourists for years to come. Tourism development should therefore not damage the integrity of the natural environment or have a negative impact on the quiet enjoyment of the National Park. This also includes development that would have an adverse effect on any statutory designated nature conservation sites. Because proposals for tourism and recreation developments are often located in the open countryside, outside settlements, the ability of the landscape to accommodate a particular type of development needs to be carefully examined. The appropriateness of the development and its potential landscape and visual effects on a particular Landscape Character Area will therefore be considered in relation to the development guidelines in the Supplementary Planning Guidance documents on the Landscapes of Eryri and Landscape Sensitivity and Capacity Assessment

<sup>43</sup> Sustainable Tourism definition from the European Charter of Sustainable Tourism

<sup>44</sup> The International Ecotourism Society



Canolfan Tryweryn ©Visit Wales

## Strategic Policy: I Tourism (I)

In order to create and retain sustainable or eco-tourism within the National Park and extend the visitor period while protecting and enhancing the landscape of the National Park and its special qualities the Authority will:

- i. Support tourism and recreation development that is based on the principles of sustainable tourism.
- ii. Identify and promote areas of the National Park that attract visitors while ensuring that the 'Special Qualities' of the National Park are not affected.
- iii. Promote sustainable modes of transport for visitors to and from the National Park.
- iv. Support the accommodation industry by encouraging the improvement of the sustainability and quality of existing visitor accommodation.
- v. Encourage proposals which will promote the opportunity for the public understanding and enjoyment of the 'Special Qualities' of the National Park including proposals that will assist disabled people.

### Tourist Facilities

- 6.35 New developments will only be supported where it can be demonstrated that there will be no adverse effects on the character of Snowdonia's 'Special Qualities'; developments must also be located near a main road and therefore place no extra pressures on minor rural roads which may be unsuitable and should not cause a significant increase in car borne traffic. The public right of way network, recreational routes, leisure networks and open country are regarded as important tourism facilities as well as serving the needs of local communities.
- 6.36 Facilities should, where practicable, service residents and visitors' needs in tandem, for example leisure centres, which are used throughout the year by residents and by tourists alike – this improves the facilities' economic viability and acceptability. New visitor-orientated services should not be introduced at the expense of year round services which cater for local needs. Some large tourism proposals could be classified as major development therefore such a proposal would need to be considered in the context of Strategic Policy B and all proposals should take account of Development Policy 1.



## Development Policy 21 : Tourism and Recreation (21)

Within the National Park existing tourist attractions will be protected and enhanced through adopting the principles of sustainable or eco-tourism. New tourist attractions and the enhancement of current attractions will be supported where:

- i. It can be accessed by various modes of transport, specifically sustainable modes of transport such as, walking, cycling and public transport.
- ii. It is located close to the main road network and does not cause an unacceptable increase in traffic in the vicinity.
- iii. The development would not have an adverse impact on the 'Special Qualities' of the National Park.
- iv. It promotes opportunities for the understanding and enjoyment of the 'Special Qualities' of the National Park, while not detracting from the quiet enjoyment, experience of visitors and the quality of life of the local residents.
- v. The facility is designed or modified to improve accessibility for all, in particular disabled people.
- vi. It does not have an adverse impact on the views to and from the National Park and does not generate a significant increase in noise or light pollution which could adversely affect the integrity of the Snowdonia Dark Skies Reserve.
- vii. Current facilities will be improved or conversion of a vacant or underused building is proposed.

### Tourist Accommodation

- 6.37 The Authority will prioritise proposals to improve the quality of existing serviced accommodation, in preference to new build tourist accommodation. This approach would not only avoid the limited amount of land available within settlements being developed for tourism purposes, but would also enable the character of traditional buildings to be conserved. New build serviced accommodation will be permitted within and adjacent to the main built up areas of settlements, however within housing development boundaries, if there is an identified need for affordable housing, priority will be given to housing. The Authority will encourage the provision of accommodation and facilities for disabled visitors.
- 6.38 The National Park needs to maintain a good range of quality accommodation for visitors. In some settlements, especially in the coastal areas, the local economies are heavily dependent on the availability of the serviced accommodation sector. The conversion of serviced accommodation to self-catering or non-tourist uses which precludes it from being re-used in future as serviced accommodation will be resisted. Change of use will be considered more favourable however to meet a recognised local need for affordable housing.

## Development Policy 28 : New Build Serviced Accommodation (28)

New build serviced accommodation will be permitted within or adjacent to the main built up area of local service centres, service settlements, and secondary settlements providing the following criteria are met:

- i. The proposal is not on a site which is required for local affordable housing need
- ii. The scale and design of the development is compatible with its setting.

The change of use of serviced accommodation to the non-serviced sector, or its conversion to other non- tourist uses which would prevent its subsequent re conversion back to serviced tourist accommodation, will not be permitted within the National Park unless to meet a recognised need for affordable housing.

## Static Caravans and Chalets

- 6.39 It is recognised that caravan and chalet sites provide an important addition to the range of accommodation that is on offer to meet the varying needs of the visitors to the Park. A high number of large static caravan sites are located within the National Park, most of which are along the western coastal plain. Many of these sites would be considered unsuitable today due to their scale, openness and lack of screening. Given the existing numbers of static caravans and chalets in the National Park, the Authority does not consider that there is sufficient justification for any further static caravan and chalet sites due to their effect on the landscape and on the 'Special Qualities' of the National Park. Such proposals will therefore not be permitted. The National Park Authority has issued two Supplementary Planning Documents, The Landscapes and Seascapes of Eryri, which identifies 25 discrete Landscape Character Areas (LCAs) and The Landscape Sensitivity and Capacity Assessment. This document builds on the former and looks at the potential impacts of wind turbine development, telecommunications masts and static caravan and chalet sites on the LCAs. Both these documents will be material planning considerations and will be used to aid decision-making on planning applications.
- 6.40 Applications to upgrade facilities on a site such as improving toilet blocks, internal landscaping and layout will be generally supported if they improve the overall environment and appearance of the site and its overall visual impact on the landscape. In some cases, the Authority will consider an enlargement of a site, but without an increase in caravan or chalet numbers, if it can again be demonstrated that there would be clear benefits in reducing the impact on the surrounding landscape. This might be achieved by reducing overall density, moving pitches to less prominent locations and more and better landscaping on site boundaries. The National Park Authority will not look favourably on extending site boundaries if this is as a result of replacing units with larger caravans or chalets resulting in loss of amenity space. The extent of any physical site enlargement should be kept to a minimum and clearly related to the overall environmental improvements proposed. The Authority will support the replacement of static caravans with appropriately designed chalets if there is an overall improvement to the site and there is no unacceptable impact on the landscape. The Authority also has a visitor accommodation SPG which provides additional supporting information for these policies.

### Development Policy 22: Chalet and Static Caravan Sites (22)

Within the National Park new static caravan or chalet sites, or extensions to existing sites, which involve an increase in the number of static units will not be permitted.

The redevelopment of sites which may include improving or extending facilities within existing site boundaries, reducing densities or other beneficial environmental improvements will be supported, if there is an overall improvement to the site and its setting in the landscape.

Exceptionally, static and chalet site areas may be enlarged, but without increasing pitches, where this would achieve clear overall environmental improvement, both to the site and its setting in the surrounding landscape.

The replacement of static units with chalets or alternative accommodation units will be permitted where there is an overall improvement to the site and there is no unacceptable environmental or landscape impact.

Proposals for the change of use of a static caravan or chalet from tourist use to residential use will not be permitted.



## Touring Caravans and Camping Sites

- 6.41 Given the existing numbers of touring caravan and camping sites in the Park, the Authority does not consider there is sufficient justification for any further sites within the Park due to their effect on the landscape and ‘Special Qualities’ of the National Park. Such a proposal will therefore not be permitted. The Authority may support the extension or upgrading of existing touring caravan and camping sites including an increase in the number of pitches but only where they are well screened and where there is an overall landscape improvement. They will need to be of a scale and form that is compatible with the setting and capacity of the area in which they are proposed.
- 6.42 The replacement of camping pitches with touring pitches or static pitches will not be permitted, in order to maintain a range of accommodation provision within the National Park and to reduce environmental impact.

### Development Policy 23: Touring and Camping Sites (23)

Within the National Park no new touring or camping sites will be permitted.

The extension or upgrading of existing touring caravan and camping sites, will be permitted providing all of the following criteria are satisfied:

- i. The site is already well screened from public vantage points, and / or there would be a reduction of its impact on the surrounding landscape.
- ii. The scale and layout of the extension or upgrading is appropriate within the landscape.
- iii. The proposal protects and where appropriate enhances natural heritage interests.
- iv. The proposal will significantly improve the internal landscaping of a site and increase the quality of the existing facilities, or develop new high quality facilities.
- v. The proposal is in keeping with the size of the existing site.

The replacement of camping pitches with other non-camping pitches will not be permitted.

### Alternative Low Impact Holiday Accommodation

- 6.43 In recent years there has been an increase in the range of self-catering temporary / mobile accommodation on the market. These include, pods, yurts, tepees, shepherd’s huts and wooden tents. They have become increasingly popular and ‘glamping’ is now another type of holiday experience. The Authority recognises the contribution these new forms of self-catering accommodation can make in providing a wider range of accommodation on offer within the National Park and also provide wider benefits to the local economy. These types of low impact accommodation are generally less intrusive in the landscape than the more traditional static and touring caravan.

- 6.44 Due to the sensitivity of the landscape of the National Park and to avoid the proliferation of sites only proposals that are part of an agricultural diversification scheme or are ancillary to a new or existing tourist attraction will be acceptable. The types of tourist attraction will be outlined in the Visitor Accommodation SPG.
- 6.45 Primary Consideration will need to be given to the landscape and therefore any new sites will need to be small scale and in an unobtrusive location. An unobtrusive location is one which is well screened by existing landscape features and/or where the units can be readily assimilated into the landscape without the need for unnecessary man-made features such as hardstanding and fencing. Views of the site from public vantage points will be critical in assessing the suitability of any given site.
- 6.46 In addition to this the accommodation structures will need to be temporary and capable of being moved when no longer in use. In order to ensure minimum impact on the landscape the use of hardstandings should only be where they are necessary. Further guidance on the size of site deemed acceptable will be provided in the Authority's Visitor Accommodation SPG.
- 6.47 In order to ensure that these temporary structures are being used exclusively for holiday purposes and do not become full time, permanent dwellings the structures should provide basic holiday accommodation. They should only provide basic facilities for sleeping, seating and eating without installation of water services or provision of drainage facilities for WC, showers and washing. This ensures that such structures do not generate a level of permanence that could increase the level of landscape impact and site restoration should removal of the structures be required, for example should the use cease. The Authority will require a detailed strategy outlining how the land will be returned to its original condition and use if the proposed use ceases, further information will be contained in the Visitor Accommodation SPG about what is required.
- 6.48 Additional facilities, such as showers or WC (if not already present) should be provided separately from the accommodation through the conversion or extension of an existing building(s). If no suitable buildings are available, the need for additional facilities needs to be clearly demonstrated by the applicant and commensurate with the scale of the development.
- 6.49 The Authority will require that evidence provided to support any proposal which is part of an agricultural diversification scheme, conforms to the requirements set out in Technical Advice Note 6 and Development Policy 20. Further information is also outlined in the Authority's Farm Diversification SPG.
- 6.50 If the proposal is to support an existing visitor attraction, then a business plan will need to be provided for the enterprise to show that the visitor attraction will not solely be reliant on the alternative accommodation and the tourist attraction is still viable and will still continue to function ensuring that the site does not become solely an alternative accommodation site.
- 6.51 A condition will be attached to the permission which will state that should the existing visitor attraction cease then the alternative accommodation units will have to be removed.
- 6.52 Proposals will only be permitted for short-term self-catering holiday accommodation and this will be secured by a condition. The condition will limit the occupant to no more than 28 days in one calendar year and require a list of occupants to be kept and presented by the Authority on request. Permitted development rights will be removed as part of any planning permission to ensure that additional paraphernalia is not added which may not be in line with the aims of the policy.

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## Supporting a Sustainable Rural Economy



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## Development Policy 29: Alternative Holiday Accommodation (29)

Small scale developments for alternative accommodation will be permitted providing all of the following criteria are met

- i. The site is part of an agricultural diversification scheme or is ancillary to a new or existing tourist attraction and does not become the main attraction.
- ii. The proposed development does not cause significant harm to landscape character, fits unobtrusively within the landscape and is well screened by existing landscape features.
- iii. The proposal does not lead to the creation of a new vehicular access or parking areas that would adversely affect landscape character.
- iv. Any ancillary facilities should be located within an existing building or as an extension to existing facilities.
- v. The site is for short-term holiday accommodation only

New sites which are not linked to an agricultural diversification scheme or an existing visitor attraction will not be permitted.

### Retail

- 6.53 Retail development is important to the enjoyment and needs of local residents and visitors to the Park. When guiding retail development it is important that a balance is met between local and visitor need.
- 6.54 Within the National Park the towns of Y Bala and Dolgellau have more diverse retail areas, with Aberdyfi, Betws y Coed and Harlech having a smaller, more tourist based retail core.
- 6.55 Developments e.g. supermarkets should be located within the two larger settlements of Y Bala and Dolgellau as they are the most suitable and sustainable locations and accessible by most means of transport. Any development will need to be situated within the defined retail area or within reasonable walking distance of the retail area (300m), with good access for pedestrians and all modes of transport. A radius of 300m presents an opportunity for developers within these settlements.
- 6.56 The main retail areas for Y Bala, Dolgellau, Aberdyfi, Betws y Coed & Harlech are identified in the inset maps for these towns, it is important that retail development is confined to these areas as they are the most sustainable locations for retailing development, they can be accessed by most modes of transport, and are within reach of other services provided in the town centre.
- 6.57 In some town centres retail units have been lost to other uses<sup>45</sup>. This can damage the economic vitality and viability of the retail areas. To try and combat this trend the authority will resist proposals for change of use of A1 (shop) uses to residential or holiday accommodation uses. The change of use of a ground floor A1 use unit, to an A2 (banks/estate agents/insurers/professional services etc) or A3 (restaurant/café/pubs/food etc) use class unit may be considered if it can be proven that it is not viable to develop an A1 unit and/or if the A1 unit has been vacant or for sale/marketed (with or without an estate agents), without interest for two years or more. In this instance the applicant will need to provide evidence of its initial advertising date with an estate agent. In addition to this the community and settlement need for an A2/A3 unit would need to be proven by the applicant.
- 6.58 In other towns and villages within the National Park retail development will be permitted on a small scale provided it is located within the main built up areas.

45 Snowdonia National Park Authority Retail Study (2016)

## Development Policy 24: Retail (24)

Proposals for new retail development within the National Park will be supported provided:

- i. That any retail convenience development (including food supermarkets) intended to serve a wider catchment area than the settlement within which it is proposed is limited to Bala and Dolgellau. Any development will need to be situated within the defined retail area or within reasonable walking distance of the retail area (300m), with good access for pedestrians and all modes of transport.
- ii. The development strengthens the retailing economy of the settlement and contributes to its vitality and viability.
- iii. The development is located within the main built up areas of other service settlements and secondary settlements, the scale should be appropriate to its setting and the proposal is primarily for and of benefit to the local community.

Within the retail areas identified in Aberdyfi, Bala, Betws y Coed, Dolgellau and Harlech, the change of use of ground floor retail premises (A1 shops) to a residential or holiday accommodation uses will be resisted. The change of use of a ground floor A1 use unit, to an A2 or A3 use class unit may be considered if it can be proven that it is not viable to develop an A1 unit and/or if the A1 unit has been vacant or for sale/marketed (with or without an estate agents), without interest for two years or more. In addition to this the community and settlement need for an A2/A3 unit would need to be proven by the applicant.



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# Chapter 7

## Promoting Accessibility and Inclusion

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## 7. Promoting Accessibility and Inclusion

7.1 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 transport.

Support initiatives aimed at encouraging use of sustainable modes of transport.

### Accessibility and Transport

- 7.2 Transport plays an integral role in many aspects of daily life. It creates opportunities for people to access jobs, services, education, health, leisure and social activities and connects businesses and products to markets. Improving transport provision is an important way of delivering economic, social and environmental objectives and enhancing quality of life. The Authority encourages a pattern for travel which gives primacy to walking and cycling for short distance journeys, bus or train for longer distances, with private car travel regarded as the least best option; in instances where car travel is unavoidable, the Authority advocates car sharing to minimise environmental impacts. To achieve the aim of promoting sustainable travel, this plan encourages development in areas that are easily accessible by sustainable forms of transport, therefore enabling people to get out of their cars and walk, cycle or use public transport to go about their daily lives.
- 7.3 Emissions generated by private travel account for a significant proportion of climate altering emissions nationally. To this end the Wales Spatial Plan aims to address the issue through reducing the need to travel; where appropriate, the Authority will support these aims; especially with regard to walking and cycling which provide health benefits as well as environmental positives. Co-location of jobs, housing and services are also vital in reducing the need for travel. However, it is not possible for the Authority to deliver these aims in isolation; it will work with other agencies that provide local services in addition to the highway authorities.
- 7.4 Meeting the travel and transport needs of local people and the business community in Snowdonia is a considerable challenge. Settlements and communities within Snowdonia are dispersed and the populations are small. The geography, and topography of Snowdonia along with the dispersed availability of employment opportunities means there has been a high reliance on private methods of transport over the years. Promoting public transport can improve accessibility to services in rural areas amongst people who do not own cars. However, due to this largely rural landscape, reliance on private car use will not be easy to change in the short term, but land use planning can help to reduce the need for excessive private car use by locating new development in sustainable locations. An effective public transport network will also support the economic aspiration of the wider region through facilitating employees commuting and reducing the impact of rising fuel costs upon the workforce. Transport assessments are an important mechanism for setting out the scale and the anticipated impact of travel from new development. They are usually required for larger proposals as stipulated in Planning Policy Wales but which are not likely to occur in the National Park. However in accordance with national policy the Authority will consider asking for a transport assessment in locally sensitive areas for smaller proposals which are likely to have significant travel implications at a local level.



- 7.5 As in other areas, road safety is an important consideration for the Authority, and the periodic exclusion of traffic from town centres such as Dolgellau, will be encouraged; especially where the safety of pedestrians will be improved alongside improvements in vehicle movement and parking facilities. Such measures could also enhance the character and amenity of settlements as places to live, work, shop, and visit. The Authority will use their powers to make Traffic Regulation Orders (TROs) where it has been established that it is necessary and that inappropriate use is being made of certain green lanes or other roads. Where road improvements are proposed primacy should be given to aesthetic impacts of highways, whilst improving the alignment and appearance. Any highway improvements should be done in a manner that does not adversely affect Snowdonia's 'Special Qualities'. Recent highway improvements carried out in the National Park have provided a blue-print of best practice for other areas and been awarded national accolades. The Authority will encourage relevant highway authorities to adopt design guides that recognise the importance of high environmental standards. Many rural roads in the National Park are narrow and used by walkers, cyclists and riders as well as vehicles. The National Park Authority will also work with the highway authority to seek to resolve conflicts and one consideration may be adjusting road speed limits where possible and appropriate.
- 7.6 Strategic management and development of transport matters are controlled by the Welsh Government and local highway authorities. On a local level these are now being co-ordinated by partnerships of all authorities. The National Park straddles an area covered by two Joint Local Transport Plans (Mid Wales JLTP and North Wales JLTP). Where appropriate, the Authority will support the aims and objectives of both Transport Plans.
- 7.7 The use of disused railway lines and other linear routes, provide opportunities for walking, cycling and horse riding as alternative modes of transport, for commuting and recreation, in a safe manner away from highway traffic. The locations of recreational routes such as these are outlined on the proposals maps.
- 7.8 The Snowdonia Green Key Initiative focuses on sustainable transport networks and traffic capacity issues within the National Park. It aims to improve the frequency and quality of the service, as well as helping achieve the strategic aim of encouraging people to use public transport. A greatly enhanced bus service also benefits local people, who have access to an urban standard of frequency and reliability. The Snowdon Sherpa service is part of this initiative and provides transport from a number of locations from both within and outside of the park. The Authority intends to continue its involvement with the initiative. Future efforts must ensure better integration with public transport networks in the region to provide a viable, convenient and integrated alternative transport option.
- 7.9 The National Park will also support the use of the mainline railways that run through the park for freight movement as this could help to reduce the number of goods vehicles on the highway. It will also support the increased use of the railways for public transportation.

## Strategic Policy L: Accessibility and Transport (L)

The National Park Authority is committed to improving access to local facilities and reduce the need to travel especially by private car. Within the National Park walking and cycling, improved access to public transport and provision of facilities will be encouraged.

Development will be supported where:

- i. The provision of services are located so as to minimise the need to travel.
- ii. There is convenient access via footpaths, cycle paths and public transport, thereby encouraging the use of these modes of travel for local journeys, reducing the need to travel by private car and improving the accessibility of services to those with poor availability of transport.
- iii. There is an improvement in accessibility for all, in particular disabled people.
- iv. Changes to the road network do not damage or cause detrimental effects to ProW, listed buildings or historic monuments or cause adverse effects to environmental designations. The highest priority will be given to the conservation and enhancement of the characteristic biodiversity of Snowdonia, particularly habitats and species designated under national and European legislation. Where possible, these improvements to the road network will feature provision for segregated pedestrian and cycling uses.
- v. It will reduce or remove vehicle traffic from within town centres and where possible from rural areas.
- vi. The natural environment of the park is not adversely affected.
- vii. Secure cycle parking facilities are provided where appropriate.

The National Park Authority will continue to support appropriate sustainable transport and community transport initiatives.

The recreational routes identified on the proposals map will be safeguarded from development which would prevent their use as recreational routes.

The track bed of the Corris Railway within the National Park will be safeguarded from other forms of development so that it may be reinstated as a railway.

That part of the disused railway which runs from Trawsfynydd to Blaenau Ffestiniog which is within the National Park will be safeguarded from inappropriate development which would prevent the future use of the railway line as a transport corridor.

### Visitor Car Parking

- 7.10 The provision of car parks within the National Park is considered by the Authority to be adequate for the needs of the public. Car parks are provided by the National Park Authority and other Local Authorities in coastal, urban and mountain locations facilitating public access by private transport to these areas. Increasing the supply of car parking spaces in the face of concentrated seasonal and weekend demand is neither practical nor a sustainable use of land or an effective visitor management solution, especially viewed against the Authority's objective of reducing dependency on the use of private motor vehicles. The Authority recognises that coach travel is an environmentally friendly more efficient and cheaper form of transport than private motor cars.
- 7.11 The creation or extension of permanent visitor car parks on appropriate sites in Dolgellau and Bala will be permitted by the Authority where there is a demonstrated need for further parking spaces. The temporary use of land for seasonal visitor car parking within or on the edge of popular villages will be permitted as long as it is not harmful to residential amenity or road access. The Authority will support the creation of new or expanded car parks only where they form an integral part of a traffic management initiative designed to reduce the impact of cars and car parking on the environment. The creation or expansion of any car park should not be harmful to residential amenity or road access and be consistent with National Park purposes and the 'Special Qualities' of the National Park.

### Development Policy 25: Visitor Car Parking (25)

Within the National Park new visitor car parks will not be permitted outside local service centres unless they are an integral part of a planned traffic management scheme or an integral part of a new or extended visitor attraction which gives precedence to sustainable transport.

Permanent new car parks which are acceptable in relation to this policy must:

- i. Be unobtrusively located, be designed<sup>46</sup>, and landscaped to fit sympathetically and where possible enhance surroundings and not impact adversely on the landscape.
- ii. Have a permeable surface.
- iii. Not give rise to conflict with other road users.
- iv. Not compromise road safety.
- v. Have a direct, off road, footpath connection to the desired destination of the car park users.

### Telecommunication

- 7.12 The Authority is fully aware of the need for modern communications in order to fully exploit the social and economic development potential of the area. However the Authority will not support the provision of telecommunications infrastructure if the landscape or 'Special Qualities' of the Park are compromised through the inappropriate design or location of installations, or where there is significant detrimental effect upon the amenity of those living nearby. The Authority expect operators to follow the best practice code and consult with communities before submission.
- 7.13 The sensitivity and capacity of each of the 25 Landscape Character Areas in Snowdonia to mobile phone masts has been assessed and set out in Supplementary Planning Guidance 13: Landscape Sensitivity and Capacity Study. The outcomes of the assessment will be an aid to decision-making on planning applications. Developers seeking to construct mobile phone masts in the National Park will therefore need to have regard to this SPG.

### Development Policy 26: Telecommunication (26)

Telecommunications developments will be permitted provided that they do not significantly harm the visual amenity and landscape character of the area or adversely affect the amenity of people living close to the site.

Proposals should therefore satisfy all the following criteria:

- i. It can be demonstrated that an acceptable level of service cannot be provided by:
  - a) the use of a more environmentally acceptable site either within or outside the Park,
  - b) sharing an existing site, mast, tower or other structures.
  - c) sharing an existing or planned underground channel with another utility.
- ii. The cumulative effect of the development in conjunction with similar installations, does not significantly harm the visual character or the landscape character of the National Park.
- iii. The mast, antennae and any ancillary structures are expected to be well designed and represent the best practicable environmental option.
- iv. The radio frequency emissions from mobile base stations and apparatus conform to nationally agreed precautionary principles.
- v. Where there is a risk of significant radio interference, it can be demonstrated that this can be overcome by appropriate measures.

It will be a requirement that redundant or obsolete equipment and buildings are removed and the site is restored within six months of the facility ceasing to operate.

<sup>46</sup> Including consideration of lighting needs.



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## Appendix 1: Glossary

<b>Affordable Housing</b>	Affordable Housing - housing provided to those whose needs are not met by the open market. This breaks down into two sub-categories: <ul style="list-style-type: none"> <li>• social rented housing - provided by local authorities and registered social landlords where rent levels have regard to the Assembly Government’s guideline rents and benchmark rents; and</li> <li>• intermediate housing - where prices or rents are above those of social rented housing but below market housing prices or rents.</li> </ul>
<b>Affordable Housing Delivery Statement</b>	Interim planning policies to deliver affordable housing through all forms of development opportunities – on allocated, windfall and rural exception sites, including both new build and change in use of traditional rural buildings within the National Park, up until the adoption of the Local Development Plan.
<b>Annual Monitoring Report</b>	This will assess the extent to which policies in the local development plan are being successfully implemented (Regulation 37 of the Town and Country Planning (Local Development Plan) (Wales) Regulations 2005.
<b>Climate Change</b>	Climate change is any long-term significant change in the ‘average weather’ of a region or the earth as a whole. Average weather may include average temperature, precipitation and wind patterns. It involves changes in the variability or average state of the atmosphere over durations ranging from decades to millions of years. These changes can be caused by dynamic processes on Earth, external forces including variations in sunlight intensity, and more recently by human activities.
<b>Community Involvement Scheme</b>	This explains how developers, the public and interested groups can contribute to plan preparation. It explains how responses are treated and what feedback be received.
<b>Consultation Report</b>	Report of consultation required under Local Development Plan Regulation 22 when the Local Development Plan is submitted for independent examination. An initial consultation report covering the pre-deposit plan preparation stage is required under Local development Plan regulation 17(c).
<b>Cultural identity</b>	Cultural identity is the (feeling of) identity of a group or culture, or of an individual as far as he or she is influenced by her belonging to a group or culture.
<b>Conservation Area</b>	Conservation areas are ‘areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve and enhance’ .Such areas are designated by local planning authorities under the planning (Listed Buildings and Conservation Areas) act 1990.
<b>Consultation</b>	A formal process in which comments are invited on a particular topic or set of topics, or a draft document
<b>Curtilage</b>	A small area immediately surrounding a building or dwelling.
<b>Delivery Agreement</b>	A document comprising the Local Planning Authority’s timetable for the preparation of the Local Development Plans together with its Community Involvement Scheme, submitted to the Assembly Government for agreement
<b>Development</b>	Defined in the Town and Country Planning Act 1990 as ‘...the carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of any material change in the use of the any buildings or other land.’

<b>Engagement</b>	A process which encourages substantive deliberation in a community. Proactive attempt to involve any given group of people/section of the community.
<b>Environmental Report</b>	Document required by the SEA Regulations which identifies, describes and appraises the likely significant effects on the environment of implementing the plan, see Sustainability Appraisal Report.
<b>Eryri Forum</b>	The Eryri Forum was established to assist in both the Local Development Plan and Management Plan preparation and it serves as a mechanism for facilitating discussions between stakeholders on key issues. Membership includes Park Authority staff and Members, Visit Wales, Gwynedd Council, Conwy Council, One Voice Wales, CADW, Public Health Wales, NRW, North Wales Outdoor Partnership, Snowdonia Society, National Trust, FUW, NFU, Federation of Small Businesses, National Grid and Yr Urdd
<b>Evidence</b>	Interpretation of Baseline or other information/data to provide the basis for plan policy.
<b>Greenfield Sites</b>	Land, often in agricultural use, which has no major physical constraints to development.
<b>Heritage Assets</b>	The term 'Heritage Assets' encompasses, structures and open spaces considered to be of special historic, archaeological, architectural or artistic interest (Listed Buildings, Historic Parks and Gardens and Scheduled Ancient Monuments) along with World Heritage Sites and, in the marine environment, historic wrecks.
<b>Housing Development Boundary</b>	A line drawn around a town or village which distinguishes the countryside from built up areas and within which further housing, is likely to be supported in principle by the national park.
<b>Housing need</b>	Housing need - refers to households lacking their own housing or living in housing which is judged to be inadequate or unsuitable, who are unlikely to be able to meet their needs in the housing market without some financial assistance.
<b>Indicator</b>	A measure of variables over time, often used to a measure achievement of objectives.
<b>Joint Housing Land Availability Study</b>	Joint Housing Land Availability Study - local planning authorities must ensure that sufficient land is genuinely available or will become available to provide a five years supply of land for housing, judged against the strategy contained in the development plan. The purpose of these studies is to: <ul style="list-style-type: none"> <li>• monitor the provision of market housing and affordable housing;</li> <li>• provide an agreed statement of residential land availability for development planning and control purposes; and</li> <li>• identify the need for action in situations where an insufficient supply is identified.</li> </ul>
<b>LANDMAP</b>	A geographical information system for recording and managing landscape qualities and character.
<b>Local Biodiversity Action Plan</b>	Local authorities are required by the Local Government Act 2000 to prepare these, with the aim of improving the social, environmental and economic well being of their areas. Responsibility for producing Community Strategies may be passed to Community Strategy Partnerships, which include local authority representatives.

<b>Local Development Plan</b>	The required statutory development plan for each local planning authority area in Wales under Part 6 of the Planning and Compulsory Purchase Act 2004. - A land use plan that is subject to independent examination, which will form the statutory development plan for a local authority area for the purposes of the Act. It should include a vision, strategy, area-wide policies for development types, land allocations, and where necessary policies and proposals for key areas of change and protection. Policies and allocations must be shown geographically on the Proposals Map forming part of the plan.
<b>Local Housing Market Assessment</b>	The Snowdonia National Park Authority has been working collaboratively with North West Wales housing and planning authorities on the North West Wales Local Housing Market Assessment. The assessment aims to provide information about the nature and level of housing need and demand in their local housing markets. These assessments should be carried out in accordance with the Welsh Government's 'Local Housing Market Assessment Guide', 2006.
<b>Local Planning Authority</b>	A planning authority responsible for the preparation of a Local Development Plan; i.e. County or Borough Council, or National Park Authority.
<b>Mitigation</b>	Measures to avoid, reduce or offset significant adverse effects.
<b>National Park Management Plan</b>	Is an overarching strategic document which co-ordinates and integrates other plans, strategies and actions in the National Park , where these affect the park purposes and duty.
<b>Original Dwelling</b>	The term “original dwelling” means the house as it was first built, or stood, on 1 <sup>st</sup> July 1948 (if it was built before that date).
<b>Previously developed land (Brownfield land)</b>	Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure. Agriculture or forestry buildings are excluded as are sites of nature conservation value, sites where the structures have blended into the landscape or that land has been put to an amenity use.
<b>Renewable Energy</b>	Energy derived from a source which is not significantly depleted by its utilisation. Examples include energy derived from the wind, water, tidal power or the combustion or decomposition of waste materials.
<b>Rural exception site</b>	Small scale housing site, within or adjoining existing rural settlements for the provision of affordable housing to meet local needs, which would not otherwise be allocated in the development plan.
<b>Rural Housing Enabler</b>	The role of the Rural Housing Enablers is to: act as independent, impartial brokers working on behalf of local communities; help communities carry out housing need surveys; assist communities to come up with tailor-made solutions to meet identified local housing need.
<b>Significant effect</b>	Effects which are significant in the context of the plan (Annexe II of the Strategic Environmental Assessment Directive gives criteria for determining the likely environmental significance of effects).
<b>Stakeholders</b>	Interests directly affected by the Local Development Plan (and/or Strategic Environmental Assessment) - involvement generally through representative bodies.



<b>Steering Group</b>	A group comprising National Park Authority members and officers and key partners to steer the process; to ensure integration between different aspects of engagement and to push the parallel processes forward through clearly defined stages.
<b>Strategic Environmental Assessment</b>	Generic term used internationally to describe environmental assessment as applied to policies, plans and programmes. The Strategic Environmental Assessment Regulations require a formal “environmental assessment of certain plans and programmes, including those in the field of planning and land use”.
<b>Supplementary Planning Guidance</b>	Supplementary information in respect of the policies in an LDP. SPG does not form part of the development plan and is not subject to independent examination but must be consistent with it and with national planning policy.
<b>Sustainability Appraisal</b>	Tool for appraising policies to ensure they reflect sustainable development objectives (i.e. social, environmental and economic factors). Each Local Planning Authority is required by S62 (6) of the Act to undertake Sustainability Appraisal of the Local Development Plan. This form of Sustainability Appraisal fully incorporates the requirements of the Strategic Environmental Assessment Directive. The term is used in this manual to include Strategic Environmental Assessment, unless otherwise made clear.
<b>Sustainable development</b>	A widely used definition drawn up by the Commission on the Environment and Development in 1987: Development that meets present needs without compromising the ability of future generations to achieve their own needs and aspiration.
<b>Technical Advice Notes</b>	Technical Advice notes provide guidance issued by the Welsh Government
<b>Wales Spatial Plan</b>	A plan prepared and approved by the National Assembly for Wales under S60 of the Act, which sets out a strategic framework to guide future development and policy interventions, whether or not these relate to formal land use planning control. Under S62 (5) (b) of the Act a local planning authority must have regard to the Wales Spatial Plan in preparing an Local Development Plan.
<b>Windfall Sites</b>	A site not specifically allocated for development in a development plan, but which unexpectedly becomes available during the lifetime of a plan
<b>World Heritage Site</b>	A UNESCO World Heritage Site is a site (such as a forest, mountain, lake, desert, monument, building, complex, or city) that is on the list maintained by the international World Heritage Programme administered by the UNESCO World Heritage Committee, composed of 21 state parties which are elected by their General Assembly for a four-year term. The programme catalogues, names, and conserves sites of outstanding cultural or natural importance to the common heritage of humanity.

## Appendix 2: Implementation and Monitoring

The Local Development Plan will be monitored annually with an Annual Monitoring Report published in order to demonstrate the extent to which Local Development Plan strategies and policies are being achieved, whether the policies are achieving their intended objectives or whether there are unexpected trends or significant changes that could necessitate an early or partial review. Consideration has been given to the relevant core indicators identified in the Local Development Plan Manual (June 2006). Some of these have been included, others adapted as local indicators to suit local circumstances, and others discarded as being irrelevant. 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. It will be important to differentiate between the performance of the Plan and the possible influence external factors unrelated to plan policies. It is considered that the mechanisms put in place for monitoring are robust and properly reflect what the Plan is seeking to achieve. Progress reports will be considered by the Eryri Forum and agreed by the Authority, prior to submission to the Welsh Government. These monitoring reports will be communicated publicly through the Eryri Forum and through publication on the Authority's website. The monitoring framework includes reference to other organisations and other plans and strategies which may have a proactive influence on the implementation of policies. Additional indicators of change for the National Park are included in the State of the Park Report which will be reviewed regularly.

### IMPLEMENTATION

#### Protecting, Enhancing and Managing the Natural Environment

Policy	Project / Plan	Lead Authorities	What does it involve and what will the outcomes be?
<b>Natural Environment</b>	Local Biodiversity Action Plan	National Park Authority, NRW, RSPB, Wildlife Trusts	Protection, maintenance and enhancement of Natura 2000 sites  Protection and enhancement of biodiversity.
	Shoreline Management Plan	Local Authority, NRW, Railtrack, Private Developers	A coastal defence strategy. Identification of sustainable coastal defence options
<b>Climate change</b>	Welsh Government Wales Climate Change Strategy (in preparation)	Welsh Government, Local Authorities, Private and voluntary sectors	Management of, adaptation to, and the mitigation of the impacts of Climate Change.
	Work to establish Snowdonia's ecological footprint.	Welsh Government, Local Authorities	The Authority will work with its partners to establish Snowdonia's ecological footprint with a view to using it to monitor its progress towards a low carbon future.

<b>Minerals</b>	Regional Technical Statement on Aggregates	Mineral Planning Authorities in North Wales, Quarry operators	A sustainable regional supply of aggregates
<b>Waste</b>	Regional Waste Plan 1 <sup>st</sup> Review (superseded by Revised TAN21)	Waste Management Authorities, Waste Planning Authorities, Private Waste Management Companies	An integrated regional network of waste management facilities Landfilling at Ffridd Rasmus ceased in 2014. Site now used for IVC and waste transfer. Prosiect Gwyrriad AD plant at Llwyn Isaf takes kitchen and food wastes from Snowdonia. Parc Adfer EfW plant currently under construction will deal with 200,000tpa residual waste from 5 north Wales LAs
<b>Energy</b>	WG Renewable Energy Route Map for Wales	Welsh Government, Local Authorities Private and voluntary sectors	Meeting Wales' energy needs from low carbon energy sources
<b>Open Space &amp; Green Wedge</b>	N/A	N/A	No Loss of Open Space or green Wedge

### Protecting and Enhancing Cultural and Historic Environments

<b>Policy</b>	<b>Project / Plan</b>	<b>Lead Authorities</b>	<b>What does it involve and what will the outcomes be?</b>
<b>Historic Environment</b>	Introduce Article 4 Directions in all of the relevant Conservation Areas within the National Park	Snowdonia National Park Authority	The outcomes should ensure that alterations to the front of dwellings are carried out in sympathy with the special character of the area.
	Conservation Area Assessment and Management Plans	Snowdonia National Park Authority	Documents will identify the special features of the areas and set out proposals for future management.
	Historic Environment SPG (section relating to Conservation Areas)	Snowdonia National Park Authority	Guidance outlining development that will be acceptable within conservation areas and also things that are not acceptable. This document will be used while the work is being carried out for the introduction of the article 4 directions and the Conservation Area Management Plans.
	Historic Environment SPG (section relating to Historic Parks and Gardens)	Snowdonia National Park Authority	Guidance, to inform the reader of the types of development that are not appropriate within an historic park and garden and its setting; to outline why it is important that the historic parks and gardens are protected; to show the location of all of the historic parks and gardens within the park and their essential settings.

	Historic Environment SPG (section relating to World Heritage Site)	Snowdonia National Park Authority	Guidance that will provide information of the types of development that are appropriate within and around the setting of a World Heritage Site; to promote understanding of the concept and extent of the 'Essential Setting' of the site and significant views from and to the sites and why they need to be protected.
<b>Sustainable Design and Materials</b>	Sustainable Design Guidance	Snowdonia National Park Authority, Brecon Beacons National Park, Pembrokeshire National Park	Guidance for the types of development that is suitable for the sensitive nature of areas within the National Park.
<b>Listed and Traditional Buildings</b>	Buildings at risk register	Snowdonia National Park Authority	To provide owners of buildings at risk with information regarding sources of grant aid for repair work and restoration. A register is maintained by the Authority of buildings at risk and owners of the buildings are also given advice on suitable techniques for their preservation
<b>Protection of nationally Important Heritage Assets</b>	N/A	N/A	The in-situ protection of nationally important heritage assets
<b>Conversions of Rural Buildings</b>	N/A	N/A	N/A
<b>Advertisements and Signs</b>	N/A	N/A	N/A

### Promoting Healthy and Sustainable Communities

Policy	Project / Plan	Lead Authorities	What does it involve and what will the outcomes be?
<b>Housing</b>	Gwynedd Housing Partnership including the Gwynedd housing supply sub group	Gwynedd Council	Clear direction for provision of housing. Identification of any gaps in provision and co-ordination of priorities. The Gwynedd housing supply sub group will provide strategic leadership to Gwynedd Council's Affordable Housing Project, the Gwynedd Rural Housing Enabler project and the Gwynedd Council's Vacant property group.
	Conwy Local Housing Forum	Conwy County Borough Council	Clear direction for provision of housing. Identification of any gaps in provision and co-ordination of priorities.
	Supplementary Planning Guidance	Snowdonia National Park Authority	Detailed guidance to users of the planning system on how the current policies on affordable housing will be applied. Provide certainty to developers and communities about the requirements on affordable housing as part of residential developments.

	Local Housing Strategies	Gwynedd and Conwy Housing Authorities	Set out a housing vision and direction, objectives and target outcomes to achieve it.
	Empty Property Strategy for Gwynedd and Conwy.	Gwynedd and Conwy Housing Authorities, private developers	Describes how the Council plans for working with others to bring empty properties back into use
	Local Housing Market Assessment	Local Housing Market Assessment	Develop an understanding of the nature and level of housing need in local housing markets.
<b>Affordable Housing on Exception Sites</b>	Rural Housing Enabler Project	Snowdonia National Park Authority, Housing Associations, Gwynedd & Conwy Housing Authorities, Welsh Government, Village and Town Community Councils, private land owners.	Delivering affordable housing units in communities where local need has been identified. Highly dependent on public owned land e.g. local authority owned land and forestry commission owned land to delivery exception sites. Dependent on funding from Housing Associations to ensure delivery of the high affordable housing requirement.
	Community Land Trusts	Snowdonia National Park Authority, Gwynedd & Conwy Housing Authorities, Village and Town Community Councils, private land owners	Delivering affordable housing units in communities where local need has been identified.
<b>Gypsy and Travellers Sites</b>	Local Housing Market Assessment – Gypsy and Travellers Accommodation Needs Assessment	Various – Gypsy and Travellers Accommodation Needs Assessment Steering group members	No currently identified demand within the national park. The criteria based policy will assist decision making should demand be identified in the future, for example through the Gypsy Traveller accommodation needs Assessment study .
<b>Extra Care Housing</b>	Building for the Future – Residential Service for Older People in Gwynedd	Local Housing Authorities, Housing Associations	Delivering extra care housing units in communities.

<b>Annexe</b>	N/A	N/A	N/A
<b>Extensions</b>	N/A	N/A	N/A
<b>Replacement Dwellings</b>	N/A	N/A	N/A
<b>Removal of Agricultural Occupancy</b>	N/A	N/A	N/A
<b>Community Services and Facilities</b>	Cronfa Eryri	Snowdonia National Park Authority	The Authority assists in maintaining community facilities through the Cronfa Eryri. Projects which are eligible for the fund are sustainable development projects which meet the social, environmental and economic objectives of the National Park Management Plan.
	Small Community Projects Fund	Snowdonia National Park Authority	The Small Community Projects Fund is aimed at helping people living within the National Park to start projects which will benefit both their communities and local environment.
	Liaison with other agencies	Various - mainly operating agencies	The Authority seeks to ensure that community facilities are safeguarded through responding to consultations by other agencies that provide essential facilities e.g. consultation on Post Office closures, telephone boxes, school closures etc
<b>The Welsh Language and the Social and Cultural fabric of communities</b>	Gwynedd Language Survey	(Gwynedd Language Promotion Group) Welsh Language Board, Gwynedd Council	Promotion of the Welsh language in Gwynedd on the basis of the Gwynedd Language Survey
	Incomer Integration Scheme	(Gwynedd Language Promotion Group) Gwynedd Council	Incomer Integration Scheme – respond to the opportunity and challenges posed by immigration. To be implemented by 2009/10 –the scheme will include means of supporting the full integration of incomers into their new communities.
	Menter Iaith Conwy	Menter Iaith Conwy	Support to communities to increase and develop their use of the Welsh language. Advice and assistance to individuals, organisations and businesses.
	A guide to bilingual design	Bwrdd yr Iaith	Clear practical advice on all aspects of bilingual design including signage

	Leaflet: Using the Welsh language in your new Development or Business in the North West of Wales.	Bwrdd yr Iaith	Encourages better incorporation of the Welsh language into business.
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### Sustaining a Rural Economy

Policy	Project / Plan	Lead Authorities	What does it involve and what will the outcomes be?
<b>A Sustainable Rural Economy</b>	Wales Spatial Plan – Central Wales spatial plan area and the North West Wales spatial plan area.	Welsh Government , Spatial Plan area Partnerships	Encompasses the elements required to deliver sustainable development: services, land use and investment. It shapes policy, informs plans, aligns investment, ensures better engagement and governance.
	North West Wales Development Strategy	Local Authorities and Snowdonia National Park Authority	Regional implementation of the broad principles and goals of the Wales Spatial Plan. The plan contains objectives, interventions, indicators and targets
	Town Heritage Initiative	Snowdonia National Park Authority	THI intervention will create new employment opportunities, improve skills and promote better understanding of the area's unique vernacular. Improved attractiveness to appropriate inward investment.
	Menter a busnes	Menter a busnes	Improved opportunities for business developments embracing the use of Welsh to contribute towards developing the economy.
	Llygad busnes	Welsh Government	Providing information on business support and specific business management information, including funding options and business training opportunities to existing businesses and individuals thinking of starting a business
	Gwynedd Economic Partnership (PEG)	Local Authorities	A local partnership in Gwynedd responsible for developing Objective 1 applications within the County and for promoting economic development in general.
	Rural Development Plan	Welsh Government, Local Authorities	The Rural Development Plan is the mechanism by which the Welsh Government will deliver activities which support the countryside and rural communities. Whereby encouraging the sustainable management of agriculture and the environment.

	Agri-Environmental Schemes	Welsh Government, Snowdonia National Park Authority	Support the farming community in protecting the rich heritage of rural Wales. It reflects the Welsh Government's priorities for sustainable farming.
<b>New Employment Development</b>	As above	As above	As above
<b>Agricultural Diversification</b>	As above	As above	As above
<b>Tourism</b>	Regional Tourism Strategies for North and Mid-Wales	North and Mid Wales Tourism Partnerships.	Responsible for the strategic development and promotion of the tourism sector.
	Following research into viability – Establish visitor payback schemes.	Snowdonia National Park and Snowdonia Society	Will encourage businesses to raise money by placing a voluntary levy on key products or by asking for a small donation in return for accommodation, food, drink etc. the money raised could support a number of schemes within the park such as green key etc
<b>Caravans &amp; Chalets</b>	N/A	N/A	N/A
<b>Retail</b>	N/A	N/A	N/A

### Promoting Accessibility and Inclusion

Policy	Project / Plan	Lead Authorities	What does it involve and what will the outcomes be?
<b>Transport</b>	North Wales Regional Transport Plan	Taith, Consortia	Regional Transport Plans are being produced in response to the Wales Transport Strategy, to deliver sustainable transport solutions at a more local level.
	Mid Wales Regional Transport Plan	TraCC	Regional Transport Plans are being produced in response to the Wales Transport Strategy, to deliver sustainable transport solutions at a more local level.
	Pont Briwet, Penrhyndeudraeth	TraCC	Improvements to the bridge due to its bad state of repair. Will result in a better link for road haulage and for travellers by car, bus and train, pedestrians and cyclists.
	Green Key Strategy	Conwy County Borough Council	Improved, more sustainable access to and through northern Snowdonia
<b>Visitor Car Parking</b>	N/A	N/A	N/A
<b>Telecommunication</b>	N/A	N/A	N/A



## Monitoring

This monitoring report has sought to identify as many indicators as possible. For a number of indicators, the data is not aggregated down to the National Park level. There are inevitably data gaps where further future monitoring would be beneficial. Data gaps for each objective are listed below and data will be gathered for inclusion in future versions of the monitoring report.

LDP Strategic Objectives	Relevant LDP Policies	Indicators	Policy Targets	Trigger Level
Protecting, Enhancing & Managing the Natural Environment	A D 2 Dd E 3 F Ff 1 4 5 Ch	Area of undeveloped coast 3,499 ha	No significant loss of undeveloped coast	1 or more developments resulting in significant loss for 3 consecutive years
		Area of SPA, SAC, SSSI or Ramsar sites lost to development	No significant net loss	No loss
		Natural heritage and Natura 2000 improvements via S106/conditions or other factors	Increase in areas improved	
		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)	1 development
		% of new developments with Sustainable Drainage Systems (SUDS)	100% of all developments of 3 or more houses	30% or more of new development of 3 or more houses without SUDS.
		Area of open space (68.5 ha) and green wedge (54.7 ha)	No significant net loss	1 development resulting in significant loss for 3 consecutive years or 3 developments resulting in significant loss in 1 year
		Monitor planning applications and decisions within the Green Wedge	No inappropriate development	1 development resulting in loss of openness
		Monitor progress of the Shoreline Management	Monitor progress	
		Monitor planning applications coming forward within the Dark Skies core areas and within the Dyfi Biosphere Reserve	No unacceptable impact on the designations	

LDP Strategic Objectives	Relevant LDP Policies	Indicators	Policy Targets	Trigger Level
Protecting & Enhancing Cultural and Historic Environment	A G 1 6 7 8 9 10	Preparation & adoption of SPG on Historic Environment	By 2019	
		Preparation & adoption of SPG on Sustainable Design - locally distinct	By 2018	
		Number of Conservation Areas with up to date Area Assessments (14)	Complete Area Assessments by 2012 and review every 5 years	
		Number of Conservation Areas with up to date Management Plans	Complete Management Plans and review every 5 years.	
		Number of listed buildings at risk (305)	To reduce the number of listed buildings at risk and monitor the reason for increase in number.	
		Monitor planning applications in and adjacent to Historic Parks and Gardens which may have an impact.		
		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	
		Number of archaeological sites, Scheduled Ancient Monuments and Conservation Areas preserved or enhanced by development proposals	All development proposals	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)
		Monitor planning applications coming forward within the World Heritage Site or essential setting and Candidate World Heritage Site	No unacceptable impact on the designations and candidate designations	

LDP Strategic Objectives	Relevant LDP Policies	Indicators	Policy Targets	Trigger Level																												
Promoting Healthy & Sustainable Communities	A Ng 1 11 12 13 14 15 16 17 H 18	Housing Land Supply	Maintain a 5 year housing land supply	Housing land supply falling below the 5 year requirement																												
		Number of dwellings permitted and completed annually	To meet the requirement of 770 (average 51 units per annum) units over the Plan period (2016 – 2031) <table border="1" data-bbox="863 521 1114 958"> <tr><td>2017/18</td><td>44</td></tr> <tr><td>2018//19</td><td>57</td></tr> <tr><td>2019/20</td><td>62</td></tr> <tr><td>2020/21</td><td>72</td></tr> <tr><td>2021/22</td><td>85</td></tr> <tr><td>2022/23</td><td>56</td></tr> <tr><td>2023/24</td><td>51</td></tr> <tr><td>2024/25</td><td>51</td></tr> <tr><td>2025/26</td><td>60</td></tr> <tr><td>2026/27</td><td>52</td></tr> <tr><td>2027/28</td><td>46</td></tr> <tr><td>2028/29</td><td>46</td></tr> <tr><td>2029/30</td><td>46</td></tr> <tr><td>2030/31</td><td>45</td></tr> </table>	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	Below the average annual housing requirement target over two consecutive years i.e. below 102 units over two consecutive years.
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2018//19	57																															
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2029/30	46																															
2030/31	45																															
% of dwellings permitted -in each settlement tier	% of dwellings permitted by settlement tier to accord with the following distribution: Local Service Centres – at least 25% of total housing growth  Service Settlements – at least 10% of total housing growth  Secondary Settlements – no more that 45% of total housing growth  Smaller Settlements – no more than 10% housing growth  Open Countryside - – no more than 10% housing growth	Proportion of dwellings permitted: a) falls below the targets for Local Service Centres and Service Settlements b) exceeds the targets for Secondary Settlements and Open Countryside for two consecutive years																														
		Number of affordable housing units granted planning permission per annum	To meet the affordable housing target of 375 (average 25 affordable housing units per annum) over the Plan period (2016 – 2031)	Below 21 units granted planning permission per annum for two consecutive years																												

		Number of affordable housing units completed per annum	To meet the affordable housing target of 375 (average 25 affordable housing units per annum) over the Plan period (2016 – 2031)	Below 21 units completed per annum for two consecutive years																												
		Monitor progress on allocated housing sites. Monitor the number of market and affordable dwellings permitted and completed on housing allocated sites per annum.	Monitor number of dwellings coming forward on allocated sites per annum and the mix of open market and affordable dwellings on each site <table border="1" data-bbox="933 622 1209 1102"> <tr><td>2017/18</td><td>0</td></tr> <tr><td>2018//19</td><td>10</td></tr> <tr><td>2019/20</td><td>26</td></tr> <tr><td>2020/21</td><td>20</td></tr> <tr><td>2021/22</td><td>28</td></tr> <tr><td>2022/23</td><td>26</td></tr> <tr><td>2023/24</td><td>10</td></tr> <tr><td>2024/25</td><td>6</td></tr> <tr><td>2025/26</td><td>10</td></tr> <tr><td>2026/27</td><td>10</td></tr> <tr><td>2027/28</td><td>5</td></tr> <tr><td>2028/29</td><td>12</td></tr> <tr><td>2029/30</td><td>11</td></tr> <tr><td>2030/31</td><td>10</td></tr> </table>	2017/18	0	2018//19	10	2019/20	26	2020/21	20	2021/22	28	2022/23	26	2023/24	10	2024/25	6	2025/26	10	2026/27	10	2027/28	5	2028/29	12	2029/30	11	2030/31	10	
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		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).		10 or more units per annum granted planning permission for three consecutive years.																												

		Number of affordable housing units granted planning permission per annum via windfalls.	6 units per annum	Below 5 units granted planning permission per annum for 2 consecutive years
		Number of affordable housing units completed per annum via windfalls.	6 units per annum	Below 5 units completed per annum for 2 consecutive years
		Number of affordable housing units granted planning permission per annum via conversions.	3 units per annum	Below 2 units granted planning permission per annum for 2 consecutive years
		Number of affordable housing units completed per annum via conversions.	3 units per annum	Below 2 units completed per annum for 3 consecutive years
		Monitor uptake of affordable housing in smaller settlements	2 per settlement over the life of the Plan	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.
		Number of affordable housing units granted planning permission and completed per annum on exception sites. The exception sites are not included in the housing requirement figure.	1 scheme completed every 4 years	Less than 1 scheme completed every 4 years.
		Monitor the size of sites coming forward and the number of units proposed on each site.		
		Monitor take up of windfall sites (large and small sites)		

	Monitor the affordable housing targets and thresholds of sites coming forward		
	If need is identified through the GTNA within the National Park consider suitable sites.	Continue to be part of the GTNA group	Failure to meet an identified need.
	Monitor affordable housing need figure identified through the LHMA and other appropriate local housing needs surveys		
	Monitor intermediate affordable housing needs through Tai Teg Register.		
	Revise existing SPG on Affordable Housing.	By 2019	Failure to deliver
	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	Less than 30% of all approvals to remove agricultural or holiday accommodation conditions
	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	Failure to deliver
	Number of community facilities lost through change of use	No loss of viable facilities	Failure to deliver
	Number of Community & Linguistic Statements submitted  Number of Community & Linguistic Impact Assessments submitted	No significant harm to the character and language balance of a community	1 harmful scheme for 3 consecutive years or 3 harmful developments in 1 year
	Monitor the effectiveness of the Community and linguistic statement and the Community & Linguistic Impact Assessments	Number produced in compliance with policy. Assess effectiveness.	

		Encouraging Welsh or bi-lingual signage	An increase in Welsh or bi-lingual signage	
		Encouraging the use of Welsh place names for new developments	An increase in Welsh place names for new developments	
		Number of planning obligations secured on larger development	All large development	Failure to secure obligations where necessary on 2 or more sites in 3 years

LDP Strategic Objectives	Relevant LDP Policies	Indicators	Policy Targets	Trigger Level
Supporting a Sustainable Rural Economy	A I 1 19 20 L 21 22 23 27	New employment floor space granted permission in the Local Service Centres	Increase in new employment floor space	Failure to deliver
		Total new employment floor space granted permission in National Park (including conversions)	Increase in new employment floor space	Failure to deliver
		Number of additional jobs created	Increase in number of additional jobs created	
		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.	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
		Employment land and premises vacancy rate		
		Monitor employment land and industrial buildings available in close proximity to the National Park boundary.		
		Monitor de-commissioning of Trawsfynydd Nuclear Power Station		

	Monitor the types of employment development coming forward within the Snowdonia Enterprise Zone	All development proposals	
	Developments coming forward within the Snowdonia Enterprise Zone Indicative focus area – Llanbedr	All Development proposals	
	Developments coming forward within the wider Snowdonia Enterprise Zone Designation – Llanbedr	All Development proposals	
	Developments coming forward within the Snowdonia Enterprise Zone allocation Trawsfynydd	All Development proposals	
	Developments coming forward immediately adjacent to the Snowdonia Enterprise Zone Allocation – Trawsfynydd	All Development proposals	
	Assist with drafting of a Master Plan for Trawsfynydd	Masterplan in place before any significant new development on the site	Failure to deliver
	Assist with drafting of a Master Plan for Llanbedr	Masterplan in place before any significant new development on the site	Failure to deliver
	Number of applications for appropriate live-work units Number of applications for home working	Increase in number of appropriate schemes approved	
	Number of new or improved tourism facilities	All development proposals	Failure to deliver
	Number of developments that improve the quality of existing Chalet and Static Caravan sites and reduce its impact on the landscape	All development proposals	1 development failing to improve quality/reduce impact on landscape for 3 consecutive years or 3 developments failing in 1 year



		Number of developments that improve the quality of existing Touring and Camping Sites and reduce its impact on the landscape	All development proposals	1 development failing to improve quality/reduce impact on landscape for 3 consecutive years or 3 developments failing in 1 year
		Number of New Alternative Accommodation developments	All development proposals	1 development which fails to respect the landscape or has an unacceptable adverse impact on the landscape
		Update Visitor Accommodation SPG in line with policy revisions	By 2018	
		New retail floor space within the main built up areas of Local Service Centres, Service Settlements and Secondary Settlements	All development proposals	1 new development outside these areas for 3 consecutive years or 3 new developments outside these areas in 1 year
		Number of new retail developments intended to serve a wider settlement catchment area limited to Bala and Dolgellau	All development proposals	1 new development outside these areas for 3 consecutive years or 3 new developments outside these areas in 1 year
		Number of new retail developments situated within the main retail area or within 300m of the town centre	All development proposals	1 new development outside these areas for 3 consecutive years or 3 new developments outside these areas in 1 year
		Vacant units in retail areas	Reduce or maintain vacancy rate	
		Number of applications for non A use class uses in main retail areas of Aberdyfi, Bala, Betws-Y-Coed, Dolgellau and Harlech	All development proposals	1 development outside A uses classes for 3 consecutive years or 3 new developments outside A use classes for 3 consecutive years.

LDP Strategic Objectives	Relevant LDP Policies	Core & Local Indicators	Policy Targets	Trigger Level
Promoting Accessibility & Inclusion	A LI 1 24 25	Number of developments with access to footpaths, cycle paths and public transport	Increase in number	Failure to deliver
		Number of developments with access to public transport	Increase in number	Failure to deliver
		No significant harm from road network changes	All development proposals	Significant harm arising from 1 development for 3 consecutive years or significant harm arising from 3 developments in 1 year
		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 attraction	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
		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 which gives precedence to sustainable transport.	Failure to deliver
		Monitor any land use implications from the Authority's Recreation Strategy		
		Monitor the number of telecommunication developments that do not harm the visual appearance and character of the area		All development proposals

### Appendix 3: How the Local Development Plan can deliver the vision for Snowdonia National Park

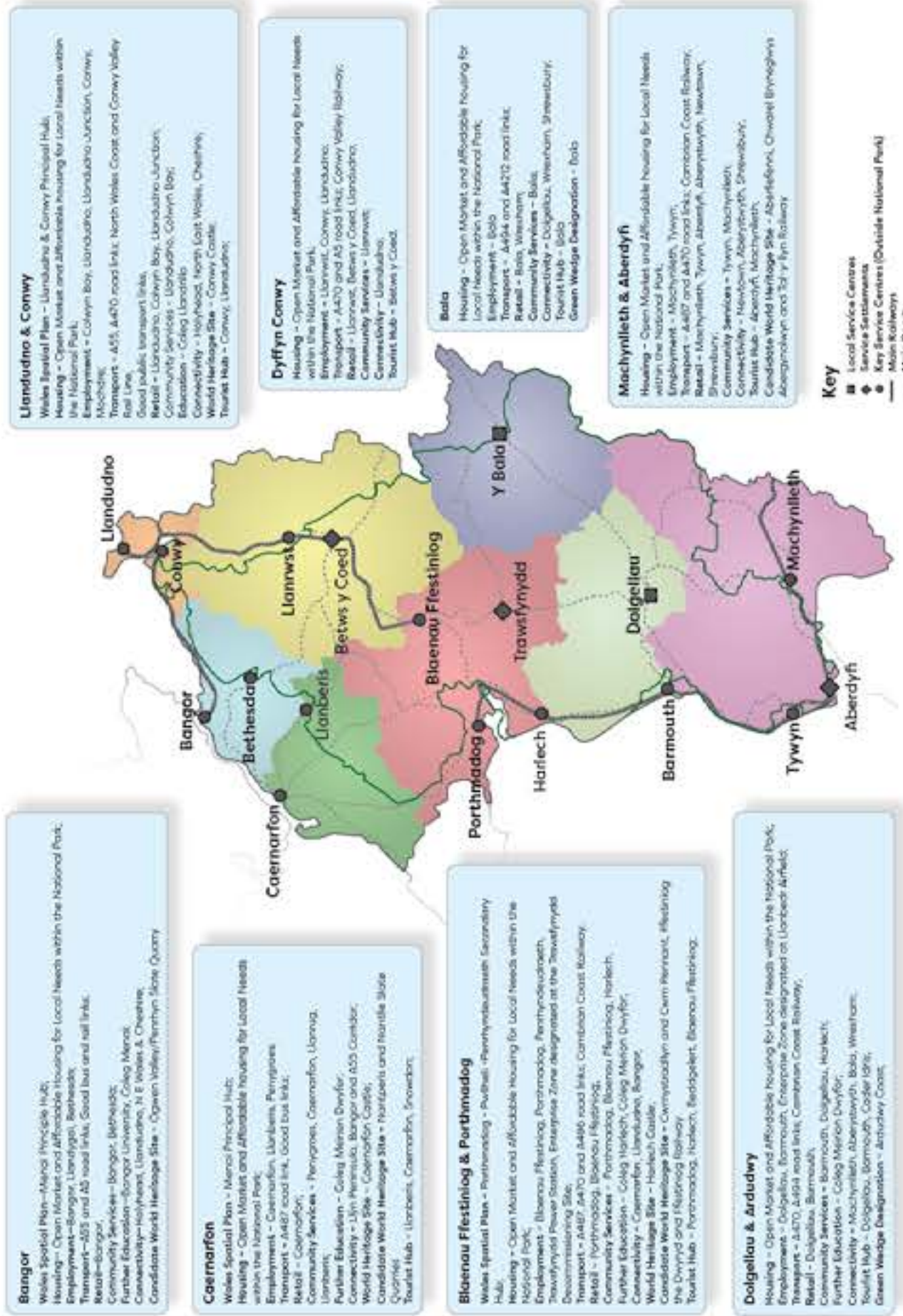
The Vision	How the Local Development Plan delivers these elements?	Well-being of Future Generations Goals met
<b>By 2035, Snowdonia will continue to be</b>		
<b>a protected and evolving landscape,</b>	Through the Local Development Plan the Authority aims to ensure that Snowdonia continues to be worthy of landscape protection. This will be achieved through ensuring that inappropriate development is not located where it will have an adverse affect on the Landscape of the National Park. Other aspects that contribute to this important landscape will also be protected. Protection will also be offered to the historic assets which contribute so much to the landscape of the National Park.	A globally responsible Wales A resilient wales A healthier Wales A Wales of vibrant culture and a thriving Welsh language.
<b>safeguarded and enhanced to provide a rich and varied natural environment;</b>	Natural resources, biodiversity, geodiversity and wildlife all contribute to the varied natural environment of the National Park and ‘Special Qualities’. Within the National Park there is a rich biodiversity. The Local Development Plan highlights the importance of helping to facilitate the adaptation and migration of species. The most important species and habitats within the National Park will be highlighted within the Nature Conservation and Biodiversity Supplementary Planning Guidance; this document will reinforce the importance of species not only on an international and national scale but also their importance on a local scale. The guidance will outline measures to protect both the important species and the important habitats for future generations to enjoy.	A globally responsible Wales A resilient wales A healthier Wales
<b>providing social, economic and wellbeing benefits nationally and internationally.</b>	One of the ‘Special Qualities’ of the National Park identifies “the robust sense of community cohesion belonging and vibrancy which combine to give a strong sense of place”. The plan encourages sustainable economic growth by supporting a rural economy that provides employment opportunities and maintains thriving communities. Through tourism it is possible to achieve one of the statutory purposes of the National Park that is to promote opportunities for the understanding and enjoyment of the ‘Special Qualities’ of the area, by the public.	A prosperous Wales A resilient wales A healthier Wales A more equal Wales A Wales of cohesive communities A Wales of vibrant culture and a thriving Welsh language.

<b>National Park purposes will be delivered</b>	The Authority aims to conserve and enhance the natural beauty, wildlife and cultural heritage of the park through the implementation and monitoring of the policies within the plan. The cultural heritage will be protected through the monitoring of planning applications that might have an effect on any aspect of cultural heritage within the park. The number of Conservation Areas within the park will be reviewed, and the number of listed buildings at risk will be reduced. The Authority will aim to promote opportunities for understanding and enjoyment of the ‘Special Qualities’ of the national park, by supporting tourism ventures that are of the right scale and design for the National Park. The Local Development Plan seeks to deliver development that is in keeping with the ‘Special Qualities’ of the National Park, which include not only the qualities relating to it as a place to live but also as a place that can be enjoyed by all visitors and residents alike. These qualities have been considered throughout the preparation of the plan, in order to ensure that the ‘Special Qualities’ of the National Park are supported and not jeopardised by any of the proposals and policies that have been set out in the plan.	A globally responsible Wales A resilient wales A healthier Wales A Wales of vibrant culture and a thriving Welsh language
<b>through a diverse and prospering economy,</b>	The importance of a sustainable rural economy has been highlighted in the Local Development Plan. Policies have been drafted that support the development of new employment, promoting the re use of underused and redundant buildings, supporting the agricultural and tourism sectors and support live-work units and working from home.	A globally responsible Wales A prosperous Wales A resilient wales A more equal Wales A Wales of cohesive communities A Wales of vibrant culture and a thriving Welsh language
<b>adapted to the challenges of climate change,</b>	The challenges of climate change are outlined within the Local Development Plan. Polices within the Local Development Plan have been drafted to ensure that the Authority meets these challenges. The importance of	A globally responsible Wales A resilient wales A healthier Wales
	conserving the integrity of the wider natural environment of the National Park and the nature conservation interests have been outlined. The reduction of waste and ensuring the most efficient use of the Park’s natural resources have also been highlighted as a way to meet the challenge of climate change.	

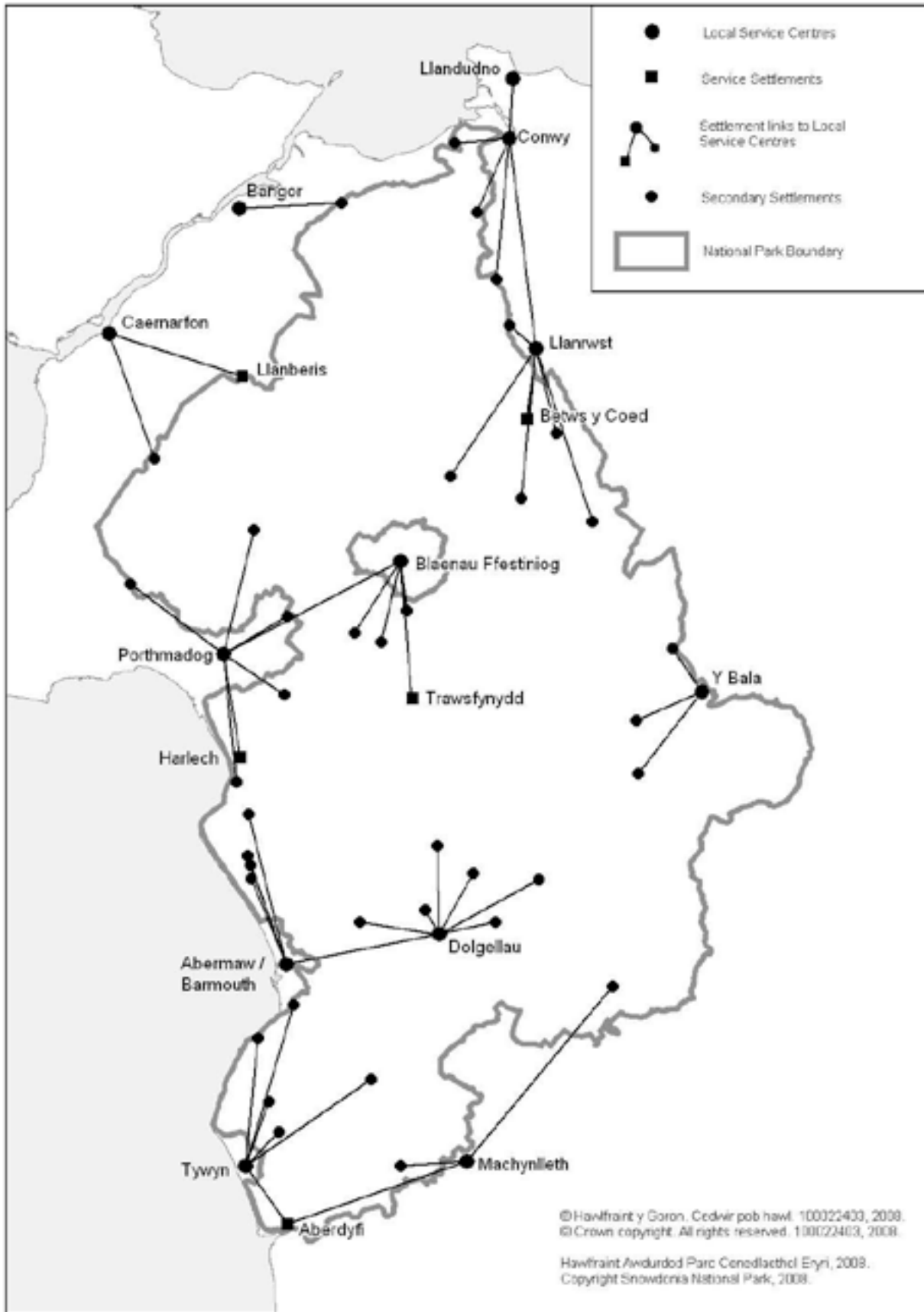
<p><b>founded on natural resources – its landscape qualities, opportunities for learning and enjoyment, cultural and natural heritage</b></p>	<p>The Authority will protect through the Local Development Plan the landscape within the National Park from inappropriate development that would have a negative impact on the landscape.</p>	<p>A globally responsible Wales A resilient Wales A healthier Wales</p>
<p><b>With thriving bilingual and inclusive communities</b></p>	<p>The Welsh Language is very important to the cultural richness of the National Park. The Local Development Plan will protect the Welsh Language from negative impacts through not allowing developments that will harm the language in any way. The Welsh Language will be protected by policies within the Local Development Plan and the Supplementary Planning Guidance. Monitoring of the Welsh Language Impact Assessments will also be carried out by the Authority. The Authority will take into account the affect any new development might have on the integrity of the Welsh Language. The Authority also aims to work with Gwynedd County Council to support the full integration of incomers into communities within the park; this will include introductions to the Welsh Language.</p>	<p>A more equal Wales A Wales of cohesive communities A Wales of vibrant culture and a thriving Welsh language.</p>
<p><b>partnership working will have demonstrated that more can be achieved through working together</b></p>	<p>Below is a non-exhaustive list of other organisations that the authority will work in partnership with: Community Housing Cymru, Housing &amp; Planning authorities, Housing associations Gwynedd CC &amp; Conwy CBC Gwynedd and Conwy Housing Authorities Welsh Government Village and Town Community Councils (Gwynedd Language Promotion Group) Welsh Language Board,</p>	<p>A prosperous Wales A healthier Wales A more equal Wales A Wales of cohesive communities A Wales of vibrant culture and a thriving Welsh language.</p>
	<p>Gwynedd Council Menter Iaith Conwy Snowdonia Society Taith Consortia TraCC Brecon Beacons National Park Pembrokeshire National Park NRW Railtrack Private Developers Scottish Power Shoreline Management Plan Waste Management Authorities (Gwynedd Council and Conwy County Borough Council) Private Waste Management Companies</p>	

<p><b>communities will have adopted innovative solutions in a changing World</b></p>	<p>The Authority will support applications that provide or improve current community facilities within the National Park. It aims to increase the number of community facilities available to residents within settlements throughout the park. The authority will respond to consultations that have an effect on the provision of community facilities or services across the Park.</p>	<p>A more equal Wales A Wales of cohesive communities A Wales of vibrant culture and a thriving Welsh language.</p>
<p><b>a low carbon economy will have strengthened residents' link with the environment providing a better standard of living</b></p>	<p>Sustainability is referred to throughout the Local Development Plan. The Authority recognises that sustainable development is important. Sustainable development and design is encouraged throughout the plan. Sustainable transport is encouraged as well as sustainable tourism. New community facilities and new dwellings are encouraged to be of sustainable design. The Authority also assists sustainable development projects that encourage social, environmental and economic benefits within communities through the sustainable development fund. The Authority has allocated land which is in a sustainable location, good bus links and access to jobs and services.</p>	<p>A globally responsible Wales A prosperous Wales A resilient wales A healthier Wales A more equal Wales A Wales of cohesive communities A Wales of vibrant culture and a thriving Welsh language.</p>
<p><b>and ensuring Snowdonia's reputation as an internationally renowned National Park and one of the nation's breathing spaces</b></p>	<p>People have been visiting Snowdonia to enjoy the unspoilt character of the landscape and scenery and the distinctiveness of the area's Welsh identity. The Authority recognise this and the policies within the Local Development Plan ensure that the unspoilt character of the landscape is not adversely affected by development within or adjacent to the National Park. Sustainable tourism is encouraged in the Local Development Plan in order to assist in delivering the second purpose of the National Park which is to promote opportunities for the understanding and enjoyment of the 'Special Qualities' of the area, by the public.</p>	<p>A globally responsible Wales A prosperous Wales A resilient wales A healthier Wales A more equal Wales A Wales of cohesive communities A Wales of vibrant culture and a thriving Welsh language.</p>

Appendix 4: Zones of Influence



### Appendix 5: Settlement Links to Local Service Centres





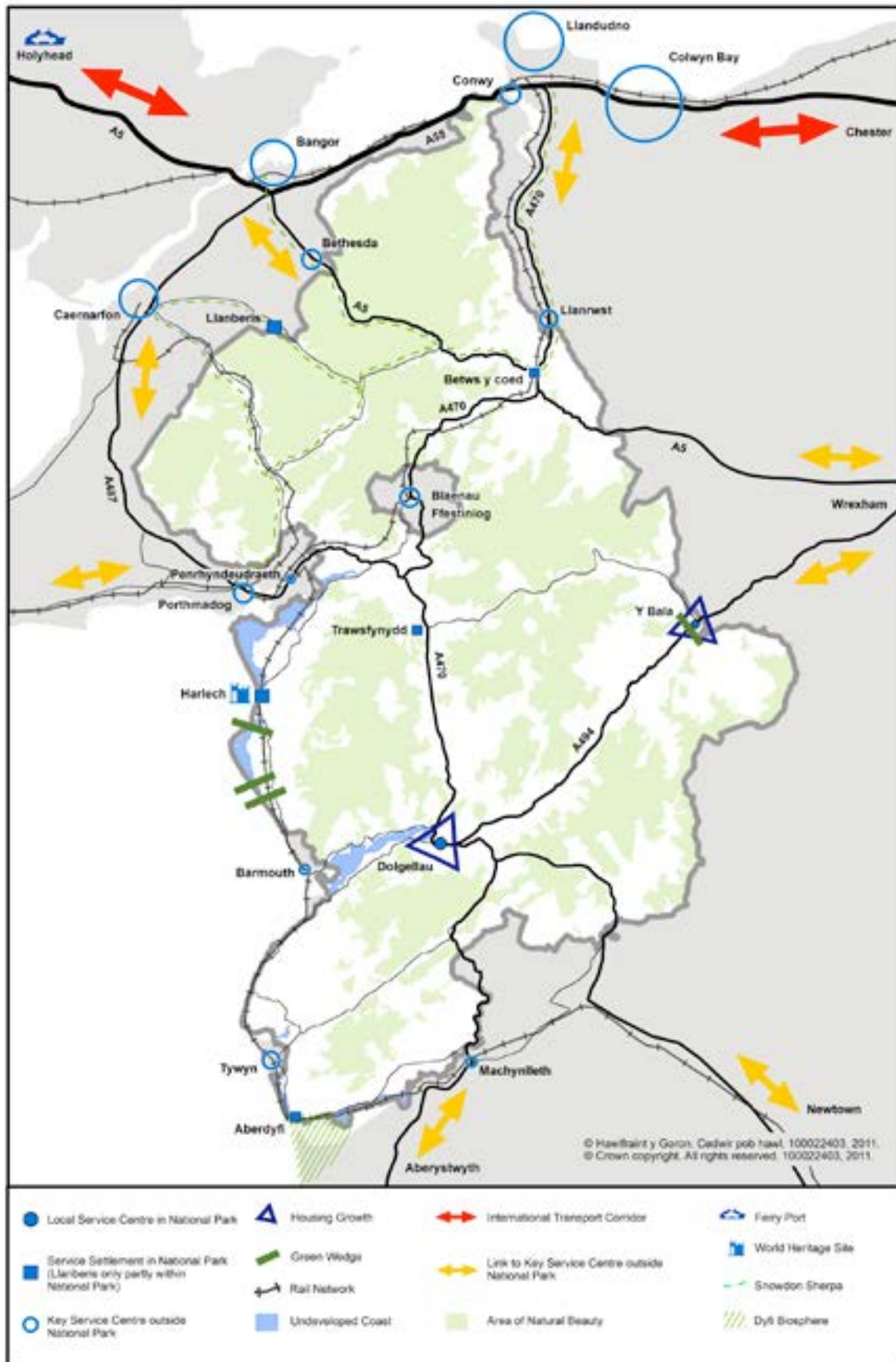
Appendix 6: Settlement Strategy



Tier	Characteristics	Settlement
Local Service Centres	These are market towns with a minimum population of around 1,900. These settlements have all the key local facilities (primary and secondary school, doctor’s surgery, post office and a supermarket and food shop. They also have numerous community facilities and have employment sites allocated within them. The settlements also have good public transport provision. These are considered to have the ability to act as a service centre for surrounding settlements. Dolgellau has been identified as being strategically placed as a primary settlement in the Wales Spatial Plan which provides a link between the Central Wales area and the North West Wales area, while Bala has been identified as a cross boundary settlement.	Y Bala Dolgellau
Service Settlements	These settlements typically have a population of over 500 with a primary school, doctor’s surgery, post office and local food shop. They also have a range of community facilities and good public transport service. These are considered to have the ability to act as a service settlement for surrounding settlements. Betws y Coed and Trawsfynydd have been identified as cross boundary settlements in the Wales Spatial Plan, while Llanberis (which is partly within the Park), Harlech and Aberdyfi have been identified as key settlements.	Aberdyfi Betws y Coed Harlech Llanberis (small proportion within the National Park) Trawsfynydd
Secondary Settlements	These settlements have one or more key local facilities or have a very strong relationship with a settlement which has these key local facilities. These settlements also have a range of additional community facilities. The overall scale and settlement pattern has also been taken into account. These settlements have a range of poor to good public transport provision (bearing in mind the different circumstances of some rural communities). Some limited development in these villages will support their sustainability and the maintenance of existing services and facilities. These settlements are also considered to have the ability to provide some key local facilities for surrounding smaller settlements.	Abergwyngregyn Abergynolwyn Beddgelert Bontddu Brithdir Bryncrug Capel Garmon Dinas Mawddwy Dolgarrog Dolwyddelan Dwygyfylchi Dyffryn Ardudwy & Coed Ystumgwern Friog Frongoch Ganllwyd Garndolbenmaen Garreg Llanfrothen Gellilydan Llan Ffestiniog Llanbedr Llanegryn Llanelltyd Llanfachreth Llanfair Llanuwchllyn

		Llwyngwrl Maentwrog Nantlle Parc Penmachno Pennal Rhydymain Rowen Tal y Bont Talsarnau Trefriw Ysbyty Ifan
Smaller Settlements	<p>These settlements do not have any key local facilities with very few community facilities within the settlement. These settlements have a range of very poor to good public transport provision.</p>	Aberangell Arthog Betws Garmon Capel Curig Capelulo Croesor Cwm Penmachno Cwrt Llanbedr y Cennin Llandanwg Llandecwyn Llanywyr Llanllechid Llanydawddwy Llyn Penmaen Mallwyd Nant Gwynant Nant Peris Nantmor Nebo Penmorfa Prenteg Rhoslefain Rhosygwaliau Rhyd Rhyd ddu Rhyd Uchaf Taicynhaeaf Ynys

### Appendix 7: Key Diagram - The Spatial Strategy



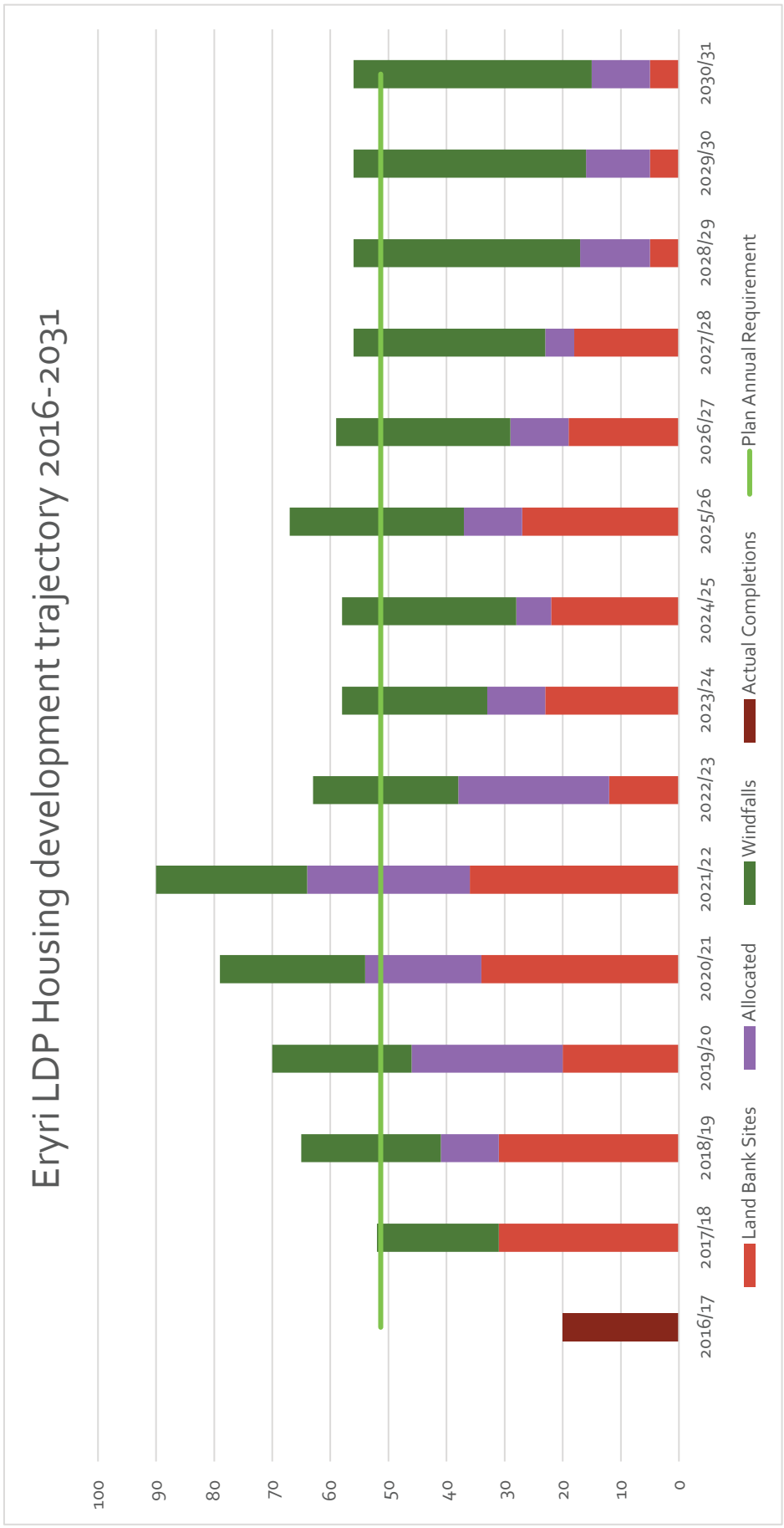
## Appendix 8: Supplementary Planning Guidance List

This list refers to Supplementary Planning Guidance which has already been prepared or will be produced by the National Park Authority. This list is not exhaustive. These guidance documents will be used by the Authority in decision making and are material consideration.

- 1. Sustainable Design in the National Parks of Wales
- 2. General Development Considerations
- 3. Planning and the Welsh Language
- 4. Affordable Housing
- 5. Planning Obligations
- 6. Nature Conservation and Biodiversity
- 7. Landscapes and Seascapes of Eryri
- 8. Visitor Accommodation
- 9. Farm Diversification
- 10. Renewable and Low Carbon Energy
- 11. Annexe Accommodation
- 12. Enabling Sustainable Development in the Welsh National Parks
- 13. Landscape Sensitivity and Capacity Assessment
- 14. Obtrusive Lighting (Light Pollution)

# Appendix 9: Eryri LDP Housing Land Supply 2016-2031

Plan Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
A Year	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
Remaining Years @ Year end	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1
LDP Housing Requirements	770	770	770	770	770	770	770	770	770	770	770	770	770	770	770
Plan Annual Requirement	51	51	51	51	51	51	51	51	51	51	51	51	51	51	51
Actual Completions LDP Sites During Year	1														
Actual Completions Other Large Sites During Year	6														
Actual Completions Small Sites During Year	13														
Land Bank Sites	0	31	31	20	34	36	12	23	22	27	19	18	5	5	5
Allocated	0	0	10	26	20	28	26	10	6	10	10	5	12	11	10
Windfalls		13	16	16	18	18	18	18	23	23	23	23	29	30	30
Actual Completions	E+F+G	20													
Anticipated Completions	H+I+J	44	57	62	72	82	56	51	51	60	52	46	46	46	45
Total Cumulative Completions @ Year End		44	101	163	235	317	373	424	475	535	587	633	679	725	770
Residual Housing Requirement @ Year End	C-M	770	726	607	535	453	397	346	295	235	183	137	91	45	0
Five Year Requirement	(N/B)*5	257	259	253	243	227	221	216	211	196	183	188	194	199	205
Annual Building Requirement	O/5	51	52	51	49	45	44	43	42	39	37	38	39	40	41
Total Land Available		317	329	312	300	270	260	255	250	235	183	191	199	207	216
Land Supply (Years)	Q/P	6	6	6	6	6	6	6	6	6	5	5	5	5	5



## Appendix 10: Allocations

Allocation	Number of units	No of affordable units	No open market	% AH	Land ownership	Current development status	Constraints to development	Infrastructure requirement and cost	Key timings	Phasing as outlined in the trajectory	How will the site be developed?	Funding streams
Red Lion Bala	55	11	44	20	Private owner	Pre-application discussions underway	Sewer crossing site – protection measures required. Improvements required at Bala Wastewater Treatment Works (WwTW) to be funded through Dwr Cymru Asset Management Plan or earlier through developer contributions	No major infrastructure requirements or costs. Estimated distance from key infrastructure: Electricity: 8m Gas: 25m Water: 10m Sewerage: Sewer crossing site Telecommunications: 4m	Landowner foresees first phase coming forward for development within next 5 years.	10 units 2018/19 10 units 2019/20 10 units 2020/21 10 units 2025/26 10 units 2026/27 5 units 2027/28	Sell the site to a developer	Developer funding streams
Cysgod y Coleg Bala	10	10	0	100	Cartrefi Cymunedol Gwynedd owned site	Pre-application discussions underway	Public footpath runs through the site, which can be diverted. No major constraint. Improvements required at Bala Wastewater Treatment Works (WwTW) to be funded through Dwr Cymru Asset Management Plan or earlier through developer contributions	No major infrastructure requirements or costs. Estimated distance from key infrastructure: Electricity: 20m Gas: 20m Water: <10m Sewerage: <10m Telecommunication: 20m	CCG foresee the site coming forward for development during 2019/20	To be developed in one phase. 10 units 2019/20	CCG Housing Association to develop the site themselves to meet the housing need identified locally.	Housing association funding in place. Will be putting a bid for Social Housing Grant
Pentre Uchaf Dyffryn Ardudwy	10	10	0	100	Cartrefi Cymunedol Gwynedd owned site	Pre-application discussions underway	No major constraints identified	No major infrastructure requirements or costs. Estimated distance from key infrastructure: Electricity: 15m Gas: No Gas available Water: 20m Sewerage: 50m Telecommunication: 15m	CCG foresee the site coming forward for development during 2020/21	To be developed in one phase. 10 units 2020/21	CCG Housing Association to develop the site themselves to meet the housing need identified locally.	Housing association funding in place. Scheme already on Gwynedd Councils Social Housing Grant reserve list.



Allocation	Number of units	No of affordable units	No open market	% AH	Land ownership	Current development status	Constraints to development	Infrastructure requirement and cost	Key timings	Phasing as outlined in the trajectory	How will the site be developed?	Funding streams
Capel Horeb, Dyffryn Arduowy	5	3	2	50	Private owner	No progress to date	There is a small brook running along top of the site. Public rights of way across part of the site.	No major infrastructure requirements or costs. Estimated distance from key infrastructure: Electricity: on site Gas: None Water: <10m Sewerage: <10m Telecommunications: on site	Developer foresees the site coming forward within 5 years.	5 units within the next 5 years 5 units 2021/22.	Combination of landowner selling completed dwellings and selling individual plots.	Private funds available to develop the site.
Primary School Aberdyfi	6	6	0	100	Gwynedd Council have agreed to selling the land to Cartrefi Cymunedol Gwynedd (CCG) .CCG have agreed to purchase once full planning is achieved. .	Advanced pre applications discussions	No Constraints to development.	No major infrastructure requirements or costs. Estimated distance from key infrastructure: Electricity: 10m Gas: 10m Water: <10m Sewerage: <10m Telecommunication:10m	CCG foresee the site coming forward for development during 2019/20	To be developed in one phase. 6 units 2019/20	CCG Housing Association to develop the site themselves to meet the housing need identified locally.	Housing association funding in place. Will be putting a bid for Social Housing Grant
Llanfrothen	6	6	0	100	Cartrefi Cymunedol Gwynedd owned site	No progress to date	No constraints to development	No major infrastructure requirements or costs. Estimated distance from key infrastructure: Electricity: 15m Gas: No Gas Water: 10m Sewerage: 20m Telecommunication:15m	CCG foresee the site coming forward for development during 2022/23	To be developed in one phase. 6 units 2022/23	CCG Housing Association to develop the site themselves to meet the housing need identified locally.	Housing association funding in place. Will be putting a bid for Social Housing Grant
Dolgellau	15	15	0	100	Cartrefi Cymunedol Gwynedd owned site	No progress to date	Water course 60m to the east of the site - no major issues foreseen. Large protected oak tree on site which will be designed to be part of the scheme. Public footpath on part of the site.	No major infrastructure requirements or costs. Estimated distances from key infrastructure: Electricity: 15m Gas: 15m Water: Water main crossing site Sewerage: 15m Telecommunication:15m	CCG foresee the site coming forward for development during 2022/23	To be developed in one phase. Cartrefi Cymunedol Gwynedd anticipate that more units can be developed on site in the future. 15 units 2022/23	CCG Housing Association to develop the site themselves to meet the housing need identified locally.	Housing association funding in place. Will be putting a bid for Social Housing Grant

Allocation	Number of units	No of affordable units	No open market	% AH	Land ownership	Current development status	Constraints to development	Infrastructure requirement and cost	Key timings	Phasing as outlined in the trajectory	How will the site be developed?	Funding streams
Llanuwchllyn	7	7	0	100	Grwp Cynefin owned site	No progress to date	No constraints to development	All nearest utility connection is on site. Water: <10m Sewerage: <10m	Within the next 15 years	To be developed in one phase. 7 units 2029/30	Grwp Cynefin Housing Association to develop the site themselves	Housing association funding in place. Will be putting a bid for Social Housing Grant
Dinas Mawddwy	6	6	0	100	Cattrefi Cymunedol Gwynedd owned site	No progress to date	No constraints to development	No major infrastructure requirements or costs. Estimated distances from key infrastructure: Electricity: 30m Gas: No gas Water: 60m Sewerage: 60m Telecommunication: 30m	CCG foresee the site coming forward for development during 2024/25	To be developed in one phase. 6 units 2024/25	CCG Housing Association to develop the site themselves to meet the housing need identified locally.	Housing association funding in place. Will be putting a bid for Social Housing Grant
Trefriw	5	3	2	50	Private owner	Pre-application discussions underway	No constraints to development but the development of the site would lead to the removal of trees and/or hedgerows.	No major infrastructure requirements or costs. Estimated distances from key infrastructure: Electricity: 200m Gas: None Water: <10m Sewerage: <10m Telecommunications: Not known	5 units 2022/23	To be developed in one phase. 5 units 2022/23	Sell Site to developer	No funding streams.
Dolwyddelan	6	6	0	100	Natural Resource Wales owned site	No progress to date	No major constraints identified	No major infrastructure requirements or costs. Estimated distance from key infrastructure: Electricity: Nearby Water: 75m Sewerage: 75m Telecommunication: Nearby	6 units 2030/31	To be developed in one phase. 6 units 2030/31	Natural Resource Wales own the site and are keen to sell the land to a housing association as an affordable housing scheme similar to the scheme already completed on neighbouring site. Grwp Cynefin are keen to purchase the land and develop the site.	Housing association funding in place. Will be putting a bid for Social Housing Grant

Allocation	Number of units	No of affordable units	No open market	% AH	Land ownership	Current development status	Constraints to development	Infrastructure requirement and cost	Key timings	Phasing as outlined in the trajectory	How will the site be developed?	Funding streams
Harlech	24	8	16	33	Private Coleg Harlech owned site	No progress to date	No constraints to development	Water main crossing site Sewerage: 25m	12 units by 2022 12 units by 2029	To be developed in two phase 12 units 2021/22 12 units 2028/29	Develop the site in conjunction with a Housing Association	No funding stream identified to date.
	8	4	4	50	Private	Early discussions between the site owner and the Rural Housing Enabler.	There are no constraints to development.	No major infrastructure requirements or costs. Estimated distance from key infrastructure: Electricity: 4m Gas: Water: <10m Sewerage: 35m Telecommunications:5m	8 units 2029 - 31	To be developed in two phase. 4 units 2029/30 4 units 2030/31	Private landowner is looking at the options of either selling the land as individual plots or Grwp Cynefin housing association have shown an interest to purchase the land and develop the site.	Housing association funding in place. Will be putting a bid for Social Housing Grant
Llanbedr	6	6	0	100	Cartrefi Cymunedol Gwynedd owned site	No progress to date	No constraints to development	No major infrastructure requirements or costs. Estimated distance from key infrastructure: Electricity: 30m Gas: No gas available Water: 10m Sewerage:20m Telecommunication:30m	CCG foresee the site coming forward for development during 2021/22	To be developed in one phase. 6 units 2021/22	CCG Housing Association to develop the site themselves to meet the housing need identified locally.	Housing association funding in place. Will be putting a bid for Social Housing Grant
Trawsfynydd	10	10	0	100	Cartrefi Cymunedol Gwynedd owned site	No progress to date	No constraints to development	No major infrastructure requirements or costs. Estimated distance from key infrastructure: Electricity: 10m Gas: No gas available Water: 75m. Private water supply <10m Sewerage:80m Telecommunication:10m	CCG foresee the site coming forward for development during 2023/24	To be developed in one phase. 10 units 2023/24	CCG Housing Association to develop the site themselves to meet the housing need identified locally.	Housing association funding in place. Will be putting a bid for Social Housing Grant
Pennal	5	5	0	100	Cartrefi Cymunedol Gwynedd owned site	No progress to date	No constraints to development	No major infrastructure requirements or costs. Estimated distance from key infrastructure: Electricity: 10m Gas: Non gas available Water:30m Private water supply crossing the site Sewerage: Sewer crossing the site Telecommunication:10m	CCG foresee the site coming forward for development during 2021/22	To be developed in one phase. 5 units 2021/22	CCG Housing Association to develop the site themselves to meet the housing need identified locally.	Housing association funding in place. Will be putting a bid for Social Housing Grant



**ERYRI LOCAL DEVELOPMENT PLAN  
2016 – 2031**

**ADOPTED VERSION**

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