

## Schedule of Proposed Changes following MAC Consultation

Number	Page No.	Policy / Paragraph	Reason for Change	Proposed Changes
1	100	6.26	<p>The proposed addition to para 6.26 provides context and clarification that part of the Llanbedr site may not be suitable for development due to flood risk.</p> <p>The policy as presented through the Focussed changes and the MACs is clear that due to the flood risk, any development would require that detailed proposals demonstrate that any proposed development incorporates appropriate and acceptable flood risk mitigation measures agreed with NRW.</p> <p>The recommendation to para 6.26 presented opposite is considered minor for clarification purposes and does not affect the soundness of the plan.</p>	<p>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. <b><u>A Strategic Flood Consequences Assessment (SFCA) undertaken for the site has established that parts of the site may not be suitable for development. However, the SFCA also outlined that land raising could be undertaken on part of the site to enable development and accord with the requirements of TAN15. The Authority will require that detailed proposals demonstrate that any proposed development incorporates appropriate and acceptable flood risk mitigation measures agreed with NRW and the Authority.</u></b></p>
2	100	6.27	<p>Due to the changes proposed above to para 6.26 with regards to flood risk and the findings of the SFCA, the Authority recommend that para 6.27 is refined as shown for clarity. This is a minor edit, which does not affect the soundness of the plan.</p>	<p>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). <del>and this area falls outside the area identified as flood risk</del></p>
3	n/a	n/a	<p>Revise MAC 7 (Appendix 2 – Delivery evidence on housing allocations) to correspond with information that Dwr Cymru hold on their GIS system regarding estimated distance from the allocated sites to the nearest water mains and sewers. Appendix 2 is also revised to reflect the constraint related to sewerage infrastructure in Bala. Dwr Cymru do not dispute the housing allocations in Bala as the required infrastructure improvements can be progressed by way of developer contributions made via a S106 Agreement.</p> <p>The Authority does not consider that these minor edits affect the soundness of the Plan, they merely provide clarification.</p>	<p>See attached table</p>
4	100	<b>Development Policy 27: Snowdonia Enterprise Zone</b>	<p>Following consideration of the representations received the Authority, in consultation with NRW's landscape architect have refined some of the wording of Development Policy 27. This is to ensure the policy wording is consistent throughout and provides clear guidance in terms of landscape assessment requirements.</p> <p>The Authority does not consider that these minor edits affect the soundness of the plan.</p>	<p><b>Development Policy 27: Snowdonia Enterprise Zone</b></p> <p>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.</p> <p>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 <b><u>not result in significant</u></b> minimise adverse effects upon the landscape character, visual amenity, natural environment and cultural heritage of the National Park.</p>

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 of the development assists its landscape integration and **will not result in 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:

- 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 (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 **significant adverse** unacceptable significant effects on the landscape, or visual amenity, **natural environment and cultural heritage and sufficient evidence has been provided.**

				<ul style="list-style-type: none"><li><del>o sufficient evidence has been provided that the site demonstrates the least impact upon the landscape, visual amenity, environmental and cultural heritage</del></li><li>o the development is not located in an area which will prevent the use of the main runway</li><li>o the development should not adversely affect the integrity of European designated sites</li><li>o sufficient evidence has been provided to justify why the development cannot be located in the indicative focus area</li></ul> <p><b>C:Trawsfynydd</b></p> <p>Within or immediately adjacent to the Snowdonia Enterprise Zone allocation at Trawsfynydd, the following uses will be accepted:</p> <ul style="list-style-type: none"><li>o works and uses associated with nuclear decommissioning</li><li>o new uses including B1, B2, B8 and other uses associated with digital/ICT businesses,</li><li>o low carbon energy businesses and energy generation technologies,</li><li>o Research and Development (related to ICT, Energy &amp; Environmental sectors), and</li><li>o employment-related training and education purposes.</li></ul> <p>Should proposed development fall under the definition of major development it will be considered against Strategic Policy B: Major Development by the Authority.</p>
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Table: Delivery evidence of site 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	<b>No major constraints identified</b> <a href="#">Sewer crossing site – protection measures required.</a> <a href="#">Improvements required at Bala Wastewater Treatment Works (WwTW) to be funded through Dwr Cymru Asset Management Plan or earlier through developer contributions</a>	No major infrastructure requirements or costs. Estimated distance from key infrastructure: Electricity: 8m Gas: 25m Water: <del>10</del> 25m Sewerage: <a href="#">Sewer crossing site</a> 0.7m 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. <a href="#">Improvements required at Bala Wastewater Treatment Works (WwTW) to be funded through Dwr Cymru Asset Management Plan or earlier through developer contributions</a>	No major infrastructure requirements or costs. Estimated distance from key infrastructure: Electricity: 20m Gas: 20m Water: <del>10m</del>20m Sewerage: <del>10m</del>20m 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: <del>45</del> 20m Sewerage: <del>25</del> 0m 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

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
												Housing Grant reserve list.
Capel Horeb, Dyffryn Ardudwy	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 on-site Sewerage: <10m on-site 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 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: 2510m Sewerage: 205m Telecommunication: 15m	CCG foresee the site coming forward for development during 2022/23	To be o 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	No major infrastructure requirements or costs. Estimated distances from key infrastructure: Electricity: 15m	CCG foresee the site coming forward for development	To be developed in one phase. Cartrefi Cymunedol Gwynedd anticipate that more units can	CCG Housing Association to develop the site themselves to meet the	Housing association funding in place. Will be putting a bid

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							oak tree on site which will be deigned to be part of the scheme. Public footpath on part of the site.	Gas: 15m Water: <del>45m</del> <u>Water main crossing site</u> Sewerage: 15m Telecommunication: 15m	during 2022/23	be developed on site in the future. 15 units 2022/23	housing need identified locally.	for Social Housing Grant
Llanuwchllyn	7	7	0	100	Grwp Cynefin owned site	No progress to date	No constraints to development	All nearest utility connection is on site. <u>Water: &lt;10m</u> <u>Sewerage: &lt;10m</u>	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	Cartrefi 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: <del>650m</del> Sewerage: <del>650m</del> 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: <del>&lt;10m</del> <del>200m</del> Sewerage: <del>&lt;10m</del> <del>200m</del> 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: <del>Nearby</del> <del>75m</del> Sewerage: <u>75m</u> <del>Nearby</del> 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	Housing association funding in place. Will be putting a bid for Social Housing Grant

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											site. Grwp Cynefin are keen to purchase the land and develop the site.	
Harlech	24	8	16	33	Private Coleg Harlech owned site	No progress to date	No constraints to development	<a href="#">Water main crossing site</a> <a href="#">Sewerage: 25m</a>	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.
Llanegryn	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:840m 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	No progress to date	No constraints to development	No major infrastructure requirements or costs. Estimated distance from	CCG foresee the site coming	To be developed in one phase. 5 units 2021/22	CCG Housing Association to develop the site	Housing association funding in

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					Gwynedd owned site			key infrastructure: Electricity: 10m Gas: Non gas available Water: 430m <u>Private water supply crossing the site</u> Sewerage: 40m <u>Sewer crossing the site</u> Telecommunication: 10m	forward for development during 2021/22		themselves to meet the housing need identified locally.	place. Will be putting a bid for Social Housing Grant