



## **Eryri Local Development Plan Examination**

**A Paper outlining any implications of the new PPW Edition 10  
on the Revised Eryri Local Development Plan.**

**July 2018**

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1. The Authority have considered the contents of new PPW Edition 10 and do not consider that there are any implications on the Revised Local Development Plan. The new PPW Edition 10 embeds the spirit of the Well-being of Future Generations (WBFG) Act and it is intended to be a significant contribution to the improvement of well-being as defined by the well-being goals. The Authority have presented below evidence of how the Revised LDP conforms with the requirements of the WBFG Act and that the revisions to PPW do not have implications on the revised LDP.
2. The Authority has taken into consideration the well-being goals and the Wellbeing of Future Generations (Wales) Act 2015 when revising the Local Development Plan. Background Paper 23 was produced by the Authority which demonstrated that the consultations undertaken at the various stages in the development of both the Adopted and Revised ELDP's were in conformity with the requirements of the WBFG Act.
3. The Authority has undertaken a short form revision procedure. Following consultation with key stakeholders on the Review Report (DC13) it was agreed that the strategy remained sound, most of the evidence remained unchanged but that some content and policies required updating to reflect changes locally. Through consultation, key stakeholders agreed that a short form revision was an appropriate way forward. Through the subsequent consultations on both the deposit LDP and focussed changes and the availability of up to date evidence, all interested parties have had the opportunity to comment on the emerging plan and therefore have not been disadvantaged by the type of revision undertaken.
4. Background Paper 23 (DC37) demonstrates that the extensive and wide-ranging consultations undertaken at the various stages in the development of the Adopted LDP are in conformity with the requirements of the WBFG Act. As outlined above the adopted plan is still considered sound and most of the background evidence remains unchanged the consultations undertaken on the adopted plan are in conformity with the WBFG Act.
5. During the preparation of the Deposit LDP the LDP objectives were considered against the 7 well-being goals outlined in the WBFG Act to ensure that there was no conflict and that the LDP would assist with delivery of the well-being goals.
6. The goals as set out in the Act are as follows:
  - A globally responsible Wales
  - A prosperous Wales
  - A Wales of vibrant culture and thriving Welsh language
  - A Wales of Cohesive Communities
  - A more equal Wales
  - A healthier Wales
  - A Resilient Wales

7. The objectives set out in the LDP support these goals as outlined below:

### **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 in accordance with the Regional Waste Plan. **(A globally responsible Wales; a healthier Wales)**

### **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)**

### 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)**

### 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 )**

### 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)**

8. The revised PPW embeds the spirit of the WCFG Act to ensure that the goals are met through the concept of place making. It embeds the spirit of the Well-being of Future Generations Act, through moving us towards a low carbon, resilient society, of providing secure and well-paid jobs, and of building well-connected environments for everyone in Wales that improves our lives and health and enhances our well-being. It will help prepare for a more diverse population and ageing population, by supporting the integration of services, embedding social cohesion, and ensuring that new housing ensures equality, access to the Welsh language, and encourage a sense of belonging. The revised PPW also aims to plan for 'rural communities, embracing technology and

innovation, including smart working, which also anticipate progress to ensure that Wales is at the forefront of Planning’.

9. PPW Edition 10 seeks to ensure that there is improvement to the lives of both the current and future generations of Wales and this is a vision shared by the LDP.
10. The Vision of the LDP (below) seeks to ensure that that the important landscape of the National Park is safeguarded and enhanced while ensuring communities within the National Park have a better standard of living, by delivering a diverse and prospering economy with thriving and inclusive communities.

**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.**

11. PPW Edition 10 seeks to promote ‘place making’ this is considered to be a key element to deliver the aspirations of the WCFG Act. The Vision outlines that ‘place making’ should drive plan making and development management decisions. Place making is at the heart of the adopted and revised LDP which seeks to safeguard the landscape of the National Park while meeting the needs of local communities through sustainable development now and to the future.
12. PPW Edition 10 embraces the well-being goals and gives clear direction through introducing 5 Key Planning Principles:
  - Right Development in the Right Place
  - Facilitating Accessible and Healthy Environments
  - Making Best use of Resources
  - Creating and Sustaining Communities
  - Maximising Environmental Protection
13. The revisions set out in the Deposit LDP align with the Key Planning Principles set out above.

### **Right Development in the Right Place**

14. The revisions to the LDP have addressed changes which have taken place locally since the adoption of the extant plan. The LDP seeks to deliver the right development in the right place to meet the needs of the communities of the National Park by providing accessible affordable housing, supporting economic development in the right places and safeguarding community facilities to encourage cohesive and sustainable communities. The new allocations within the revised LDP have been assessed to ensure that they are in the right place to meet the needs of the National Park communities and meet the social environmental, cultural and economic needs of the National Park. The revisions proposed through the LDP seek to ensure that the communities of the National Park continue to thrive and local people can remain in their communities if they desire.

### **Facilitating Accessible and Healthy Environments**

15. The LDP plays an integral role in creating opportunities for people to access jobs, services, health, leisure and social activities. The Plan encourages appropriate development to areas that are 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. Recreational routes have been identified to be safeguarded in the Plan which provide health benefits. The LDP also aims to protect and enhance the natural environment of Snowdonia which will contribute towards better mental and physical well-being of its population.

### **Making Best use of Resources**

16. Due to the National Parks designation as a protected landscape and the statutory responsibility and role of the Authority;
  - 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
17. Both the Adopted LDP and the revised deposit LDP ensure appropriate protection of the environment and the landscape of the National Park in line with the National Park Purposes.
18. Available development land within the National Park is limited due to environmental constraints and landscape considerations. The Authority has ensured that through preparing revisions to the LDP that the land available is used wisely to provide for the needs of the community (further evidence is provided in Background Paper 13 Settlement Capacity Study (DC28) and Background Paper 21 Zones of Influence (DC35)). The LDP supports appropriate renewable energy schemes through the revised LDP. Appropriate small localised energy generating projects can have the added benefit of making a contribution to improving the quality of life in smaller communities

### **Creating and Sustaining Communities.**

19. As outlined above both the vision and objectives of the LDP seek to ensure that the needs of the communities of the National Park are met. The LDP seeks to ensure sustainable, thriving and inclusive communities by working in partnership with other agencies to deliver the needs of the National Park over the period of the Plan. The LDP seeks to meet the needs of the communities by providing housing and employment opportunities, throughout the National Park, which helps to ensure sustainable and cohesive communities keeping people in the communities in which they want to live. Keeping local people in their communities which are thriving has the additional benefit of supporting the Welsh Language.

### **Maximising Environmental Protecting and limiting environmental impact.**

20. As outlined above the statutory purposes of the National Park are to conserve and enhance the natural beauty, wildlife and cultural heritage of the area and to promote opportunities for the understanding and enjoyment of the 'special qualities of the area by the public. The objectives of the LDP are to ensure that development is undertaken in a way which respects the designated nature conservation sites and ensures the protection and enhancement of wildlife habitats and protected species ensuring that these precious environmental resources are not irreversibly damaged.
21. In addition to place-making PPW Edition 10 outlines 3 other themes that contribute towards place making and to the well-being goals. The LDP addresses these themes as outlined below.

### **Productive and Enterprising Places**

22. The policies within the revised LDP support appropriate employment and economic development opportunities within the National Park which helps to ensure the economic, social, environmental well-being of the residents. The LDP provides an enabling policy for the Snowdonia Enterprise Zone allocation which should take advantage of the unique selling points of the being located within a National Park and that new development should be innovative and provide complementary design solutions suitable for the National Park setting. The rural economy is also supported and where appropriate new employment and training developments are supported through the revised LDP. Renewable energy developments which assist with the minimising the use of non-renewable sources are also supported. The LDP also recognises the importance of tourism to the economy of the National Park and policies within the LDP support appropriate tourism development within a National Park context.

### **Active and Social Places**

23. The Revised LDP seeks to provide the opportunities within the National Park by providing housing to meet the needs of the communities and also providing access to and protecting community facilities and services. The retail provision within the main centres of the National Park is safeguarded to help provide sustainable communities within the National Park. The LDP supports outdoor recreation facilities which can support people to adopt healthier lifestyles. As outlined elsewhere in this document the LDP supports the development of cohesive communities which help the National Park to

thrive. As mentioned previously, recreational routes have been identified to be safeguarded in the Plan which provide health benefits. The LDP also aims to protect and enhance the natural environment of Snowdonia which will contribute towards better mental and physical well-being of its population.

### **Natural and Distinctive Places**

24. As outlined above the purposes of the National Park are to conserve and enhance the landscape of the National Park, policies contained within the revised LDP protect this landscape, the historic environment, biodiversity, coastal areas of the National Park. New allocations in the LDP have been assessed to ensure that sites are not allocated within areas of flood risk.
25. The second purpose is to promote the opportunities for the understanding and enjoyment of the 'special qualities'. This purpose is reflected in the policies of the revised LDP and encourages both residents and visitors to the National Park to enjoy a healthier lifestyle by enjoying the landscape and the opportunities presented by the National Park.
26. The Plan reflects local distinctiveness through the National Park purposes and duty. The visions and the policies are considered to be locally distinctive and place specific to take into account specific issues and challenges facing the National Park.

### **Specific Policy Amendments with PPW Edition 10**

27. In addition to the above more strategic elements of PPW edition 10 the Authority consider there are some more detailed changes which the Authority consider the need to have regard to in the LDP are as follows:
28. **The Inclusion of a trajectory within the LDP** – The Authority have prepared a revised trajectory which has been included as an appendix to Hearing Session 1. The trajectory demonstrates that the Authority has a 5 year housing supply with sufficient flexibility.
29. **Flexibility allowance to be included in a policy** – The revised plan includes a 5% flexibility allowance to facilitate housing delivery should sites not come forward as anticipated. The overall housing figure will be included in Strategic Policy G, as proposed through Hearing Statement 1.
30. **That viability is considered during the LDP preparation stages** – The Authority has undertaken a viability study which has provided a starting point for drafting the revised Strategic Policy G as outlined in the Deposit Plan. The Viability study was undertaken at the outset of the plan revision and was revised following submission to support the Focussed Changes consultation.
31. **PPW Edition 10 outlines the needs for a range of site sizes for housing development** – it is considered that within the context of the National Park the Authority have provided a range of site sizes which will ensure delivery of new housing which is appropriate for the growth level proposed through the LDP for the settlements of the National Park.

32. **Stronger emphasis on for the re-use of previously developed land** – Where possible the Authority promotes the use of previously developed land or the reuse of existing buildings. Development land is scarce within the National Park area and many sites are unsuitable due to environmental constraints.
33. The proposed revisions to Strategic Policy H and Development Policies 19 and 27 meet the requirements of PPW edition 10 with regards to supporting the Rural Economy. PPW outlines the importance of supporting the Rural Economy through supporting new developments or the extension of existing businesses where appropriate. It is not considered that the revisions proposed are in conflict with this proposal.

### **Conclusion**

34. In conclusion the Authority is confident the Deposit LDP document along with the changes proposed through the focussed changes and hearing statements meet the requirements set out in the WBFG Act (2015) and no implications have arisen as a result of the new PPW edition 10. The LDP is committed to supporting communities of the National Park to be sustainable cohesive places, where people can live and prosper and where the Welsh language is thriving.