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7th March 2018
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Mr Richard Duggan
The Planning Inspectorate
Parc Cathays
Caerdydd
CF10 3NQ

Dear Mr Duggan

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

I refer to your letter dated 21st February 2018 and have set out responses to each point below.

1. The Authority will make reference to the updated evidence base included in the Background Papers as part of the Focussed Changes consultation.
2. The 2014 household projections will be reflected in the Focussed Changes document to reflect the updated evidence base.
3. The wording 'subject to further refinement' and 'approximate housing provision' is an editing error and will be deleted as part of the Focussed Change document. The updated Components of Housing Supply table will be part of the Focussed Change consultation. No further work is considered necessary prior to the Examination.
4. The only update to the figures in Table 1 'Component of Housing Supply Table' contained in DC22-7A Housing 2 is to row D 'Small windfall sites'. Row D has been updated to reflect a more accurate distribution of conversion allowance between settlement tiers. The table under Para 5.7 page 74 of the Deposit Plan had a figure of 100 units in the open countryside column (which included all the conversions anticipated within the Plan period). The Authority considers it to be more accurate to distribute the conversion allowance between all the settlement tiers based on past conversion completions. This provides a more robust evidence base for the components of housing supply table. The updated figures do not change the overall housing provision of the plan, however the updated figures do mean that the total housing provision within each tier is different to that proposed in the deposit plan. The Authority considers the updated figures to be more accurate and very close to the adopted Eryri LDP Housing Provision distribution. The Authority considers that the total housing provision distribution takes into account the rural nature of Snowdonia and looking back at previous annual monitoring reports, these are

considered to be achievable targets. As referred to in point 3 above the updated Components of Housing Supply table will be part of the Focussed Change consultation. No further work is considered necessary prior to the Examination.

5. Further evidence will be presented to the Inspector on how the changes to the percentages and thresholds in Strategic Policy G have been defined. The Authority will provide this information by April 27th 2018.
6. The Authority will provide the Inspector with further evidence on the Affordable Housing Need for the plan period by April 27th 2018.
7. The Authority have approached the consultant who carried out the work contained in Background Paper 18: Affordable Housing Viability Study and have requested an update to the information contained in the study.
8. As above the Authority has approached the consultant who undertook the original Affordable Housing Study to provide further information to address the points raised by the Inspector. The Authority have requested further work to be undertaken in line with the comments outlined by the Inspector.
9. A finalised Flood Consequence Assessment has been agreed between the agents acting on behalf of the Welsh Government and Snowdonia LLP with Natural Resources Wales. The amendments to the site allocation and the policy proposed through the Focussed Changes have been drafted with this additional evidence. The Authority will ensure that the Inspector is kept up to date with any further discussions between the parties.
10. As Above.
11. The Authority have carried out a site appraisal of all the sites presented as part of the Candidate Site stage which were considered suitable for a full assessment. Many of the candidate sites assessed which were not considered suitable and have constraints which makes them undeliverable and therefore are not considered suitable for housing. The Authority will undertake additional work to ensure that the Inspector is provided with an appraisal of all reasonable alternative sites should he require it at a later stage.

With regards to the Focussed Changes Consultation, the Authority would hope to be in a position to get the representations received to the Inspector in no more than two weeks following the end of the Consultation Period. It is hoped the above information is helpful to the Inspector.

Yours Sincerely,

Rebecca Jones

Mrs Rebeca Jones
Head of Planning Policy