

WELSH GOVERNMENT
Examination Hearing Statement

Snowdonia National Park
Local Development Plan
First Revision (Short Form Procedure)

Hearing Session 2 – 18th July 2018

Chapter 6: Supporting a Sustainable Rural Economy –
Economy/Employment, Tourism and Retail

1. A Sustainable Rural Economy (Strategic Policy H)

a. What are the anticipated outcomes of the revisions to Strategic Policy H?

As stated in our FC representation, whilst the Welsh Government supports the additional reference to safeguarding existing employment sites in Strategic Policy H and the reasoned justification, it remains unclear as to what sites are to be safeguarded. As worded, the policy is trying to do two different things; safeguard key existing employment sites and support the re-use of all other employment sites, where appropriate. To aid clarity, all safeguarded employment sites for retention for employment use should be listed in a separate safeguarding policy and identified on the proposals map.

b. A new criterion has been introduced to Strategic Policy H which suggests that where employment land is lost to another use, land of equal or better quality will be made available elsewhere, even if it is not within the National Park boundary. How will this work in practical terms and what mechanisms will be put in place to ensure delivery? Should this be explained further in the Policy?

It is the Welsh Government's understanding that this criterion has been proposed for deletion as part of the Focussed Change (FC) consultation.

c. Is the Revised Plan's overall approach to employment growth compatible with the levels of residential development proposed over the Plan period?

The Welsh Government has no fundamental concerns in this respect.

2. New Employment and Training Provision (Development Policy 19)

a. In the absence of any new small-scale employment land allocations in the Revised Plan, will the continued reliance on the re-use and/or expansion of existing allocated land and buildings or new development on smaller, unallocated sites within or adjacent to towns or villages provide adequate employment land/premises to meet the needs of the Plan area?

b. Is the Policy overly restrictive, especially regarding the potential for new build economic development opportunities outside settlements, such as small scale rural enterprises?

c. Is there an over-reliance on the availability of employment land and premises in areas outside the National Park to meet the identified local need for employment and training development?

The Focussed Changes address Welsh Government concerns in respect of Policy 19 and we have no further comments in this respect.

3. The Snowdonia Enterprise Zone

a. Are there any constraints that could have an effect on the deliverability of the sites over the Plan period?

b. What are the timescales for anticipated delivery and have there been any discussions with or interest shown by potential investors and developers on either site?

c. What implications would the Enterprise Zone have on the development strategies of neighbouring authorities, and vice versa?

d. Is the policy sufficiently flexible in terms of the type of development that could be accommodated on the site, both in terms of the use, the scale and the design of buildings? How will the Plan deal with proposals for major development on the site?

e. Are there any infrastructure constraints at either of the sites that could affect delivery and viability?

f. What are the flooding implications on the allocation of land at Llanbedr Airfield? There is an objection by Natural Resources Wales due to the Flood Consequence Assessment confirming that parts of the site are unsuitable for development.

In terms of Questions 3a – 3f, this is for the Authority to respond.

g. Are the allocation boundaries of the two sites correctly drawn?

The Welsh Government made representations at Deposit on the boundary of the two sites that make-up Snowdonia Enterprise Zone (EZ) at the former Trawsfynydd nuclear power station and Llanbedr Airfield, in that they do not correspond with the Welsh Governments EZ designation. It will be for the relevant Government department to comment on the validity of the approach and the appropriateness of any revised boundary.
