

Snowdonia National Park Authority



Eryri Local Development Plan Matters Arising Changes

Health Impact Assessment - Screening 2018

Introduction

Health Impact Assessment

The Eryri Local Development Plan (ELDP) is a key document setting policies regarding use and development of land. This report sets out the Health Impact Assessment (HIA) of the Matters Arising Changes, which will ensure that health and well-being issues are taken into account throughout the plan process. By making the HIA an iterative process it will help to ensure that the Revised ELDP has a positive impact on health.

The World Health Organisation (WHO) defines Health Impact Assessment (HIA) as:

'a means of assessing the health impacts of policies, plans and projects in diverse economic sectors using quantitative, qualitative and participatory techniques. HIA helps decision-makers make choices about alternatives and improvements to prevent disease/injury and to actively promote health.'

As practiced in Wales, HIA is a tool for assessing the implications for health and wellbeing through the consideration of the wider determinants of health. It is a process which considers to what extent the health and well-being of a population may be positively or negatively affected, by a proposed action; project; programme; policy or plan, such as the ELDP in this case. It can provide opportunities to identify ways in which health benefits can be maximised as well as how health risks can be minimised. It can identify health impacts and health inequalities affecting the general population and also those affecting vulnerable groups (e.g. children, young people, the elderly etc.).

Methodology

In order to undertake the HIA the Authority has used elements of the Wales Health Impact Assessment Support Unit (WHIASU) 'Health Impact Assessment: A Practical Guide (2012). It provides guidance on assessing the impact on public health of planning policies and planning proposals and also allows an opportunity to influence planning proposals to maximise the benefit to human health.

The structure of the assessment is based around a template which considers the possible positive and negative impact of policies in the LDP on the health of vulnerable or disadvantaged groups in the local population, as set out in the WHIASU best practice guide.

Publicising the HIA as one of the supporting documents to the Deposit Plan will also allow the assessment to inform stakeholder views about the content of the document, and provide transparency as to the SNPA's commitment to consider the potential impacts on health as part of the planning policy preparation process.

The Guidance lists some of the determinants of health, see Figure 1 below.

1. Lifestyles	
Diet	Sexual activity
Physical activity	Other risk-taking activity
Use of alcohol, cigarettes, non-prescribed drugs	
2. Social and community influences on health	
Family organisation and roles	Social isolation
Citizen power and influence	Peer pressure
Social support and social networks	Community identity
Neighbourliness	Cultural and spiritual ethos
Sense of belonging	Racism
Local pride	Other social exclusion
Divisions in community	
3. Living/ environmental conditions affecting health	
Built environment	Green space
Neighbourhood design	Community safety
Housing	Smell/odour
Indoor environment	Waste disposal
Noise	Road hazards
Air and water quality	Injury hazards
Attractiveness of area	Quality and safety of play areas
4. Economic conditions affecting health	
Unemployment	Type of employment
Income	Workplace conditions
Economic inactivity	
5. Access and quality of services	
Medical services	Public amenities
Other caring services	Transport including parking
Careers advice	Education and training
Shops and commercial services	Information technology
6. Macro-economic, environmental and sustainability factors	
Government policies	Biological diversity
Gross Domestic Product	Climate
Economic development	

Figure 1. Health and Wellbeing Determinants Checklist (WHIASU)

Health Impact Assessment of Policies - Screening

Strategic Policy C: Spatial Strategy

Short description of the Policy - purpose and aims

This policy sets out how new development will be distributed to achieve the 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. ~~Now housing development will be restricted to a range of between 23% and 35%, 17%, 30%, 22% and 34% of the overall housing requirement and will be monitored during the Plan period.~~
- iii. To support existing or provide new employment opportunities to support the rural economy.
- iv. 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.
- v. Retail development located in close proximity to the main retail areas.

Service Settlements

- vi. Small scale general market and affordable housing for local needs.
- vii. ~~Now housing development will be restricted to a range of between 10% and 16%, 0% and 13%, 10% and 14% of the overall housing requirement and will be monitored during the Plan period.~~
- viii. Small scale employment development to support existing or provide new employment opportunities to support the rural economy in accordance with Development Policy 19
- ix. Improve existing and provide new community facilities to serve local residents.
- x. Strengthen its role as a service settlement serving the settlement and the immediate community.
- xi. Support its role as a visitor destination.

- xii. Retail development within the commercial areas of Harlech, Aberdyfi, Betws y Coed.

Secondary Settlements

- xiii. Small scale general market and affordable housing for local needs.
- ~~xiv. New housing development will be restricted to no more than 48%, 47%, 53% of the overall housing requirement and will be monitored during the Plan period.~~
- xv. Small scale employment development to support existing or provide new employment opportunities to support the rural economy in accordance with Development Policy 19.
- ~~xv-xvi.~~ Improve existing and provide new community facilities to serve local residents and strengthen its role in providing services to the rural hinterland.

Smaller Settlements

- ~~xvi-xvii.~~ Single units of affordable housing for local needs.
- ~~xvii-xviii.~~ New housing development will be restricted to no more than 9%, 7-13% of the overall housing requirement and will be monitored during the Plan period.
- xix. Improve existing and provide new community facilities to serve local residents where there are no suitable locations in settlements listed in the settlement hierarchy.
- ~~xviii-xx.~~ Conversion of buildings to support economic uses.
- xxi. In exceptional circumstances new small scale employment and training development in accordance with Development Policy 19

Open countryside

- ~~xix-xxii.~~ Conversion of rural buildings to support economic uses.
- ~~xx-xxiii.~~ Conversions of rural buildings for affordable housing for local needs.
- ~~xxi-xxiv.~~ New housing development through conversion will be restricted to no more than 8%, 16-12% of the overall housing requirement and will be monitored during the Plan period.
- ~~xxii-xxv.~~ Replacement dwellings.
- ~~xxiii-xxvi.~~ Housing relating to an essential need to live in the countryside in line with national planning policy.
- ~~xiv-xxvii.~~ Other essential community facilities to serve local residents where there are no suitable locations in settlements listed in the settlement hierarchy.

<p>xxviii. Agricultural developments which are sympathetically accommodated in the landscape.</p> <p>xv-xxix. In exceptional circumstances new small scale employment and training development in accordance with Development Policy 19</p> <p>xvi-xxx. Economic development as part of the Snowdonia Enterprise Zone allocation in accordance with Development Policy 27.</p>
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Health Impact Assessment

	Positive (+)	Negative (-)	Neutral (N)	Outcomes
Lifestyles			N	There should be positive benefits for communities in the medium to long-term as development occurs in the appropriate settlements. There could also be benefits for community spirit and cohesion through the development of more vibrant communities. The changes proposed through the Matters Arising Changes (MAC's) do not change the aim of the policy and therefore the previous assessment still stands.
Social and community influences on health	+			
Living environmental conditions affecting health	+			
Access and quality of services	+			
Macro-economic, environmental and sustainability factors	+			

Health Impact Assessment of Policies - Screening

Strategic Policy G: Housing

Short description of the Policy - purpose and aims

The purpose of this policy is to meet the housing need of local communities both within built up areas and by exception sites outside housing development boundaries. However, through the Matters Arising Changes, this policy has been split into two (Development Policy 30: Affordable Housing), to ensure that the key elements are included within appropriate policies in a coherent manner.

Strategic Policy: Housing (G)

[The Eryri Local Development Plan has a plan requirement of 770 dwellings and makes provision for approximately 840 885 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 development \(unless there are local circumstances such as the character of the locality that suggests a lower density may be more appropriate\).](#)

[Housing allocations are listed below and are shown on the Proposals and Inset Maps.](#)

<u>Hierarchy</u>	<u>Allocations</u>	<u>Estimated Units</u>
<u>Local Service Centre</u>	<u>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</u>	<u>55</u>
<u>Local Service Centre</u>	<u>Land at Cysgod y Coleg, Y Bala (100% affordable housing to meet local need)</u>	<u>10</u>
<u>Local Service Centre</u>	<u>Land behind Wenallt, Dolgellau (100% affordable housing to meet local need)</u>	<u>15</u>
<u>Service Settlement</u>	<u>Former Primary School, Aberdyfi (100% affordable housing for local need)</u>	<u>6</u>
<u>Service Settlement</u>	<u>Land adjacent Penyrhwylfa, Harlech (67% open market 33% affordable housing for local need)</u>	<u>24</u>
<u>Service Settlement</u>	<u>Land adjacent Bro Prysor, Trawsfynydd (100% affordable housing for local need)</u>	<u>10</u>
<u>Secondary Settlement</u>	<u>Land adjacent to Pentre Uchaf, Dyffryn Ardudwy (100% affordable housing to meet local need)</u>	<u>10</u>

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
	Total	184

Health Impact Assessment

	Positive (+)	Negative (-)	Neutral (N)	Outcomes
Lifestyles	+			The policy commits to allocating new housing to meet local needs which is important when developing sustainable communities. The policy is actively trying to encourage sustainability principles which should be seen as a long term benefit. The increase in provision identified through the MAC's will also result in more housing to meet local needs.
Social and community influences on health	+			
Living environmental conditions affecting health	+			
Access and quality of services	+			
Macro-economic, environmental and sustainability factors	+			

Health Impact Assessment of Policies - Screening

Development Policy 30: Affordable Housing

Short description of the Policy - purpose and aims

The purpose of this policy is to meet the affordable housing need of local communities both within built up areas and by exception sites outside housing development boundaries. The Affordable Housing target has been included in the Affordable housing policy along with additional text to ensure that should a need be identified within a smaller settlement for more than 2 additional dwellings over the plan period, this can be considered, as included in the existing plan.

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 or more dwellings
- ii) Within Service Settlements 33% on sites of 3 dwellings or more
- iii) Within Secondary Settlements 50% on sites of two dwellings or more
- ii)iv) On-sites Within smaller settlements immediately adjacent 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

~~The delivery of new housing will be provided through:~~

~~Allocated Sites~~

- ~~i. Allocating sites for 100% affordable housing to meet local need on publicly owned land and 50% affordable housing to meet local need on privately owned land within the housing development boundaries of settlements (identified on the inset maps).~~
- ~~ii. Phasing the site to the rear of the Red Lion in Bala by allowing the release of 30 units up to 2016 and, if built, the remaining 25 units from 2016 to 2022.~~

~~Unallocated Sites~~

- ~~iii. Seeking 50% affordable housing to meet local need on unallocated sites in Dolgellau and Bala.~~
- ~~iv. Seeking 100% affordable housing to meet local need on all new build on unallocated sites within the housing development boundaries of Service Settlements and in Secondary Settlements for four or more dwellings 50% affordable housing to meet local need will be sought.~~
- ~~v. Supporting the development of up to two new single dwellings for 100% affordable housing to meet local need within Smaller Settlements (if the site is immediately adjacent to a property highlighted on the settlement inset map). Exceptionally more than two dwellings will be allowed where need is proven and the character and setting of the settlement is not impaired.~~
- ~~vi. Supporting small scale 100% affordable housing to meet local need on exception sites immediately adjoining housing development boundaries in line with Development Policy 11.~~
- ~~vii. Seeking 50% affordable housing to meet local need for all conversions.~~

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 5.44~~26~~ and 5.27~~42~~.

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.

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

Health Impact Assessment

	Positive (+)	Negative (-)	Neutral (N)	Outcomes
Lifestyles	+			The policy commits to allocating new affordable housing to meet local needs which is important when developing sustainable communities. The policy is actively trying to encourage sustainability principles which should be seen as a long term benefit. The increase in provision identified through the MAC's will also result in more housing to meet local needs.
Social and community influences on health	+			
Living environmental conditions affecting health	+			
Access and quality of services	+			
Macro-economic, environmental and sustainability factors	+			

Health Impact Assessment of Policies - Screening

Development Policy 13: Gypsy and Travellers Sites

Short description of the Policy - purpose and aims

The purpose of this policy is to provide appropriate locations, subject to certain criteria being met for Gypsy and Traveller sites. The policy and reasoned justification have been updated to ensure conformity with the newly published Welsh Government circular – Planning for Gypsy, Traveller and Showpeople sites.

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. ~~Evidence of need to locate or provide transitory arrangements in the area has been identified.~~
- ii. There are no suitable pitches available within existing sites within the Gwynedd or Conwy Local Authority area.
- iii. The use of the site will not cause significant harm to residential or public amenity.
- iv. The site is in scale with the nearest settled community.
- v. 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.
- vi. The site has direct access onto a principal road, and is on a bus route accessing local services.
- vii. The proposal does not cause significant visual intrusion, is sensitively sited in the landscape and satisfactory landscaping is provided.

Health Impact Assessment

	Positive (+)	Negative (-)	Neutral (N)	Outcomes
Lifestyles			N	The policy fulfils the requirements set out by the Welsh Government circular 2018/005 to provide sites for gypsies and travellers if required.
Social and community influences on health			N	

Living environmental conditions affecting health	+			
Access and quality of services	+			
Macro-economic, environmental and sustainability factors	+			

Health Impact Assessment of Policies - Screening

Strategic Policy H: A Sustainable Rural Economy

Short description of the Policy - purpose and aims

The purpose of this policy is to create and retain a sustainable rural economy within the Snowdonia National Park. Clarification has been made regarding which sites are safeguarded and where.

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 the 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.

~~In order to safeguard employment and business premises~~ [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 facility](#) 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.

~~x.~~

~~ix.xi. In the case of allocated land, land of equal or better quality is made available elsewhere, even if this is not within the National Park boundary.~~

Health Impact Assessment

	Positive (+)	Negative (-)	Neutral (N)	Outcomes
Lifestyles			N	The policy fulfils the objective as a flourishing local economy where there are reliable incomes that could help to promote sustainable communities. The changes proposed through the MAC do not change the previous assessment.
Social and community influences on health	+			
Living environmental conditions affecting health			N	
Access and quality of services	+			
Macro-economic, environmental and sustainability factors	+			

Health Impact Assessment of Policies - Screening

Development Policy 21: Tourism and Recreation

Short description of the Policy - purpose and aims

The purpose of this policy is to protect and enhance the provision of existing tourist facilities through adopting the principles of sustainable tourism. Moreover, it supports new tourism development and the enhancement of current facilities subject to criterion being satisfied. Amendments have been made to provide clarification.

Development Policy 21 : Tourism and Recreation (21)

Within the National Park ~~the provision of~~ existing tourist ~~attractions facilities~~ will be protected and enhanced through adopting the principles of sustainable ~~or eco~~ tourism. New ~~tourism~~ tourist attractions development and the enhancement of current attractions facilities 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 ~~alongside efforts to improve its energy efficiency and/or provide a proportion of its energy requirements from appropriate renewable energy sources.~~
- viii. ~~There is sufficient land attached to the development or access to land through appropriate means for the proposed tourist facility.~~
- ix. ~~It would not 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~~

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.

Health Impact Assessment

	Positive (+)	Negative (-)	Neutral (N)	Outcomes
Lifestyles			N	
Social and community influences on health			N	
Living environmental conditions affecting health			N	
Access and quality of services			N	
Macro-economic, environmental and sustainability factors			N	

Health Impact Assessment of Policies - Screening

Development Policy 27: Snowdonia Enterprise Zone

Short description of the Policy - purpose and aims

The purpose of this policy is to recognise the designation of the Snowdonia Enterprise Zone and sets out a framework for determining planning applications within the Zone.

Development Policy 27 Snowdonia Enterprise Zone

A detailed landscape led outline Masterplan will need to be produced for both Llanbedr and Trawsfynydd sites and agreed with the Authority, which 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 ~~re is a~~ design is coherent and of high standard of design, responds positively to the sensitive landscape and visual setting which reflects the outstanding landscape setting and Special Qualities of the National Park
 - ii. The siting, height, form and scale materials and use of colour within of the development assists its landscape integration and minimises significant adverse effects upon the landscape character and visual amenity is appropriate to the site on which it is located
 - iii. Development proposals have been considered in view of the requirements of the Habitats Regulations and found to be compliant.
 - iv. ~~The landscape lead master plan has demonstrated that the development does not result in an adverse effect on the landscape character or have an inappropriate visual impact~~
 - v. Development on either site is in line with an agreed outline masterplan for that site.
 - vi. The employment development maximises the use of the existing local workforce
 - vii. Development on either site does not have and unacceptable impact on the dark skies reserve

B. Llanbedr

Within the wider Enterprise Zone area as identified on the proposals maps development associated with the uses below will be considered on a case by case basis.

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

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

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

~~Part of the wider enterprise zone area as identified on the proposals map is within an area of flood risk. Detailed proposals will need to demonstrate that the proposed development incorporates appropriate and acceptable flood risk mitigation measures agreed with NRW.~~

C. Trawsfynydd

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

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

Health Impact Assessment

	Positive (+)	Negative (-)	Neutral (N)	Outcomes
Lifestyles			N	The policy fulfils the objective as a flourishing local economy where there are reliable incomes that could help to promote sustainable communities. Although there is
Social and community influences on health	+			

				<p>the potential for some adverse impacts, other Plan policies will ensure that there will be no harm to local amenity, landscape, nature conservation and the health and well-being of the Park's residents and visiting public. Although a number of changes are being proposed, in terms of the HIA they do not change the previous assessment</p>
Living environmental conditions affecting health			N	
Access and quality of services			N	
Macro-economic, environmental and sustainability factors	+			

Health Impact Assessment of Policies - Screening

Development Policy 9: Conversion and change of use of rural buildings

Short description of the Policy - purpose and aims

The purpose of this policy is to provide guidance and information of developments concerning the conversion and change of use of rural buildings to other uses. Amendments have been made due to previous editing error.

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 diversification scheme, or an open market dwelling with the payment of a commuted sum ~~or for affordable housing to meet local needs~~ 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 ~~residential~~ use would not displace an existing use which requires the construction of an alternative building to enable it to continue.

Health Impact Assessment

	Positive (+)	Negative (-)	Neutral (N)	Outcomes
Lifestyles			N	
Social and community influences on health			N	
Living environmental conditions affecting health			N	
Access and quality of services			N	
Macro-economic, environmental and sustainability factors			N	

Health Impact Assessment of Policies - Screening

Development Policy 2: Development and the Landscape

Short description of the Policy - purpose and aims

The aims of this policy is to ensure that the setting and landscaping of new development should conserve the character of the landscape. Amendments have been made to provide greater clarity and certainty that all landscape considerations are given sufficient weight when making decisions.

Development Policy 2: Development and the Landscape (2)

The scale and design of new development, including its setting ~~and~~, 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 beauty¹.
- iv. Undeveloped coast.
- v. Panoramas visible from significant viewpoints.
- vi. Sensitive Landscape Character Areas **Landscape character areas based on LANDMAP and** as defined in the Supplementary Planning Guidance documents the Landscapes of Eryri **Supplementary Planning Guidance** and the Landscape Sensitivity and Capacity Assessment.

Health Impact Assessment

	Positive (+)	Negative (-)	Neutral (N)	Outcomes
Lifestyles			N	
Social and community influences on health	+			
Living environmental conditions affecting health	+			
Access and quality of services			N	

¹ As defined under section 3 of the Wildlife and Countryside Amendment Act 1985.

Macro-economic, environmental and sustainability factors	+			
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