

**Archwiliad
Adolygu
Cynllun Datblygu
Lleol Eryri**

**Snowdonia Local
Development Plan
Revision
Examination**

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9 February 2018

Ms Rebeca Jones
Head of Planning Policy
Snowdonia National Park Authority
National Park Offices
Penrhyndeudraeth
Gwynedd
LL48 6LF

Dear Ms Jones,

**Snowdonia National Park Authority
Local Development Plan 2016 - 2031 Revision Examination**

As you will appreciate I am currently reading the documents that you have submitted as part of your formal submission of the Revised LDP for Examination. Based on an initial assessment there is an important matter that I wish to raise with you at this early stage.

I note that the Authority is proposing to make further changes to the Deposit Plan, and that these further changes relate to those parts of the submitted plan that you originally wished to amend as well as other parts of the plan that were not part of the review. I would remind you that the Authority should only place a plan on deposit if it considers it is sound and changes after the deposit stage should be avoided wherever possible. However, I understand that exceptionally it may prove necessary to consider proposing further changes to ensure the plan is sound.

Whilst the Authority is of the view that these changes are minor, I disagree. Further, this Examination only relates to those elements of the plan that are proposed to be changed on submission. Unaltered policies, text, tables, maps and figures that are outside the scope of the plan revision are not subject to Examination. Local Planning Authorities cannot make substantive changes to a Plan once it is submitted for Examination but, in my view, advertising **all** the further changes as 'Focussed Changes' now will enable these further changes to be considered and, if they are found to be sound, they can be incorporated into the new LDP. I would draw your attention to Section 7.6 of the Local Development Plan Manual (Edition 2) August 2015, which provides guidance on how to deal with late changes: Focussed Changes.

You are requested to respond to the above, setting out a list of the documents to be prepared and a detailed timescale for this work to be completed, by 16 February 2018.

I have recently been in discussion with my programme officer to schedule the Pre-Hearing Meeting for 27 March 2018 with a view to commencing the hearing sessions on 15 May 2018, but this programme will now have to be delayed to take account of the above. Any additional information or further exchanges regarding these matters will be placed on the Examination website for the information of other interested parties.

As I continue with my preparation there **may** be other matters that will be raised with you in advance of the Pre-Hearing Meeting and hearing sessions which will assist in my preparatory work, but also offer you an early opportunity to undertake additional work so as to avoid delaying later stages of the examination.

If you require further clarification on any of the above then please do not hesitate to contact me via the Programme Officer.

Yours sincerely,

Richard Duggan

Richard Duggan
INSPECTOR