

Opening Statement to the Eryri Local Development Plan Examination by Mrs. Rebeca Jones, Head of Planning Policy

The whole LDP team are here today, myself as Head of Planning Policy and a chartered town Planner, Eiliw Owen, Principal Planning Officer, who is also a chartered town planner, Sion Roberts, Planning Officer (who has recently re-joined the team following a secondment to work on the National Park Management plan) and Elen Hughes, Planning and Research Assistant. The small but enthusiastic team have been responsible for the preparation of the revised Local Development Plan and associated documentation. During the course of the examination members of the team will present information and offer assistance. We have 32 years of experience working for the National Park between us and strongly believe that the National Park should be conserved for future generations to be able to enjoy the landscape and find tranquillity while ensuring that the communities of the National Park are supported by providing the opportunities for housing and employment, supporting the Welsh language and promoting sustainable development.

Snowdonia National Park Authority consider that the Local Development Plan for the National Park area should reflect the local distinctiveness of the Plan area by delivering appropriate developments for the communities of the National Park while ensuring that National Park purposes are met.

The National Park Purposes provide a statutory responsibility for the National Park:

- 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' to the area, by the public

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.

These purposes and duty provide an important strategic focus for the Plan and help to define the scope of future development in the area. The relationship between the scale of development and its location is important when considering the impact on the landscape.

The Authority established during the preparation of the Review Report, through examination of evidence which included the Annual Monitoring Reports that the existing LDP strategy was delivering and remained sound, and the small number of changes proposed and the implications of these on the rest of the plan meant that a short form revision was the most appropriate way to move forward.

The revisions to the LDP have addressed both changes locally and those to National Policy, these have resulted in changes to existing policies and the introduction of new policies to deal with specific issues which have arisen.

To outline the main changes briefly:

- The plan end date has been rolled forward to 2031
- A new housing requirement has been identified in the plan with new sites being allocated for housing

- The housing policy has been amended to reflect the needs of the communities and viability issues related to housing delivery
- A new enabling policy has been introduced to deal with developments at the Snowdonia Enterprise Zone
- New policies have been introduced to deal with new build serviced accommodation and alternative holiday accommodation
- The retail policy has been amended
- The Dark skies reserve has been recognised

In revising the LDP we have engaged with a range of stakeholders in line with the LDP regulations, have held community council meetings, engaged with interested members of the public and have had numerous meetings with key stakeholders who have an interest in revisions proposed through the LDP.

We welcome the opportunity to discuss the issues raised by the Inspector and look forward to contributing to a discussion with the Inspector, Welsh Government and other interested parties to ensure that the Local Development Plan supports the well-being of local communities and enables appropriate development while ensuring the special and important landscape of the National Park is safeguarded.