

# **Snowdonia National Park Authority**



## **Deposit Eryri Local Development Plan Policies**

### **Equality Impact Assessment - Screening 2018**

## Introduction

### Snowdonia National Park

Snowdonia National Park was designated in 1951 under the National Park and Access to the Countryside Act 1949.

The National Park covers 213,200 hectares of varied countryside including mountain, moorland, woodland and coast. About 26,000 people live in the National Park which receives an estimated 10.5 million visitor nights each year.

Approximately 59% of the residents of the National Park are Welsh speaking.

### Snowdonia National Park Authority

Snowdonia National Park Authority was established by the Environment Act 1995 as a single purpose local authority. It has the following purposes as defined by the Act:

- *to conserve and enhance the natural beauty, wildlife and cultural heritage;*  
*and*
- *to promote opportunities for the understanding and enjoyment of the special qualities of the (National) Park by the public.*

The Authority has responsibilities for planning, conservation, land management, access and recreation but not for elderly care, schools, highways, emptying bins and other Local Authority duties.

The Act goes on to say that in pursuing National Park Purposes the National Park Authority shall seek to foster the economic and social well-being of local communities within the National Park and shall for that purpose co-operate with local authorities and public bodies whose functions include the promotion of economic and social development within the area of the National Park.

Additionally under the Environment Act 1995 the Authority is the local planning authority for the whole of the National Park. The Authority is therefore responsible for the production of the Park Management Plan, Local Development Plan and for the determination of planning applications.

### The Equality Act 2010

The Equality Act 2010 is about ensuring a fairer and equal society for everyone and focuses on ending discrimination, advancing equality of opportunity and outcome and fostering good relations between different individuals and communities.

It replaces the previous 116 different equality statutes in one, all encompassing, statute. It simplifies and clarifies the role of public Authorities as leaders in achieving equality improvements for their citizens and communities. Specific duties developed by the Welsh Government provide detailed and challenging requirements for Authorities but an overall emphasis on 'due regard' leaves authorities with greater freedom to produce distinctive local solutions and greater accountability to their communities.

## **Who is protected under the Act?**

The Act sets out a new prescribed list of protected characteristics which replace what have traditionally been referred to as Equality Strands. These groups are protected through the general and specific duties of the Act.

The new general duty covers the following protected characteristics:

- *Age*
- *Gender reassignment*
- *Sex*
- *Race – including ethnic or national origin, colour or nationality*
- *Disability*
- *Pregnancy and maternity*
- *Sexual orientation*
- *Religion, belief or non-belief*

It also applies to marriage and civil partnership, but only in respect of the requirement to have due regard to the need to eliminate discrimination.

## **The Welsh Language**

Even though the Welsh language is not considered a protected characteristic under the legislation, the Authority believes that the people of Wales should not suffer any discrimination because of either their use of the Welsh language or their wish to communicate through the medium of Welsh. This is especially relevant within Snowdonia National Park boundary, where 59% of the population are Welsh speakers.

In line with the commitment outlined in the Authority's Welsh Language Scheme (now superseded by the Welsh Language Standards), the Welsh language will be included as part of the equality impact assessment toolkit used by the Authority. Using this template will ensure that future strategies, policies, plans and procedures produced by the Authority does not discriminate against people with protected characteristics and also people who speak Welsh.

## **The General Duty**

Public authorities are required to have due regard to the need to:

1. Eliminate unlawful discrimination, harassment and victimisation and other conduct that is prohibited by the Act.
2. Advance equality of opportunity between people who share a relevant protected characteristic and those who do not.
3. Foster good relations between people who share a protected characteristic and those who do not.

Having due regard for advancing these equality aims involves:

- *removing or minimising disadvantages experienced by people in relation to their protected characteristics;*
- *taking steps to meet the needs of people from protected groups where these are different from the needs of other people;*
- *encouraging people with protected characteristics to participate in public life or in other activities where their participation is disproportionately low.*

## **Equality Impact Assessments**

The National Park Authority is required by the legislation to make arrangements in order to assess the likely impact of proposed policies and practices on our ability to comply with the general duty, as well as the impact of any policy or practice that we have decided to review or any proposed revision to a policy or practice.

For each new policy or practice (or revision of an existing policy or practice) the authority will assess the likely impact of its effect on people who share protected characteristics by undertaking an initial screening assessment.

If the policy or practice is likely to have an impact, a full Equality Impact Assessment will be undertaken and an assessment report will be produced. Each assessment report will include the following information:

- *the purpose of the policy or practice being assessed whether that is a new policy or an existing policy that is being reviewed or revised;*
- *a summary of the steps taken to assess the likely impact of the proposed or revised policy or practice;*
- *a summary of the evidence considered as part of the assessment process;*
- *the results of the assessment; and*
- *any decisions taken following the assessment.*

An initial screening of the Draft Deposit Eryri Local Development Plan 2016 – 2031 was conducted in 2017. This was reviewed again in January 2018 to look specifically at the focused changes.

Following the public enquiry, the policies that were modified and were subject to matters arising now require further review. The attached appendix considers each of these policies in turn, providing a brief description of the purpose and aims of the policy along with a commentary on whether it is considered the changes to the policy in question has a major impact on people with a protected characteristic.

## APPENDIX 1 ASSESSMENT OF POLICIES

### Strategic Policy C: Spatial Development Strategy

#### Person(s) undertaking the assessment

Head of Strategic Plans and Policy & Head of Administration and Customer Care

#### Short description of the Policy - purpose and aims

This policy sets out how new development will be distributed to achieve the Spatial vision and objectives. The policy allows for the development of new housing, employment and the provision of services and facilities within settlements according to its designation within the settlement hierarchy, with the overall aim of making communities more self sustaining.

#### Strategic Policy C: Spatial Development Strategy (C)

Spatial development within Snowdonia National Park will be based on the following hierarchy:

##### Local Service Centres – Dolgellau and Bala

- i. Open market housing and affordable housing for local needs.
- ~~ii. New housing development will be restricted to a range of between 23% and 35%, 17% ~~30%~~ 22% and 34% of the overall housing requirement and will be monitored during the Plan period.~~
- iii. To support existing or provide new employment opportunities to support the rural economy.
- iv. Improve existing and provide new facilities to serve local residents to strengthen its role as a local service centre and to support its role as a visitor destination.
- v. Retail development located in close proximity to the main retail areas.

##### Service Settlements

- vi. Small scale general market and affordable housing for local needs.
- ~~vii. New housing development will be restricted to a range of between 10% and 16%, 0% and 13% ~~10% and 14%~~ of the overall housing requirement and will be monitored during the Plan period.~~
- viii. Small scale employment development to support existing or provide new employment opportunities to support the rural economy in accordance with Development Policy 19
- ix. Improve existing and provide new community facilities to serve local residents.
- x. Strengthen its role as a service settlement serving the settlement and the immediate community.
- xi. Support its role as a visitor destination.

- xii. Retail development within the commercial areas of Harlech, Aberdyfi, Betws y Coed.

### Secondary Settlements

- xiii. Small scale general market and affordable housing for local needs.
- ~~xiv. New housing development will be restricted to no more than 48%, 47%, 53% of the overall housing requirement and will be monitored during the Plan period.~~
- xv. Small scale employment development to support existing or provide new employment opportunities to support the rural economy in accordance with Development Policy 19
- ~~xv-xvi.~~ xvi. Improve existing and provide new community facilities to serve local residents and strengthen its role in providing services to the rural hinterland.

### Smaller Settlements

- ~~xvi-xvii.~~ xvii. Single units of affordable housing for local needs.
- ~~xvii-xviii.~~ xviii. New housing development will be restricted to no more than 9%, 7, 13% of the overall housing requirement and will be monitored during the Plan period.
- xix. Improve existing and provide new community facilities to serve local residents where there are no suitable locations in settlements listed in the settlement hierarchy.
- ~~xviii-xx.~~ xx. Conversion of buildings to support economic uses.
- xxi. In exceptional circumstances new small scale employment and training development in accordance with Development Policy 19

### Open countryside

- ~~xix-xxii.~~ xxii. Conversion of rural buildings to support economic uses.
- ~~xx-xxiii.~~ xxiii. Conversions of rural buildings for affordable housing for local needs.
- ~~xxi-xxiv.~~ xxiv. New housing development through conversion will be restricted to no more than 8%, 16, 12% of the overall housing requirement and will be monitored during the Plan period.
- ~~xxii-xxv.~~ xxv. Replacement dwellings.
- ~~xxiii-xxvi.~~ xxvi. Housing relating to an essential need to live in the countryside in line with national planning policy.
- ~~xiv-xxvii.~~ xxvii. Other essential community facilities to serve local residents where there are no suitable locations in settlements listed in the settlement hierarchy.
- xxviii. Agricultural developments which are sympathetically accommodated in the landscape.

~~xv-xxix.~~ [In exceptional circumstances new small scale employment and training development in accordance with Development Policy 19](#)

~~xvi-xxx.~~ [Economic development as part of the Snowdonia Enterprise Zone allocation in accordance with Development Policy 27.](#)

**Do you consider that the policy has a major effect on people with protected characteristics (positive or negative)**

Positive. The policy is based on the updated Settlement Survey of local services and facilities and public transport provision. The Spatial Strategy has taken public transport provision into account in distributing new development in the National Park.

The policy applies to all the settlements in the National Park so will not have a disproportionate effect on any person or group and will not discriminate against particular groups.

In addition Strategic Policy A: National Park Purposes and Sustainable Development which is an overarching strategic policy for the Plan includes the need to give due regard to the enablement of inclusive access to services, facilities and employment to help deliver the sustainable development of Snowdonia.

Additions to the policy is 'small scale employment and training development' and 'conversion of buildings to support economic uses'. These amendments to the policy has the potential to deliver more employment opportunities within settlements.

Research suggests that some people with protected characteristics have difficulties gaining employment due to various factors. One example is that disabled people sometimes lack transport options to travel to work. Under these circumstances, enabling the development of new employment opportunities locally is welcomed. This proposal will also assist in conserving Welsh language skills locally, especially for young people, who often cite lack of employment as a reason for moving away from their community.

**Decision re full assessment – give your reasons**

There is no indication that this policy will discriminate or have a negative impact upon any protected characteristic groups. Screening Completed – no need for full assessment

**Data Sources and Evidence**

ELDP Public Enquiry examination.  
Settlement Survey.  
Census Data 2011.  
Consultation responses.

**If you decide that there is no need for a full assessment – indicate any changes that have been made to the policy as a result of the screening process.**

No changes have been made to the policy that have any impact on equality issues.

# Strategic Policy G: Housing

## Person(s) undertaking the assessment

Head of Strategic Plans and Policy & Head of Administration and Customer Care

## Short description of the Policy - purpose and aims

The purpose of this policy is to meet the housing need of local communities both within built up areas and by exception sites outside housing development boundaries. However, through the Matters Arising Changes, this policy has been split into two (Development Policy 30: Affordable Housing), to ensure that the key elements are included within appropriate policies in a coherent manner.

### Strategic Policy: Housing (G)

[The Eryri Local Development Plan has a plan requirement of 770 dwellings and makes provision for approximately 840 885 new dwellings up to 2031.](#)

New housing within the National Park will be required to meet the need of local communities. Proposals must take appropriate account of local housing needs in terms of size, type and tenure of dwellings. The house types should reflect the results of the Local Housing Market Assessment or appropriate local needs surveys. [Residential developments should make the best use of land. The Authority will seek a density of 30 dwellings per hectare for residential development \(unless there are local circumstances such as the character of the locality that suggests a lower density may be more appropriate\).](#)

[Housing allocations are listed below and are shown on the Proposals and Inset Maps.](#)

<a href="#">Hierarchy</a>	<a href="#">Allocations</a>	<a href="#">Estimated Units</a>
<a href="#">Local Service Centre</a>	<a href="#">Land behind the Red Lion, Y Bala (80% open market, 20% affordable housing to meet local need). Release of 30 units up to 2021 and, if built, the remaining 25 units from 2026 to 2031</a>	<a href="#">55</a>
<a href="#">Local Service Centre</a>	<a href="#">Land at Cysgod y Coleg, Y Bala (100% affordable housing to meet local need)</a>	<a href="#">10</a>
<a href="#">Local Service Centre</a>	<a href="#">Land behind Wenallt, Dolgellau (100% affordable housing to meet local need)</a>	<a href="#">15</a>
<a href="#">Service Settlement</a>	<a href="#">Former Primary School, Aberdyfi (100% affordable housing for local need)</a>	<a href="#">6</a>
<a href="#">Service Settlement</a>	<a href="#">Land adjacent Penyrhwylfa, Harlech (67% open market 33% affordable housing for local need)</a>	<a href="#">24</a>
<a href="#">Service Settlement</a>	<a href="#">Land adjacent Bro Prysor, Trawsfynydd (100% affordable housing for local need)</a>	<a href="#">10</a>
<a href="#">Secondary Settlement</a>	<a href="#">Land adjacent to Pentre Uchaf, Dyffryn Ardudwy (100% affordable housing to meet local need)</a>	<a href="#">10</a>
<a href="#">Secondary Settlement</a>	<a href="#">Land adjacent to Capel Horeb, Dyffryn Ardudwy (50% open market, 50% affordable housing to meet local need)</a>	<a href="#">5</a>

<a href="#">Secondary Settlement</a>	<a href="#">Land adjacent to Garreg Frech, Llanfrothen (100% affordable housing to meet local need)</a>	<a href="#">6</a>
<a href="#">Secondary Settlement</a>	<a href="#">Land adjacent to Maes y Pandy, Llanuwchllyn (100% affordable housing to meet local need)</a>	<a href="#">7</a>
<a href="#">Secondary Settlement</a>	<a href="#">Land adjacent to Lawnt y Plas, Dinas Mawddwy (100% affordable housing for local need)</a>	<a href="#">6</a>
<a href="#">Secondary Settlement</a>	<a href="#">Land at Former Woolen Mill, Trefriw (50% open market, 50% affordable housing to meet local need)</a>	<a href="#">5</a>
<a href="#">Secondary Settlement</a>	<a href="#">Land adjacent to Rathbone Terrace, Dolwyddelan (100% affordable housing to meet local need)</a>	<a href="#">6</a>
<a href="#">Secondary Settlement</a>	<a href="#">Land at Y Rhos, Llanegryn (50% open market, 50% affordable housing to meet local need)</a>	<a href="#">8</a>
<a href="#">Secondary Settlement</a>	<a href="#">Land adjacent to Bryn Deiliog, Llanbedr (100% affordable housing for local need)</a>	<a href="#">6</a>
<a href="#">Secondary Settlement</a>	<a href="#">Land adjacent Maesteg, Pennal (100% affordable housing for local need)</a>	<a href="#">5</a>
	<a href="#">Total</a>	<a href="#">184</a>

**Do you consider that the policy has a major effect on people with protected characteristics (positive or negative)**

Neutral.

This policy outlines the housing allocations at different settlements, and also gives a percentage breakdown of how many of the properties will be affordable homes.

The allocation of affordable homes is especially important, as a high percentage of people are priced out of the local housing market in their community. Data shows us that 60% of Gwynedd families are priced out of the local housing market, with 21% of Gwynedd residents being in fuel poverty.

In 2015, the average (median) gross wage in Gwynedd was £415 and £474 in Conwy, which is lower than the Wales average of £479. The availability of affordable new homes is therefore a very important factor in supporting the local population.

Data shows us that people with some protected characteristics such as disabled people, young people and older people are statistically more likely to earn less than the average wage, due to factors such as living in a rural area restricts transport options and has fewer employment options. This policy therefore, has the potential not only to be positive for the general local population, but specifically for some people who have protected characteristics.

In addition, this policy can assist the Welsh language, as people (especially younger people) have increased opportunities to stay in their communities by being able to buy a home locally. One of the issues which affects Welsh language skills in Snowdonia is the outward migration of

younger Welsh speakers and the inward migration of people who move to the National Park to retire. This policy has the potential to negate some of the deterioration of the Welsh language.

**Eligibility Criteria for Affordable Housing:**

When housing need has to be demonstrated the eligibility criteria is widely drawn and therefore unlikely to be directly discriminatory.

The housing needs definition referred to in this policy includes a person who has:

- an essential need to live close to another person who has a minimum of 10 years permanent and continuous residence in the qualifying area, the essential need arising from proven age or medical reasons.
- Additional requirements (due to age or impairment).

As less than 3% of the National Park's population is of ethnic minority, this policy is not likely to discriminate against this group disproportionately. Refuge and asylum seekers such as those who have settled locally through for example the Syrian Refugee Resettlement Programme would not be affected, as they are allocated rented accommodation and are unlikely to be in the housing market.

There is no reference however to adapted or accessible housing in the policy. It is important to include accessible housing at an early stage as possible because it will require a larger footprint per household for those with impaired mobility; especially wheelchair users; those who need toilet and shower on the ground floor and those who need permanent support staff to be housed within the property. However, the overarching aim of the policy is to identify the total number of dwellings, rather than the size and design, which would be considered at the development stage, so would not be relevant here.

**Decision re full assessment – give your reasons**

There is no indication that this policy will discriminate or have a negative impact upon any protected characteristic groups. Screening Completed – no need for full assessment

**Data Sources and Evidence**

ELDP Public Enquiry examination.  
Settlement Survey.  
Census Data 2011.  
Consultation responses.  
Anglesey & Gwynedd Well-being Plan  
Conwy & Denbighshire Well-being Plan

**If you decide that there is no need for a full assessment – indicate any changes that have been made to the policy as a result of the screening process.**

Change identified through the public examination process. Previous policy has been split into 2.

## Development Policy 30: Affordable Housing

### Person(s) undertaking the assessment

Head of Strategic Plans and Policy & Head of Administration and Customer Care

### Short description of the Policy - purpose and aims

The purpose of this policy is to meet the affordable housing need of local communities both within built up areas and by exception sites outside housing development boundaries. The Affordable Housing target has been included in the Affordable housing policy along with additional text to ensure that should a need be identified within a smaller settlement for more than 2 additional dwellings over the plan period, this can be considered, as included in the existing plan.

#### Development Policy 30: Affordable Housing (30)

#### Development opportunities have been identified within the Plan to provide a target of 375 new affordable homes to meet local needs

On all sites the following affordable housing contributions will be sought:

- i) Within Local Service Centres 20% on sites of 5 or more dwellings
- ii) Within Service Settlements 33% on sites of 3 dwellings or more
- iii) Within Secondary Settlements 50% on sites of two dwellings or more
- ii)iv) On sites Within smaller settlements immediately adjacent a highlighted property as shown on the inset maps up to two new single dwellings for 100% affordable housing. Exceptionally more than two dwellings will be allowed where need is proven and the character and setting of the settlement is not impaired.
- v) On sites being developed by Housing Associations, Trusts or similar subsidised bodies 100%
- vi) On conversions anywhere, 50% or a commuted sum contribution for one dwelling. Alternatively the conversion can be a 100% affordable with local occupancy conditions

The delivery of new housing will be provided through:

#### Allocated Sites

- i. Allocating sites for 100% affordable housing to meet local need on publicly owned land and 50% affordable housing to meet local need on privately owned land within the housing development boundaries of settlements (identified on the inset maps).
- ii. Phasing the site to the rear of the Red Lion in Bala by allowing the release of 30 units up to 2016 and, if built, the remaining 25 units from 2016 to 2022.

#### Unallocated Sites

- iii. ~~Seeking 50% affordable housing to meet local need on unallocated sites in Dolgellau and Bala.~~
- iv. ~~Seeking 100% affordable housing to meet local need on all new build on unallocated sites within the housing development boundaries of Service Settlements and in Secondary Settlements for four or more dwellings 50% affordable housing to meet local need will be sought.~~
- v. ~~Supporting the development of up to two new single dwellings for 100% affordable housing to meet local need within Smaller Settlements (if the site is immediately adjacent to a property highlighted on the settlement inset map). Exceptionally more than two dwellings will be allowed where need is proven and the character and setting of the settlement is not impaired.~~
- vi. ~~Supporting small scale 100% affordable housing to meet local need on exception sites immediately adjoining housing development boundaries in line with Development Policy 11.~~
- vii. ~~Seeking 50% affordable housing to meet local need for all conversions.~~

Where adjacent and related residential proposals result in combined numbers or site size areas exceeding the above thresholds, the Authority will seek affordable housing based on the affordable housing target percentages set out above.

If it can clearly be demonstrated that the above indicative affordable housing targets cannot be met due to site viability, or could be exceeded in some cases, the Authority will negotiate an appropriate affordable housing contribution on individual sites, which could include an appropriate commuted payment. This however will not apply to exception sites or sites in smaller settlements where a 100% affordable housing contribution will always be sought.

Planning permission for a new affordable dwelling will be subject to a legal agreement to ensure that it remains affordable in perpetuity for a local person in housing need as defined in paragraph 5.4126 and 5.2742.

New affordable housing units should be fully integrated and be as good, if not better than market housing units in terms of external design quality and materials.

The size of affordable housing units will be commensurate with the needs of the intended household.

Permitted development rights will be removed on all the affordable housing units in order to regulate the manner in which they can be extended in the future.

~~All new units and alterations should be of good quality sustainable design in accordance with Development Policy 6: Sustainable Design & Materials, and achieve the Welsh Government's development standards which include the lifetime homes standard.~~

**Do you consider that the policy has a major effect on people with protected characteristics (positive or negative)**

Neutral.

This policy outlines the percentage of affordable housing contributes per site.

As in the previous screening, the overriding need for affordable homes is especially important, as a high percentage of people are priced out of the local housing market in their community. Data shows us that 60% of Gwynedd families are priced out of the local housing market, with 21% of Gwynedd residents being in fuel poverty.

In 2015, the average (median) gross wage in Gwynedd was £415 and £474 in Conwy, which is lower than the Wales average of £479. The availability of affordable new homes is therefore a very important factor in supporting the local population.

Data shows us that people with some protected characteristics such as disabled people, young people and older people are statistically more likely to earn less than the average wage, due to factors such as living in a rural area restricts transport options and has fewer employment options. This policy therefore, has the potential not only to be positive for the general local population, but specifically for some people who have protected characteristics.

In addition, this policy can assist the Welsh language, as people (especially younger people) have increased opportunities to stay in their communities by being able to buy a home locally. One of the issues which affects Welsh language skills in Snowdonia is the outward migration of younger Welsh speakers and the inward migration of people who move to the National Park to retire. This policy has the potential to negate some of the deterioration of the Welsh language.

**Eligibility Criteria for Affordable Housing:**

When housing need has to be demonstrated the eligibility criteria is widely drawn and therefore unlikely to be directly discriminatory.

The housing needs definition referred to in this policy includes a person who has:

- an essential need to live close to another person who has a minimum of 10 years permanent and continuous residence in the qualifying area, the essential need arising from proven age or medical reasons.
- Additional requirements (due to age or impairment).

As less than 3% of the National Park's population is of ethnic minority, this policy is not likely to discriminate against this group disproportionately. Refuge and asylum seekers such as those who have settled locally through for example the Syrian Refugee Resettlement Programme would not be affected, as they are allocated rented accommodation and are unlikely to be in the housing market.

There is no reference however to adapted or accessible housing in the policy. It is important to include accessible housing at an early stage as possible because it will require a larger footprint per household for those with impaired mobility; especially wheelchair users; those who need toilet and shower on the ground floor and those who need permanent support staff to be housed within the property. However, the overarching aim of the policy is to identify the total number of dwellings, rather than the size and design, which would be considered at the development stage, so would not be relevant here.

**Decision re full assessment – give your reasons**

There is no indication that this policy will discriminate or have a negative impact upon any protected characteristic groups. Screening Completed – no need for full assessment

**Data Sources and Evidence**

ELDP Public Enquiry examination.  
Settlement Survey.  
Census Data 2011.  
Consultation responses.  
Anglesey & Gwynedd Well-being Plan  
Conwy & Denbighshire Well-being Plan

**If you decide that there is no need for a full assessment – indicate any changes that have been made to the policy as a result of the screening process.**

Change identified through the public examination process.

## Development Policy 13: Gypsy and Travellers Sites

### Person(s) undertaking the assessment

Head of Strategic Plans and Policy & Head of Administration and Customer Care

### Short description of the Policy - purpose and aims

The purpose of this policy is to provide appropriate locations, subject to certain criteria being met for Gypsy and Traveller sites. The policy and reasoned justification have been updated to ensure conformity with the newly published Welsh Government circular – Planning for Gypsy, Traveller and Showpeople sites.

#### Development Policy 13: Gypsy and Travellers Sites (13)

Within the National Park planning permission for gypsy sites will be granted provided that the following criteria are satisfied:

- i. ~~Evidence of need to locate or provide transitory arrangements in the area has been identified.~~
- ii. There are no suitable pitches available within existing sites within the Gwynedd or Conwy Local Authority area.
- iii. The use of the site will not cause significant harm to residential or public amenity.
- iv. The site is in scale with the nearest settled community.
- v. The site has adequate provision of essential services including an efficient waste and recycling collection service and mains services, and does not place any undue burden on local infrastructure.
- vi. The site has direct access onto a principal road, and is on a bus route accessing local services.
- vii. The proposal does not cause significant visual intrusion, is sensitively sited in the landscape and satisfactory landscaping is provided.

### Do you consider that the policy has a major effect on people with protected characteristics (positive or negative)

Neutral.

The policy does allow for gypsy and traveller site(s) to be approved within the National Park providing that certain criteria have been met.

The criteria incorporates such things such as access to public transport, local facilities and support services etc., which will provide a positive benefit to the residents or proposed residents of the site. The criteria are therefore acceptable and sensible and do not provide a discriminatory barrier to approving such sites.

**Decision re full assessment – give your reasons**

There is no indication that this policy will discriminate or have a negative impact upon members of the gypsy and traveller community, who historically have faced discriminatory barriers when attempting to find sites to stay at.

The adopted policy ensures that a suitable site which meets the conditions noted in the policy can receive planning permission.

**Data Sources and Evidence**

ELDP Public Enquiry examination.

Settlement Survey.

Census Data 2011.

Consultation responses

Anglesey & Gwynedd Well-being Plan

Conwy & Denbighshire Well-being Plan.

**If you decide that there is no need for a full assessment – indicate any changes that have been made to the policy as a result of the screening process.**

‘Evidence of need’ has been removed from the policy and replaced with ‘no suitable pitches available on current sites’ as the criteria to be met. This narrows down the qualification criteria, which is a positive change.

## Strategic Policy H: A Sustainable Rural Economy

### Person(s) undertaking the assessment

Head of Strategic Plans and Policy & Head of Administration and Customer Care

### Short description of the Policy - purpose and aims

The purpose of this policy is to create and retain a sustainable rural economy within the Snowdonia National Park. Clarification has been made regarding which sites are safeguarded and where.

#### Strategic Policy H: A Sustainable Rural Economy (H)

In order to create and retain a sustainable rural economy the National Park Authority will:

- i. [Safeguard existing key employment sites at Bala, Dolgellau and Harlech.](#)
- ii. Support new employment [and business](#) development [and the retention of existing employment](#) in the local service centres, service settlements and secondary settlements. The nature and scale of the development must be commensurate with the settlement's size and function.
- iii. Promote the re-use of underused or redundant land or buildings for economic or employment purposes.
- iv. Support the agricultural sector and opportunities for rural diversification that do not negatively impact on the 'Special Qualities' of the National Park.
- v. Support tourism and recreation activity which maximise local economic benefits, minimise environmental impact and safeguard the 'Special Qualities' of the National Park.
- vi. Encourage proposals which would provide appropriate supportive infrastructures to sustain and promote the local economy.
- vii. Support live-work units and home working.

~~In order to safeguard employment and business premises pPP~~ proposals for the re-use of existing employment land or buildings [\(other than key employment sites\)](#) for other purposes will only be permitted where:

- viii. The new use would result in a significant improvement to the environment which outweighs the loss of employment land, or
- ix. The retention of the employment [or business](#) ~~facility~~ is no longer viable and it cannot be re-used for [similar or](#) alternative employment purposes and the employment potential has been advertised on the market for at least one year.
- x. \_\_\_\_\_

~~ix.xi. In the case of allocated land, land of equal or better quality is made available elsewhere, even if this is not within the National Park boundary.~~

**Do you consider that the policy has a major effect on people with protected characteristics (positive or negative)**

Positive.

As previously noted under Housing, data supports this policy as having a potentially positive effect, as a sustainable rural economy in conjunction with affordable housing, are the two main drivers for assisting the population locally, in particular young people.

This policy has the potentially to assist young people and Welsh speakers in particular, by providing sustainable employment opportunities, which would enable them to stay locally. This has a cumulative effect on the protected groups being able to contribute to the local economy.

'Safeguarding existing key employment sites' has been added to the policy, which is a positive addition for people living in those areas, as the policy is now explicit in its continuing support.

**Decision re full assessment – give your reasons**

There is no indication that this policy will discriminate or have a negative impact upon any protected characteristic groups. Screening Completed – no need for full assessment

**Data Sources and Evidence**

ELDP Public Enquiry examination.  
Settlement Survey.  
Census Data 2011.  
Consultation responses.  
Anglesey & Gwynedd Well-being Plan  
Conwy & Denbighshire Well-being Plan

**If you decide that there is no need for a full assessment – indicate any changes that have been made to the policy as a result of the screening process.**

None. Changes made due to the public examination process have been noted above.

## Development Policy 21: Tourism and Recreation

### Person(s) undertaking the assessment

Head of Strategic Plans and Policy & Head of Administration and Customer Care

### Short description of the Policy - purpose and aims

The purpose of this policy is to protect and enhance the provision of existing tourist facilities through adopting the principles of sustainable tourism. Moreover, it supports new tourism development and the enhancement of current facilities subject to criterion being satisfied. Amendments have been made to provide clarification.

#### Development Policy 21 : Tourism and Recreation (21)

Within the National Park ~~the provision of~~ existing tourist attractions facilities will be protected and enhanced through adopting the principles of sustainable or eco tourism. New tourism tourist attractions development and the enhancement of current attractions facilities will be supported where:

- i. It can be accessed by various modes of transport, specifically sustainable modes of transport such as, walking, cycling and public transport.
- ii. It is located close to the main road network and does not cause an unacceptable increase in traffic in the vicinity.
- iii. The development would not have an adverse impact on the 'Special Qualities' of the National Park.
- iv. It promotes opportunities for the understanding and enjoyment of the 'Special Qualities' of the National Park, while not detracting from the quiet enjoyment, experience of visitors and the quality of life of the local residents.
- v. The facility is designed or modified to improve accessibility for all, in particular disabled people.
- vi. It does not have an adverse impact on the views to and from the National Park and does not generate a significant increase in noise or light pollution which could adversely affect the integrity of the Snowdonia Dark Skies Reserve.
- vii. Current facilities will be improved or conversion of a vacant or underused building is proposed ~~alongside efforts to improve its energy efficiency and/or provide a proportion of its energy requirements from appropriate renewable energy sources.~~
- viii. ~~There is sufficient land attached to the development or access to land through appropriate means for the proposed tourist facility.~~
- ix. ~~It would not affect the National Park's biodiversity resources including designated sites from an international through to a local level, as well as wider biodiversity resources e.g. habitats and species outside designated sites~~

~~The change of use of serviced accommodation to the non-serviced sector, or its conversion to other non-tourist uses which would prevent its subsequent re-conversion back to serviced tourist accommodation, will not be permitted within the National Park unless to meet a recognised need for affordable housing.~~

**Do you consider that the policy has a major effect on people with protected characteristics (positive or negative)**

Neutral.

The policy notes that development of current attractions will be supported whereby the 'facility is designed or modified to improve accessibility for all, in particular disabled people'.

Improving access to such attractions will be a positive benefit for disabled people in particular (both tourists and the local population). The policy has the potential to enhance the tourism offer within the National Park by making attractions more inclusive, and thereby ensuring that more people can make use of and enjoy them.

Indirectly, supporting the development of sustainable tourist attractions will have a positive effect on the local economy, which in turn will help other people who have protected characteristics, as cited in previous policy screenings.

**Decision re full assessment – give your reasons**

There is no indication that this policy will discriminate or have a negative impact upon any protected characteristic groups. Screening Completed – no need for full assessment

**Data Sources and Evidence**

ELDP Public Enquiry examination.  
Settlement Survey.  
Census Data 2011.  
Consultation responses.

**If you decide that there is no need for a full assessment – indicate any changes that have been made to the policy as a result of the screening process.**

None.

## Development Policy 27: Snowdonia Enterprise Zone

### Person(s) undertaking the assessment

Head of Strategic Plans and Policy & Head of Administration and Customer Care

### Short description of the Policy - purpose and aims

The purpose of this policy is to recognise the designation of the Snowdonia Enterprise Zone and sets out a framework for determining planning applications within the Zone.

#### Development Policy 27 Snowdonia Enterprise Zone

A detailed landscape led outline Masterplan will need to be produced for both Llanbedr and Trawsfynydd sites and agreed with the Authority, which 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.

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 minimise adverse effects upon the landscape character, visual amenity, natural environment and cultural heritage of the National Park.

- 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. There is a design is coherent and of high standard of design, responds positively to the sensitive landscape and visual setting which reflects the outstanding landscape 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 minimises significant adverse effects upon the landscape character and visual amenity is appropriate to the site on which it is located
  - iii. Development proposals have been considered in view of the requirements of the Habitats Regulations and found to be compliant.
  - iv. The landscape lead master plan has demonstrated that the development does not result in an adverse effect on the landscape character or have an inappropriate visual impact
  - v. Development on either site is in line with an agreed outline masterplan for that site.
  - vi. The employment development maximises the use of the existing local workforce
  - vii. Development on either site does not have and unacceptable impact on the dark skies reserve

B. Llanbedr

Within the wider Enterprise Zone area as identified on the proposals maps development associated with the uses below will be considered on a case by case basis.

Within the Enterprise Zone Designation allocation 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 (related to 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 unacceptable significant effects on the landscape or visual amenity
- o sufficient evidence has been provided that the site demonstrates the least impact upon the landscape, visual amenity, environmental and cultural heritage
- o the development is not located in an area which will prevent the use of the main runway
- o the development should not adversely affect the integrity of European designated sites
- o sufficient evidence has been provided to justify why the development cannot be located in the indicative focus area

Part of the wider enterprise zone area as identified on the proposals map is within an area of flood risk. Detailed proposals will need to demonstrate that the proposed development incorporates appropriate and acceptable flood risk mitigation measures agreed with NRW.

### **C. Trawsfynydd**

Within or immediately adjacent to the Snowdonia Enterprise Zone allocation at Trawsfynydd, the following uses will be accepted:

- o works and uses associated with nuclear decommissioning
- o new uses including B1, B2, B8 and other uses associated with digital/ICT businesses,
- o low carbon energy businesses and energy generation technologies,
- o Research and Development (related to ICT, Energy & Environmental sectors), and
- o employment-related training and education purposes.

Should proposed development fall under the definition of major development it will be considered against Strategic Policy B: Major Development by the Authority.

**Do you consider that the policy has a major effect on people with protected characteristics (positive or negative)**

Neutral.

The policy is concerned with potential developments within or around the Snowdonia Enterprise Zone, and as such (in its wider context) has the potential to have a positive impact on specific groups in terms of providing local employment and training opportunities.

As the policy concentrates primarily on restrictions in terms of ensuring the protection of habitats, the Dark Sky designation, and the overall environmental impact such as flooding etc., there is little within the policy that directly affects people with protected characteristics.

**Decision re full assessment – give your reasons**

There is no indication that this policy will discriminate or have a negative impact upon any protected characteristic groups. Screening Completed – no need for full assessment

**Data Sources and Evidence**

ELDP Public Enquiry examination.  
Settlement Survey.  
Census Data 2011.  
Consultation responses.

**If you decide that there is no need for a full assessment – indicate any changes that have been made to the policy as a result of the screening process.**

None.

## Development Policy 9: Conversion and change of use of rural buildings

### Person(s) undertaking the assessment

Head of Strategic Plans and Policy & Head of Administration and Customer Care

### Short description of the Policy - purpose and aims

The purpose of this policy is to provide guidance and information of developments concerning the conversion and change of use of rural buildings to other uses. Amendments have been made due to previous editing error.

#### Development Policy 9: Conversion and change of use of rural buildings (9)

The conversion or change of use of redundant rural buildings outside any housing development boundary will be permitted for affordable housing to meet local need an employment use, short term self catering holiday accommodation as part of a rural enterprise diversification scheme, or an open market dwelling with the payment of a commuted sum ~~or for affordable housing to meet local needs~~ provided that the following criteria are met:

- i. The building is of permanent and substantial construction, of traditional form and character and has an architectural value worthy of preservation.
- ii. The building is capable of conversion without the need for significant rebuilding or extension which would harm its existing character.
- iii. All external works including finishes and property boundaries are sympathetic to the character of the building, local building style and materials and do not harm the character of any surrounding building group.
- iv. The proposal or any new ancillary structures do not harm the character of the landscape in which they are located.
- v. The proposal does not lead to the creation of new vehicular access or parking areas that would adversely affect the character or appearance of the building or that of the wider landscape.

Where the proposal involves a listed building or a building of traditional form or design, the proposal conforms with Development Policy 7: Listed and Traditional Buildings.

Proposals for new affordable dwellings will only be granted where the requirements of Strategic Policy G: Housing are met including the possibility of commuted sums.

An independent structural survey will be required where there is any doubt over the structural stability of the building or it is considered that the proposed works would result in major or substantial reconstruction.

Applicants must demonstrate that the proposed residential use would not displace an existing use which requires the construction of an alternative building to enable it to continue.

**Do you consider that the policy has a major effect on people with protected characteristics (positive or negative)**

Neutral.

This policy will have an overall positive impact on ensuring that some barriers are removed for securing affordable local homes outside development boundaries. This could have a positive effect on Welsh speakers in particular, as an application to convert a building to an affordable home could enable a family to remain within the area and work.

No relevant changes in relation to equality have been made to the policy since the original screening assessment.

**Decision re full assessment – give your reasons**

There is no indication that this policy will discriminate or have a negative impact upon any protected characteristic groups. Screening Completed – no need for full assessment

**Data Sources and Evidence**

ELDP Public Enquiry examination.  
Settlement Survey.  
Census Data 2011.  
Consultation responses.  
Anglesey & Gwynedd Well-being Plan.  
Conwy & Denbighshire Well-being Plan.

**If you decide that there is no need for a full assessment – indicate any changes that have been made to the policy as a result of the screening process.**

None.

## Development Policy 2: Development and the Landscape

### Person(s) undertaking the assessment

Head of Strategic Plans and Policy & Head of Administration and Customer Care

### Short description of the Policy - purpose and aims

The aims of this policy is to ensure that the setting and landscaping of new development should conserve the character of the landscape. Amendments have been made to provide greater clarity and certainty that all landscape considerations are given sufficient weight when making decisions.

#### Development Policy 2: Development and the Landscape (2)

The scale and design of new development, including its setting ~~and~~, landscaping and integration should respect and conserve the character, qualities and views of the landscape. Unacceptable impacts on the landscape will be resisted and particular regard will be had to the protection of:

- i. The Snowdonia Dark Skies Reserve, in particular Core Areas
- ii. The Dyfi Biosphere Reserve
- iii. Section 3 areas of natural beauty<sup>1</sup>.
- iv. Undeveloped coast.
- v. Panoramas visible from significant viewpoints.
- vi. Sensitive Landscape Character Areas ~~Landscape character areas based on LANDMAP and~~ as defined in the Supplementary Planning Guidance documents the Landscapes of Eryri ~~Supplementary Planning Guidance~~ and the Landscape Sensitivity and Capacity Assessment.

### Do you consider that the policy has a major effect on people with protected characteristics (positive or negative)

Neutral. This policy is concerned with the impact of development on the landscape, and therefore has minimal impact on individuals or groups of people.

### Decision re full assessment – give your reasons

There is no indication that this policy will discriminate or have a negative impact upon any protected characteristic groups. Screening Completed – no need for full assessment.

### Data Sources and Evidence

Settlement Survey.

<sup>1</sup> As defined under section 3 of the Wildlife and Countryside Amendment Act 1985.

Census Data 2011 (see attachment).  
Consultation responses.

**If you decide that there is no need for a full assessment – indicate any changes that have been made to the policy as a result of the screening process.**

None.