

REPORT OF THE HEAD OF PARK DIRECTION

**SUBJECT: JOINT SUPPLEMENTARY PLANNING GUIDANCE
DOCUMENT: ENABLING SUSTAINABLE DEVELOPMENT IN THE WELSH
NATIONAL PARKS**

Purpose of the report

1. To advise Members of the responses received on the above public consultation and to recommend to Members to adopt the guidance documents for development management purposes.

Background

2. The guidance aims to help planning applicants understand what sustainable development means in the Welsh National Parks. It explains the type and location of developments that are likely to be acceptable in the National Parks and the main principles against which applications are judged. The guidance does not introduce any new planning policy but rather acts as a gateway for existing national and local policy, helping applicants find the relevant plans and policies, and to better navigate the planning system in the National Parks.
3. The new guidance was approved for public consultation by the National Park Authority on 24TH September 2014. The 12 week consultation began in October 2014 and closed on 30 January 2015. Snowdonia and Brecon Beacons National Park Authorities also consulted.
4. Letters were sent to various consultees. These included Agents, Architects, Town and Community Councils within the Park, Housing Associations, Estate Agents, Developers, Local Community Groups, local AM's and MP's, County Councillors, Utilities, Chambers of Trade, Environmental Groups, Government agencies, and other people who had expressed an interest.
5. Letters and CD copies of the consultation documents were provided to libraries within Pembrokeshire, St Clears and Cardigan. They were also available at the National Park centres in Newport, St David's and Tenby in this format. Paper copies of the documents were available to view at the National Park Authority Offices in Llanion Park, Pembroke Dock.
6. The consultation was advertised via the Authority's web site and via public notices in the Western Telegraph which appeared on 22 October 2014. A press release was also distributed to local and national media outlets. Towards the end of the consultation we distributed a second press release reminding the public of the upcoming deadline for submissions. This appeared in the

Tenby Observer, Pembroke and Pembroke Dock Observer, Narberth and Whitland Observer and County Echo.

Report of Consultations

7. A total of 5 people/organisations responded to this National Park Authority's consultation. Officer responses are shown in Appendix 1 to this report. Changes proposed to the text are shown in Appendix 4 to this report (amended extracts from the Guidance). Appendix 2 sets out the comments received by Snowdonia National Park Authority and Appendix 3 sets out those received by the Brecon Beacons National Park Authority. These amendments have not been made to Appendix 4 to this report. Delegated powers are sought to carry out these edits.
8. The changes proposed are minor in nature. The changes also include a suggestion made by Members at the Authority meeting on the 24th September 2014 to refer to our pre-application procedures. Members also asked that greater emphasis be placed on cross referencing to the Local Development Plan's policies. This has also been done.

Conclusion

9. Subject to approval by Members, this guidance will be adopted and used in conjunction with the Pembrokeshire Coast National Park Local Development Plan Adopted September 2010 when considering planning applications within the National Park. All those who provided comment will be notified of the outcome.

RECOMMENDATION

1. **That the Officer Responses set out in Appendix 1, 2 and 3 be agreed as the National Park Authority response to this consultation;**
2. **That the Joint Supplementary Planning Guidance 'Enabling Sustainable Development in Welsh National Parks' as amended in Appendix 4 be approved as supplementary planning guidance to the Pembrokeshire Coast National Park Local Development Plan and be adopted for development management purposes.**
3. **That the Head of Park Direction be given delegated powers to amend the guidance prior to publication to include text edits required to accommodate changes proposed by Snowdonia and the Brecon Beacons National Park Authorities as set out in Appendix 2 and 3.**

Background papers:

[Pembrokeshire Coast National Park Local Development Plan, September 2010](#)

[Report to the National Park Authority 24th September 2014 \(prior to consultation\).](#)

Planning Policy Wales (Edition 7, July 2014):

<http://wales.gov.uk/topics/planning/policy/ppw/?jsessionid=959D17CBE44B4C21C123285AA5AE6E99?lang=en>

(For further information, please contact Martina Dunne, ext 4820)

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Consultees: Jane Gibson, Director of Park Direction and Planning; Tegryn Jones, Chief Executive, Officers of Brecon Beacons and Snowdonia National Park Authorities.

APPENDIX A

Representations on Consultation on Draft Enabling Sustainable Development
SPG(PCNPA)

Reference	Representation	Officer Response and Recommendation
3617/SPG/ESD/1 The Coal Authority	<p>Having reviewed the document, I confirm that we have only a few brief comments to make at this stage.</p> <p>1. The Coal Authority welcomes the identification of Coal Mining Risk Assessments in Table 2.1 as additional information that may be required to support a planning application. This reflects the National Validation List in Wales.</p>	Comment welcomed.
3617/SPG/ESD/2 The Coal Authority	<p>2. In the Pollution and Waste Management section The Coal Authority considers that it would be helpful to also refer to unstable land as a similar planning consideration.</p>	Agree. Insert reference after 2.27 to paragraphs 13.9.1 to 13.9.2 of Planning Policy Wales Edition 7 which deals with development management and unstable land.
2916/SPG/ESD/3 Tenby Town Council	<p>The SPG is a comprehensive document outlining all the material considerations and guidance, an applicant requires prior to submitting an application. It outlines how an applicant can establish if their proposed development fits in with the Park's purposes and duties, what can be built in the Park and where and details all the planning considerations that need to be taken into account, i.e. landscape, wildlife and geology heritage, pollution and waste management, transport, Welsh language, sustainable design and construction and climate change.</p> <p>It also details the additional and supporting information that may be required to speed up the application process e.g. coal mining risk assessment, biodiversity survey or tree survey and outlines the other licences that may be required e.g. flood defence consents, waste management permits etc and, as such members of Tenby Town Council fully support its adoption.</p>	Comments welcomed.
3873/SPG/ESD/4 Ms Vicky Moller	<p>Excellent guidance, please don't remove anything!</p> <p>Two suggestions:</p> <p>Cultural heritage: This is a primary Park purpose. Yet its</p>	Cultural heritage is part of the policy framework of the Local Development Plan. It is protected by Policy 8 of the Local Development Plan and explained in the Plan's glossary of terms in

Reference	Representation	Officer Response and Recommendation
	<p>interpretation is limited to old buildings and signs. It omits cultural ways of life, social and economic activity which is part of the cultural heritage. Admittedly this opens up the possibility of vagueness. But it deserves to be included, at the very least where a development or a refusal of development would jeopardise the survival of a key or valuable part of local cultural heritage.</p> <p>Rights of communities to meet their basic needs and to shape their future Basic needs: Consideration of use of land in and around settlements and communities to meet the basic needs of the community, eg for amenity and leisure, food production, energy production. This suggests perhaps a sustainable land use class, but ahead of this, this need could be spelled out as warrenting something like permitted development provided it is done taking on board guidance that minimises any harm and maximises any benefit to other park purposes, eg natural beauty.</p> <p>Specifically community renewable energy could be considered in this category. The existing permitted development for micro renewables is designed to fail, eg wind turbines are only allowed where they will be too small and too close to buildings to function or be permitted to be grid connected or to earn income from government schemes! Or that is what became apparent when I researched. I would be delighted to find I am wrong.</p> <p>The UK gives communities permitted development to determine development within LDP rules. Consideration could be given to something similar, but with National Park principles adhered to and</p>	<p>the terms described by the commentator. The Landscape Character, Seascape and Conservation Area and Archaeology Guidance adopted by the Authority all provide further elaboration on what this means for Pembrokeshire Coast National Park. These documents are listed in Section 4 References, links and contact details.</p> <p>As suggested the difficulties arise in the assessment of what is a material planning consideration in relation to cultural heritage on individual applications. National planning policy appears to give greater scope for these considerations in National Parks.</p> <p>This appears to relate to changes that are needed at a national level and cannot be addressed through the preparation of supplementary planning guidance.</p> <p>Again permitted development rights for renewables in the National Park are a matter for Welsh Government. Policy for renewables in this National Park is set out in Policy 33 of the Local Development Plan.</p>

Reference	Representation	Officer Response and Recommendation
	advanced.	
1092/SPG/ESD/ Bourne Leisure (NLP)	<p>Sustainable Development Bourne Leisure endorses Planning Policy Wales' aspiration for sustainable development. Bourne Leisure also considers that sustainable development is especially important in the National Parks due to their inherent natural beauty. Sustainable development is important in fulfilling the National Park's statutory purposes, as set out in paragraph 1.10 of the draft SPG. Bourne Leisure considers therefore that all three strands of sustainable development - economic, social and environmental — should be considered and given equal weight when determining planning applications in order to fulfil the Park's statutory purposes.</p>	<p>The 1995 Environment Act provides the primary legislation for considering proposals within a National Park.</p> <p>Paragraphs 2.3 to 2.7 of the guidance provides a commentary on how sustainable development principles are considered in conjunction with the Environment Act. A change to the Environment Act is needed to address the commentators concerns.</p>
1092/SPG/ESD/ Bourne Leisure (NLP)	<p>Major Development Bourne Leisure objects to the proposed wording of paragraph 2.7 of the draft SPG. The text currently states that: <i>"Scale of development is also important. The purposes and the duty focus on conserving and enhancing the environment of the Parks and the well-being of their communities. Large scale development will seldom be a good way to do this. "</i> Bourne Leisure disagrees in principle with this statement as some major development can be appropriate for National Parks. 'Major Development' is defined in Article 2 of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012. This can include, amongst other categories, the development of 10 dwelling houses or buildings with a floors pace of 1,000 sqm or more. There are numerous allocations in the PCNP Local Development Plan (LOP) that proposes more than 10 dwellings on a site (see Table 7 of the LOP) and therefore 'major development' can be appropriate in National Parks. Referring to 'large scale' development in this way is therefore not acceptable, in the legislative and policy context that refers to 'major development' . The last sentence in paragraph 2.7 should therefore be deleted, to read: <i>"Scale of development is also important. The purposes and the duty focus on</i></p>	Agree to the deletion of text as proposed.

Reference	Representation	Officer Response and Recommendation
	<p><i>conserving and enhancing the environment of the Parks and the well-being of their communities. Large scale development will seldom be a good way to do this."</i></p>	
<p>1092/SPG/ESD/ Bourne Leisure (NLP)</p>	<p>Role of Tourism Bourne Leisure supports the recognition of the role of tourism and how it is an acceptable form of development in larger and smaller settlements and adjacent to settlements. It is important that tourism development is promoted due to the vast economic and social benefits that the visitor economy brings to the local community. It is important that the SPG acknowledges the fact that tourism facilities can be developed in a sustainable manner. Bourne Leisure also endorses the draft SPG, where at para 2.15 it also recognises that tourist and recreational activities are developments that are acceptable away from defined settlements. Likewise, the economic viability of a caravan park is intrinsically linked with its location. There is a requirement for this and other types of developments catering for visitors to be located in a rural and/ or seaside location. With regard to paragraph 2.18, Bourne Leisure would stress that not all development has the potential to negatively impact on key landscape, public views and open spaces. For example, a number of Bourne Leisure's recent developments and current proposals have rationalised caravan plots and/ or reconfigured site layouts, resulting in improved public views, positive impacts on the landscape and the provision of enhanced planting and open space.</p>	<p>Comments noted.</p>
<p>1092/SPG/ESD/ Bourne Leisure (NLP)</p>	<p>Heritage Assets With regard to paragraphs 2.22 to 2.27 of the draft SPG, Bourne Leisure endorses the recognition that the conservation and enhancement of heritage assets constitutes sustainable development. Bourne Leisure has first-hand experience of enhancing heritage assets so that they can be used for their optimal, viable use. The use of heritage assets for tourism purposes is a valuable form of sustainable development which should be explicitly recognised in the draft SPG.</p>	<p>Comments noted.</p>

Reference	Representation	Officer Response and Recommendation
1092/SPG/ESD/ Bourne Leisure (NLP)	<p>Transport Bourne Leisure agrees in principle with paragraphs 2.28 to 2.30 of the draft SPG which state that sustainable transport is normally a reference to transport means other than by the private car. It is recognised in paragraph 2.30 however that: <i>...in some more remote rural communities in the Parks people have little choice but to travel by private car</i>"</p> <p>The Company is of the view that the SPG should recognise that due to the more remote location of many visitor facilities and attractions, there is often no other feasible option available other than the private car to reach certain tourist developments and therefore the SPG should reflect this circumstance.</p> <p>The SPG should be consistent with TAN 18: Transport, March 2007 which acknowledges that some tourist developments rely on car-based travel and advises: <i>"...in rural areas a lack of public transport access needs to be balanced against the contribution tourism makes to the rural economy in the specific area ..."</i> (paragraph 3.15).</p>	<p>Paragraph 2.30 sets out national planning policy and acknowledges the need to cater for local needs.</p> <p>A reference to Technical Advice Note 18 would also be of benefit so the full advice of Welsh Government can be taken account of.</p> <p>No further change would be appropriate.</p>
1092/SPG/ESD/ Bourne Leisure (NLP)	<p>Sustainable design and construction and climate change Bourne Leisure supports sustainable development in its buildings, venues and accommodation units. All new buildings and refurbishments of existing venues incorporate the use of LED lighting, efficient heating and cooling solutions, occupancy sensors, the use of heat pump technology and are designed to benefit from the maximum use of natural ventilation and natural daylight. Our hire fleet holiday homes have been developed in recent years to include increased levels of insulation, efficient boilers to provide heating and hot water, LED lighting both internally and externally, occupancy sensors to limit energy use in periods of non-occupancy and insulative double glazing.</p> <p>Bourne Leisure comments however that sustainable design and construction should be primarily sought via Building Regulations. However, the Company also notes that the initial design of a building in the planning process will need to consider the ability to meet Building Regulations' requirements in the future. This point of principle should</p>	<p>Sustainable design encapsulates not just the achievement of building regulation standards which is referred to in paragraph 2.35 of the guidance. For example Policy 29 of the Local Development Plan refers to other issues such as place and local distinctiveness, environment and biodiversity, community cohesion and health, accessibility. No change is proposed.</p>

Reference	Representation	Officer Response and Recommendation
	<p>be set out in the SPG, to ensure that no confusion arises. TAN22 (Sustainable Buildings) was cancelled on 31 July 2014 to coincide with changes to Part L (relating to energy efficiency) of the Building Regulations. It is therefore unnecessary for the SPG to make reference to energy efficiency features and measures.</p> <p>With regard to flooding, the Company considers that the draft SPG should take into account certain specific matters, these being: the specific characteristics and vulnerability of any existing or proposed land use (for example, certain tourism uses need to be, or to remain, located adjacent to water and it would be unfeasible to relocate); whether the residual risks of flooding to people and property are acceptable and can be satisfactorily managed; and whether the proposed development makes a positive contribution to reducing or managing flood risk. Then in regard to flooding and coastal erosion, Bourne Leisure considers that recognition should be given to the importance of maintaining and retaining tourism uses in the coastal zone; policy support should be given to the necessary implementation and maintenance of coastal defence works to protect their interests. In this respect, individual landowners and business operators should be able to contribute to the provision, maintenance and improvement of existing coastal defences that protect their own interests, in order to minimise potential flood risk or coastal erosion.</p>	<p>Planning considerations for specific types of development is set out in Section 3 of the guidance. In terms of planning considerations for all developments in the National Parks flooding and coastal inundation is addressed within the context of national planning policy - see Policy 34 of the Pembrokeshire Coast National Park Local Development Plan.</p> <p>Welsh Government has recently been consulting on how the defence of the coast to protect existing communities and assets should be prioritised.</p> <p>Private investment for existing development is possible but this would need to be in the context in terms of impacts of the development itself but also the need not to increase flood risk elsewhere.</p>
1092/SPG/ESD/ Bourne Leisure (NLP)	<p>Planning Conditions and Obligations</p> <p>Paragraphs 2.41 to 2.43 of the draft SPG should be reviewed, to ensure that the guidance given fully reflects Welsh Government Circular advice (in WGC 016/2014). In particular, Bourne Leisure would point out that the finalised SPG should ensure that its guidance is consistent with the Government advice that planning conditions should only be imposed where they satisfy the following six conditions:</p> <ul style="list-style-type: none"> i Necessary; ii Relevant to planning; iii Relevant to the development to be permitted; iv Enforceable; v Precise; and 	<p>These tests are set out in the Circular and do not need to be repeated here.</p>

Reference	Representation	Officer Response and Recommendation
	vi Reasonable in all other respects.	
1092/SPG/ESD/ Bourne Leisure (NLP)	<p>Tourism Developments</p> <p>Bourne Leisure endorses the recognition in the draft SPG in paragraph 3.31 that tourism developments are a very important source of income and that without their facilities and infrastructure, the Parks would not fulfil their statutory duty.</p> <p>Bourne Leisure however objects to the text in paragraph 3.34 that states that new holiday accommodation should not be developed on greenfield land. The Company considers that this text is overly restrictive and should be omitted from the SPG, as it can be appropriate for sustainable holiday accommodation to be built on greenfield land in some circumstances. The availability of brownfield land in National Parks is limited and therefore sustainable development on greenfield land should not be ruled out as a matter of principle.</p>	<p>This would require a change to the policies of the National Parks Local Development Plans. The prioritisations outlined in the individual strategies to make the most sustainable use of land have been tested through Examination. No change is proposed.</p>
1092/SPG/ESD/ Bourne Leisure (NLP)	<p>Camping, caravanning, static caravan or chalet development</p> <p>Bourne Leisure objects to paragraph 3.37 of the draft SPG, which states that new developments within existing camping, caravanning, static caravanning or chalet sites will not be acceptable if there is an increase in the operational area or pitch numbers. Bourne Leisure considers that any proposal for development should be determined in accordance with the development plan, unless material considerations indicate otherwise. Development that increases the operational area or total pitch numbers can positively contribute to sustainable development aspirations. For example, a caravan park development that increases the operational area of a site could include increasing the area of open space within its boundary and/or facilitating additional/larger landscaping buffers and therefore developments that increase the operational area or pitch numbers should not be automatically deemed unsustainable in an SPG.</p>	<p>Policy 38 of the Pembrokeshire Coast National Park Local Development Plan does permit the enlargement of a site for overall environmental improvement. It does not allow for increasing the operational area or pitch numbers. This can be clarified in the text of paragraph 3.37.</p>
3950/ The Welsh Government (Transport)	<p>The Welsh Government (Transport) as highway authority for the motorway and trunk roads have no comments or observations on this document as they do not directly impact on the trunk road network.</p>	<p>No change required.</p>

Appendix 2

Snowdonia National Park Authority's Consultation Responses

Enw / Name	Sylwadau / Comments	Officer Response
David Sharrett - United Utilities Water	No comments - would like to remain on database	
Mark Harris - HBF	<p>Please find HBF's comments to the above consultation which are limited to the areas associated with provision of private housing.</p> <p>In section 3 Planning considerations for specific types of development under the section on Housing I would suggest that a paragraph is added which refers to the need to assess the viability of a site as part of the decision to require affordable housing as well as other S106 contributions.</p> <p>At para 3.2 the document talks about 'large scale development' however this is not defined in the paragraph or glossary, it would be helpful to give some indication of the number of houses/ site area which this refers to.</p> <p>The document gives a definition of Major and Minor application: however this does not include either a site area or number of residential units. It's noted that the Planning Act defines major applications as:</p> <p>(c) The provision of dwelling houses where - (i) The number of dwelling houses to be provided is 10 or more; or (ii) The development is to be carried out on a site having an area of 0.5 hectares or more and it is not known whether the development falls within sub-paragraph (c) (i).</p> <p>Therefore to avoid confusion and provide clarity the definition of minor/major applications needs to be reconsidered/clarified.</p>	<p>It is not the intention of the SPG to provide the details of affordable housing policies and the numbers of affordable housing provided will depend on viability as stipulated in individual housing policies in each LDP. It is therefore not considered necessary to include a specific paragraph on viability.</p> <p>With regard to para 3.2 the term "large scale development" is used generically to refer to the overall scale of housing development and not to the size of individual sites. The definition of "major" development is identified in individual LDP's and cannot differ in the SPG. By implication any development which is not major is a minor proposal which covers the most common types of application. Generally the SPG is seeking to simplify its terminology and not introduce additional definitions.</p>
John Pearson - National Trust	No comments - would like to remain on database	
Claire Hancox	No comments - would like to remain on database	

Enw / Name	Sylwadau / Comments	Officer Response
<p>Anthony Ross - Theatre's Trust</p>	<p>Remit: The Theatres Trust is The National Advisory Public Body for Theatres. The Theatres Trust Act 1976 states that 'The Theatres Trust exists to promote the better protection of theatres.' It currently delivers statutory planning advice on theatre buildings and theatre use through The Town & Country Planning (General Development Procedure) Order 1995, Article 10, Para (v) that requires the Trust to be consulted on planning applications which include 'development involving any land on which there is a theatre.'</p> <p>Advice: We support the recognition of the role and importance of community facilities to sustainable communities in Section 3.13 on page 14. The function of social and community facilities is to provide services and access to venues for the health and wellbeing, social, educational, spiritual, recreational, leisure and cultural needs of the community. Your cultural facilities include theatres, cinema, community halls, music venues (often in pubs), museums, and libraries.</p> <p>For clarity, we recommend this succinct all-inclusive description be included in Section 3.13 to cover all aspects of your community facilities: community facilities provide for the health and wellbeing, social, educational, spiritual, recreational, leisure and cultural needs of the community.</p> <p>Regarding Section 3.15, we object to the use of the term 'unviable'. The provision of community facilities usually depends on public investment or subsidy in one form or another in order to be delivered, even when privately operated. Many theatres, for example, are run by charities or community groups and do not necessarily cover their costs, however they are valued community facilities run for the benefit and wellbeing of the local community. These facilities are therefore inherently unviable in developer terms.</p> <p>We recommend the following rewording:</p> <p>Proposals that would adversely affect operational community facilities or result in their loss must demonstrate that the operational community facilities will be retained, enhanced or substituted through by appropriate alternative means. Where it can be demonstrated that there is no longer a public need for an existing community facility is unviable or unsuitable, the NPAs will be open to the sites being redeveloped, with a strong preference for an alternative community use, affordable housing or employment use.</p> <p>We look forward to being consulted on further planning policy documents in due course.</p> <p>*** Please note that Rose Freeman has retired from The Theatres Trust. Please refer future planning correspondence to planning@theatrust.org.uk</p>	<p>These comments are useful but they introduce changes which impact on the wording of individual planning policies. As the SPG is intended to interpret policy and cannot change policy the rewording suggestions are not acceptable.</p>

Enw / Name	Sylwadau / Comments	Officer Response
Ginny Hall - Mono Consultants	<p>SNOWDONIA NATIONAL PARK AUTHORITY – DRAFT SUPPLEMENTARY PLANNING GUIDANCE ON SUSTAINABLE DEVELOPMENT</p> <p>Thank you for your recent consultation on the above and taking the time to seek the Mobile Operators Associations' views on the Draft version of the Snowdonia National Park Sustainable Development SPG. We consider this a very proactive approach to forward planning and welcome the opportunity to have input in the process.</p> <p>It is recognised that telecommunications play a vital role in both the economic and social fabric of communities. National guidance recognises this through Section 5: "Supporting high quality communications infrastructure" of National Planning Policy Framework (March 2012) which provides clear guidance as to the main issues surrounding telecommunications development. Paragraph 42 of the National Planning Policy Framework (NPPF) confirms that; "advanced, high quality communications infrastructure is essential for sustainable economic growth" and that it "plays a vital role in enhancing the provision of local community facilities and services."</p> <p>While we support the inclusion paragraph 3.41 on 'Telecommunication and Powerline Development' within the draft SPG on Sustainable Development, we would suggest a minor change to the wording in order to bring it more in line with National Policy and Guidance. The second sentence in paragraph 3.41 states: "The use of existing masts and antenna present the lowest risk to the Park's special qualities..."</p> <p>We would suggest that this sentence is amended as follows:</p> <p>"The use of existing telecommunications base stations present the lowest risk to the Park's special qualities..."</p> <p>This minor change ensures that upgrades to existing telecommunications base stations on rooftops and other structures, rather than exclusively ground based masts, are highlighted as being the most sustainable development of this type.</p> <p>We trust you find the above comments of assistance. Please do not hesitate to contact me should you have any queries relating to the above matters.</p>	<p>Agree the wording change to include "telecommunication base stations" as this will include the antenna and mast.</p>

Enw / Name	Sylwadau / Comments	Officer Response
<p>Barbara Morgan - network rail</p>	<p>Level Crossings</p> <p>Development proposals' affecting the safety of level crossings is an extremely important consideration for emerging planning policy to address. The impact from development can result in a significant increase in the vehicular and/or pedestrian traffic utilising a crossing which in turn impacts upon safety and service provision.</p> <p>As a result of increased patronage, Network Rail could be forced to reduce train line speed in direct correlation to the increase in vehicular and pedestrian traffic using a crossing. This would have severe consequences for the timetabling of trains and would also effectively frustrate any future train service improvements. This would be in direct conflict with strategic and government aims of improving rail services.</p> <p>In this regard, we would request that the potential impacts from development affecting Network Rail's level crossings, is specifically addressed through planning policy as there have been instances whereby Network Rail has not been consulted as statutory undertaker where a proposal has impacted on a level crossing.</p> <p>As such, we strongly believe that the importance of Level Crossing safety warrants a specific Policy included in the Supplementary Planning Guidance Document which will help to elevate the importance of Level Crossings within the development management and planning process. We request that a policy is provided confirming that:</p> <ul style="list-style-type: none"> • The Council have a statutory responsibility under planning legislation to consult the statutory rail undertaker where a proposal for development is likely to result in a material increase in the volume or a material change in the character of traffic using a level crossing over a railway: <ul style="list-style-type: none"> o Schedule 4 (d)(ii) of the Town & Country Planning (Development Management Procedure) (Wales) order, 2012 requires that... "Where any proposed development is likely to result in a material increase in volume or a material change in the character of traffic using a level crossing over a railway (public footpath, public or private road) the Planning Authority's Highway Engineer must submit details to both The Welsh Ministers and Network Rail for separate approval". • As a first principle, Network Rail would seek to close Level Crossings where possible. <p>§ Any planning application which may increase the level of pedestrian and/or vehicular usage at a level crossing should be supported by a full Transport Assessment assessing such impact: and</p> <p>§ The developer is required to fund any required qualitative improvements to the level crossing as a direct result of the development proposed.</p>	<p>These comments are useful but they introduce changes which impact on the wording of individual planning policies. As the SPG is intended to interpret policy and cannot change policy the rewording suggestions are not acceptable.</p>

Enw / Name	Sylwadau / Comments	Officer Response
Barbara Morgan - network rail	<p>The developer is required to fund any required qualitative improvements to the level crossing as a direct result of the development proposed.</p>	
	<p>Developer Contributions</p>	
	<p>The Draft Supplementary Planning Guidance should set a strategic context requiring developer contributions towards rail infrastructure where growth areas or significant housing allocations are identified close to existing rail infrastructure.</p>	
	<p>Many stations and routes are already operating close to capacity and a significant increase in patronage may create the need for upgrades to the existing infrastructure including improved signalling, passing loops, car parking, improved access arrangements or platform extensions.</p>	
	<p>As Network Rail is a publicly funded organisation with a regulated remit it would not be reasonable to require Network Rail to fund rail improvements necessitated by commercial development. It is therefore appropriate to require developer contributions to fund such improvements.</p>	
	<p>Specifically, we request that a Policy is included within the document which requires developers to fund any qualitative improvements required in relation to existing facilities and infrastructure as a direct result of increased patronage resulting from new development.</p>	
	<p>The likely impact and level of improvements required will be specific to each station and each development meaning standard charges and formulae may not be appropriate. Therefore in order to fully assess the potential impacts, and the level of developer contribution required, it is essential that where a Transport Assessment is submitted in support of a planning application that this quantifies in detail the likely impact on the rail network.</p>	
<p>To ensure that developer contributions can deliver appropriate improvements to the rail network we would recommend that Developer Contributions should include provisions for rail and should include the following:</p>		
<p>A requirement for development contributions to deliver improvements to the rail network where appropriate.</p>		
<p>A requirement for Transport Assessments to take cognisance of impacts to existing rail infrastructure to allow any necessary developer contributions towards rail to be calculated.</p>		
<p>A commitment to consult Network Rail where development may impact on the rail network and may require rail infrastructure improvements. In order to be reasonable these improvements would be restricted to a local level and would be necessary to make the</p>		

Enw / Name	Sylwadau / Comments	Officer Response
	development acceptable. We would not seek contributions towards major enhancement projects which are already programmed as part of Network Rail's remit.	
Barbara Morgan - network rail	<u>Planning Applications</u>	
	We would appreciate the Council providing Network Rail with an opportunity to comment on any future planning applications should they be submitted for sites adjoining the railway, or within close proximity to the railway as we may have more specific comments to make (further to those above).	
	Notwithstanding the above, I enclose a link to Network Rail's website;	
	http://www.networkrail.co.uk/browseDirectory.aspx?dir=IRUS%20Documents\Route%20Utilisation%20Strategies/Wales&pageid=2895&root=	
	This link provides access to Network Rail's Wales Route Utilisation Strategy (November 2008) of which sets out the strategic vision for the future of the railway in this vital part of the railway network. It is hoped that this will be of use to the Council to keep you up to date with future aspirations for railway development in Snowdonia.	
CADW	Thank you for your email of 19 September 2014 requesting Cadw's comments on the document described above. I apologise for the delay in responding. Please find below some suggested amendments.	
	Para. 2.23 The second sentence should be amended to include all designated historic assets and changed to read: "The setting and significant views of designated cultural heritage assets, including scheduled monuments, listed buildings and conservation areas, are just as important as the asset itself;" Cadw suggest that the fourth sentence be amended to read: "Proposals to demolish heritage assets may be acceptable when appropriate justification is provided as to why the asset cannot be retained or is not worthy of retention. In such cases measures will need to be proposed to ensure that the asset is fully investigated and recorded prior to demolition occurring".	Agree the suggested wording changes to the second sentence but not the last sentence of the paragraph as the existing explanation is sufficient.
	Para. 2.24 Cadw suggest that the term "professionally qualified archaeologist" is used (as in Welsh Office Circular 60/96) rather than "independent archaeologist" and reference to further information in Appendix 1 of the Pembrokeshire Coast NPA Historic Environment and Archaeology in the Park SPG.	Agree to the inclusion of the word "professionally" qualified but not to specific reference to arrangements in Pembrokeshire as each Park has different arrangements for obtaining archaeological advice.
	Para. 2.25 The Pembrokeshire Coast National Park Authority has published an SPG providing further guidance on the Historic Environment and Archaeology in the Park, this gives clear references to the Historic Environment Record (HER) held by the Dyfed Archaeological Trust however there is no mention of the	Agree reference should be made to Historic Environment Record in Snowdonia and Brecon Beacons.

Enw / Name	Sylwadau / Comments	Officer Response
	<p>appropriate HERs for Snowdonia or Brecon Beacons. An additional paragraph explaining what the HER contains and where they can be consulted could also be added.</p>	
	<p>Table 2.1 Heritage statement. There is no definition of "Area of Archaeological Potential" in Appendix 1 Glossary. It is assumed that this paragraph is a reference to the requirements of Planning Policy Wales 6.5.2 and Welsh Office Circular 60/96 12 – 14. 2. It would be helpful to refer to the heritage values set out in Cadw's 'Conservation Principles' to inform the statement of significance, i.e. the evidential, historical, aesthetic and communal values. It is suggest that the following sentence be added: "Applications for development on a site where archaeological remains are thought to exist may require an assessment of the impact on the archaeological resource to be produced" with a footnote referring to section 3.5 of the Pembrokeshire Coast NPA Historic Environment and Archaeology in the Park SPG". It is also suggested that a sentence be added to this section stating "When a development will have a direct impact on a scheduled ancient monument, scheduled monument consent will need to be obtained from Cadw".</p>	<p>Agree to the textual changes proposed but with no specific reference to Pembrokeshire.</p>

Sustainable Development in the National Parks of Wales– SPG responses Brecon

Respondent	Comment	Recommended Response	Officer Recommended Change
Peter Jenkins	<p>I draw your attention to section 2.23 which talks about the importance of the setting of heritage assets as well as their structural integrity. I am enclosing a photograph I took a few years ago when I was trying to demonstrate the effect the building of dwellings on the slope above Camden Crescent might have on Buckingham Tower. As we know, the LDP subsequently approved the development of 38 dwellings, but as Mrs Phillips wrote in her final report on the LDP, “In the Monitoring Framework process, sites that were not delivering dwellings as anticipated would trigger a review of the plan” Can you envisage a development on Cae prior Fields that would not adversely affect the setting of Buckingham Tower? I say nothing about the lighting obtrusion which will inevitable occur should this development go ahead, as this too seems to conflict with the Supplementary Guidance Document on Obtrusive Lighting.</p>	<p>Noted. However, it should be clarified that there is an allocation in the LDP for the development of 38 dwellings at Camden Crescent. An application has not been submitted to date. If endorsed by Members, this SPG will be a material consideration in the determination of any future application on this site.</p>	No change.
Peter Jenkins	<p>In conclusion therefore, I applaud your Planning Guidance Notes as they stand.</p>	Noted.	No change.
GGAT	<p>We appreciate that within these, there is already due regard for the historic and cultural environment, and the recommendation that the impact proposals may have on the archaeological resources is a consideration, and that archaeological investigation and recording may be a requirement of any application. The impact on the setting heritage assets is also stated as requiring consideration. These responses are necessary to enable the management of adverse impacts on the archaeological resource and cultural heritage.</p>	Noted with thanks.	No change.

Respondent	Comment	Recommended Response	Officer Recommended Change
	<p>The development of all types of sites may have both a direct physical impact on buried and upstanding archaeological remains, and also an indirect visual impact on heritage assts. Less than 2% of these are on average Scheduled Ancient Monuments: Cadw have responsibility for the SAMS and must be consulted if any development is proposed that may impact them. For sites with non-statutory designations, archaeological mitigation work may be required both pre and post determination to ensure that development complies with PPW ch6: Conserving the Historic Environment and the WO circular 60/96 and 61/96. Early consultation with your in-house staff who have responsibility for Archaeological Planning is Advisable.</p> <p>A Registered [sic] of Historic Landscapes, Parks and Gardens is compiled by Cadw, ICOMOS and NRW and any developments of a large scale within a Registered area may need an ASIDOHL report undertaken and submitted (Assessment of the impact of Development on a Historic Landscape: guidance is available from Cadw's website http://cadw.wales.gov.uk/docs/cadw/publications/LandscapesRegisterGoodPractice_EN.pdf).</p> <p>The impact of any development on the setting of Scheduled Ancient Monuments, Listed Building's and archaeological features without statutory designations also has to be taken into consideration, and Cadw have produced Conservation Principles, to provide further detailed guidance when detailing with such issues, details at http://cadw.wales.gov.uk/docs/cadw/publications/Conservation_Principles_EN.pdf.</p> <p>It should also be noted that archaeological features and finds exist</p>		

Respondent	Comment	Recommended Response	Officer Recommended Change
	<p>outside Registered and Scheduled areas and may require pre-planning and conditioned rheological mitigation.</p> <p>All archaeological work undertaken in relation to planning issues should be undertaken to the Standards and Guidance of the Institute for Archaeologists and it is our policy to recommend that either a Registered Organisation with the IfA or a member with MIfA level membership should undertake the work.</p>		
Theatres Trust	<p>The Theatres Trust is the National Advisory Public Body for Theatres. The Theatres Trust Act 1976 states that <i>'The Theatres Trust exists to promote the better protection of theatres.'</i> It currently delivers statutory planning advice on theatre buildings and theatre use through the Town & Country Planning (General Development Procedure) Order 1995, Article 10, Para (v) that requires the Trust to be consulted on planning applications which include 'development involving any land on which there is a theatre'</p> <p>The Theatres Trust supports Section 3.15 in that it seeks to protect and enhance community facilities. However, the term 'community facilities; is widely used with no explanation. We suggest that a description is used so that guidelines are clear and consistent, and recommend this succinct all- inclusive description which would obviate the need to provide examples: <i>community facilities provide for the health and wellbeing, social, educational, spiritual, recreational, leisure and cultural needs of the community.</i></p>	Noted. Greater explanation of the term 'Community Facility' is provided at section 8.1 of the LDP. It is considered that repetition within the LDP is not needed in this case.	No change.
Leith Planning Ltd, On behalf of EPC-UK Hirwaun Dept.	It is noted that the SPG details a number of spatial considerations including the settlement hierarchy and countryside locations. Whilst we would support the consideration including the settlement hierarchy and countryside locations. Whilst we would support the consideration of	Every planning application is different and the SPG cannot cater for every planning application. Instead it focusses on the most common types of minor	No change. Consider merits of separate SPG.

Respondent	Comment	Recommended Response	Officer Recommended Change
	<p>these locations for the purposes of sustainable development, we would question why other relevant considerations have not been included. It would appear that hazardous sites have been omitted from consideration in this instance and this is of some concern. Whilst employment has been broadly mentioned, it would appear that the Council have not identified the detrimental impact inappropriate development can have on the operation of hazardous sites. In view of this, we would have no options than to object to the working in this section.</p>	<p>application. The SPG aims to help planning applicants understand what sustainable development means in the Welsh Parks. It explains the type and location of developments that are likely to be acceptable in the Parks and the main principles against which applications are judged.</p> <p>Whilst the comments of the respondent are noted, it should be noted that the SPG takes a broad approach to development. The Authority may wish to consider an additional SPG specific to the issue of the impact of development on the operation of hazardous sites.</p>	
<p>Leith Planning Ltd, On behalf of EPC-UK Hirwaun Dept.</p>	<p>Paragraph 2.16 states that</p> <p><i>Developments that take account of their effects on these [National Park Authority] strategic policies, as well as the National Parks' purposes and duty and settlement hierarchies as described above, are likely to be acceptable in principle"</i></p> <p>We would not wish to object to the safeguarding provision set out in this section, however believe that it does not go far enough in what is required of the applicant to demonstrate that their proposals represent appropriate and sustainable development. It is noted that; landscape, wildlife and geology, heritage, pollution and waste management, transport, welsh language and sustainable design and construction and climate change should all be considered as part of an</p>	<p>Noted. It is acknowledged that if a development is deemed to be 'sustainable', it does not automatically mean that it will gain planning permission. The respondent is correct in that; landscape, wildlife and geology, heritage, pollution and waste management, transport, welsh language and sustainable design and construction and climate change will all be considered as part of an application.</p>	<p>No change.</p>

Respondent	Comment	Recommended Response	Officer Recommended Change
	application in the parks.		
Leith Planning Ltd, On behalf of EPC-UK Hirwaun Dept.	There is presently no requirement for applicants to robustly evaluate surrounding land uses, most notably hazardous sites (pas per PADHI guidance). We would contest that surrounding land uses (in context of any application site) would be a material consideration. In order to achieve a land use balance that does not present a threat to either the applicant or existing resident/tenant and their interests, robust assessment of adjacent land uses ought to be required. We would therefore have no choice but to object to paragraphs 2.16 through 2.39 unless mention was made to surrounding land uses.	Paragraph 2.39 acknowledges that the NPAs, like all Local Planning Authorities in Wales, may require additional supporting surveys and reports in line with the requirements of their LDP policies. In some cases this would include the consideration of neighbouring land uses.	No change.
Leith Planning Ltd, On behalf of EPC-UK Hirwaun Dept.	Table 2.1 – Additional information that may be required to support a planning application Building on the comments made above, we have no choice other than to object to table 2.1 as currently drafted, where we have asked that applicants are required to robustly evaluate surrounding land uses, to ensure that proposals are compatible with existing land uses. Failure to do so may, at best, detrimentally impact commercial occupants of sensitive land uses, and at worst result in a risk to public health and safety. We would therefore request that a further document be included within table 2.1 which requires “Review of surround land uses, with assessment of compatibility between existing and proposed uses”. It is considered that this would be an appropriate methodology to ensure that new development is appropriate to its surroundings. Without this, we have no choice but to object.	As above.	No change.
Leith Planning Ltd, On behalf of EPC-UK Hirwaun Dept.	EPC-UK wishes to support the Council in meeting their strategic objectives and development aims and targets. However, this must be balanced with a fair and reasonable strategy for ensuring the suitability of the location of development being proposed. We have identified a	As above.	No change.

Respondent	Comment	Recommended Response	Officer Recommended Change
	<p>number of additions that could be made to “Enabling Sustainable Development in the Welsh National Parks”. Inclusion of these additional requirements, as detailed above would ensure the health and safety of the public and protect the commercial interest of companies such as EPC-UK that undertake hazardous operations. With specific regard to the location of development and proposed allocations, it is simply imperative that only those sites that have been robustly assessed in relation to the site constraints are permitted. In this regard we are duty bound to object to any proposed development which are deemed to be in close proximity to our clients operation without the necessary assessment of impact.</p>		
NFU Cymru	<p>NFU believes that a revised purpose for both National Parks and AONBs that is more appropriate for the 21st Century and which embraces sustainable development must consider the global context. To be truly sustainable it must also consider the needs of future generations alongside the needs of current generations.</p>	<p>Noted. However, this is not a matter that can be addressed by an SPG.</p>	<p>No change.</p>
NFU Cymru	<p>Whilst it is difficult to generalise what an effective planning process would mean for each business – we would contend that Local Planning Authorities should demonstrate a thorough understanding and appreciation of the role of agriculture, not only from the perspective of farmers as food producers and owners/manager of the countryside – but also having regard to the critical economic relationship between the appearance of the countryside and the need for profitable businesses to sustain it.</p> <p>For farmers to have the confidence to invest in their businesses for the long term, it is absolutely crucial that there is a supportive and robust investment framework in place. Certainly, the planning management system is an</p>	<p>As above.</p> <p>The LDP will be reviewed 4 years after adoption which is in line with National policy.</p>	<p>No change.</p>

Respondent	Comment	Recommended Response	Officer Recommended Change
	<p>important part of that framework, and particularly so in terms of business sustainability and expansion.</p> <p>There is now a renewed recognition across Government, whether at local, Welsh Government, Westminster or European level of the importance of food production and the agriculture industry, and planning guidance needs to reflect this. Future planning guidance must therefore view food production and processing policies alongside, rather than in competition to, environmental sustainability. The challenge for society in the years ahead will be to meet the ever increasing global demand for food whilst recognising that a thriving natural environment can exist as well. This will require a planning system that is clear, focussed, relevant, but above all flexible enough to accommodate these increasing demands in order for sustainability to be achieved.</p> <p>In principle, the Union has always called for clear, concise and consistent planning guidance from all local planning authorities throughout Wales.</p> <p>We have made clear in previous responses that our members who farm the Brecon Beacons National Park feel that they are at a disadvantage to their counterparts who reside outside of the BBNPA boundary, yet these people are the custodians of the Park, whom the National Park Authority should be representing and supporting to develop sustainable farms.</p> <p>We are aware that guidance and documents can become outdated very quickly, it is therefore important that documents and policy statements are constantly evolving and updated in responses to feedback from the farming audience on the impact some planning policies and decisions have</p>		

Respondent	Comment	Recommended Response	Officer Recommended Change
	<p>on the industry. We have raised concern in particular to the BBNPA Supplementary Planning Guidance for Policy 28 Affordable Housing Contributions, where the net gain of a single dwelling is proposed, there is a risk that the developer will have to pay significant commuted sum to the BBNPA. A number of members have now become aware of this Policy and concerns have been raised more recently about the levels of sums payable to the National Park under this policy. It is this example I use, in order to press the case for regular reviews of the Local Development Plan and SPGs in order for sustainable development to continue in the BBNPA area and that the BBNPA respond accordingly to the concerns that have been raised.</p>		
NFU Cymru	<p>We note that the consultation document states at 3.3 ‘...development which will result in net creation of new dwellings, ... are expected to make an ‘affordable housing’ contribution. We have in previous consultations, questioned the calculation of commuted sums by the BBNPA and remain opposed to this policy on the grounds that developments will not take place in the open countryside as a result of these costly charges. It is our view that this policy hinders the long term sustainability of the agricultural industry and will have a detrimental effect on the landscape and environment</p>	<p>This is a matter addressed under the Affordable Housing SPG and the Appropriate Development in the Countryside SPG.</p>	<p>No change.</p>
NFU Cymru	<p>In principle, the NFU Cymru would wish all local planning authorities, and at a Welsh Government level, for all forms of Supplementary Planning Guidance to be monitored regularly and very carefully in order to evaluate that the guidance being used for an appropriate purpose and the guidelines are not viewed as backdoor method of imposing restrictive policies on legitimate development, especially in National Park areas.</p>	<p>Noted. SPG is not an avenue for introducing new policy. Rather, it is a means of explaining how existing adopted policy should be interpreted.</p>	<p>No change.</p>
NFU Cymru	<p>We also note that in Sept 2014 a</p>	<p>This SPG seeks to</p>	<p>No change.</p>

Respondent	Comment	Recommended Response	Officer Recommended Change
	<p>consultation document was issued from the BBNPA on SPG for the 'Countryside- Enabling Development'. I would be interested to know how that SPG fits with the BBNPA's policy on enabling 'Sustainable Development in the Welsh National Parks. I therefore question what the BBNPA would determine to be an <i>appropriate</i> development and what is deemed to be a <i>sustainable development</i></p>	<p>address the issue of 'sustainable developments', whereas Policy CYD LPI and the corresponding SPG seeks to address the issue of 'appropriate developments' in a countryside context.</p>	
<p>NFU Cymru</p>	<p>The necessity for a planning procedure which provides clear and concise guidelines is of paramount importance. It is vitally important that the Welsh agricultural industry can deliver on both the energy and food demands which lie ahead. This means ensuring that agricultural developments applications are researched properly, regardless of their location in Wales.</p>	<p>Noted.</p>	<p>No change.</p>
<p>NRW</p>	<p><u>BBNPA LDP Enabling Sustainable Development in the Welsh National Parks</u></p> <p>We welcome the following acknowledgements in this SPG:</p> <ul style="list-style-type: none"> i. that protection and enhancement of the National Park's biodiversity and geodiversity is key to sustainable development (paragraphs 2.20 and 2.21) ii. that the results of ecological surveys and recommendations for mitigation and/ or compensation may be necessary to inform development proposals; iii. that developments may require other consents, such as protected species licences from Natural Resources Wales. 	<p>Noted.</p>	<p>No change.</p>
<p>NRW</p>	<p>We recommend the following additions:</p> <ul style="list-style-type: none"> i. Inclusion of the SPGs listed above, and the Special Qualities of the BBNP, into the reference list (Section 4), in respect of the Brecon 	<p>Noted.</p>	<p>Section 4 updated to include all SPGs endorsed and consulted on as well as reference to Landmap. Reference has also been made to the National Park</p>

Respondent	Comment	Recommended Response	Officer Recommended Change
	<p>Beacons National Park.</p> <p>ii. Reference to the BBNP Management Plan within the introduction, as this is a key tool for future decision-making in the National Park.</p> <p>iii. Addition of reference to Landmap in text, and particularly in the reference list (Section 4)</p>		Management Plan in the Introduction section.
NRW	Table 2.1 (Additional Information to Support Planning Applications) includes a reference to a 'Heritage Statement' for detailing impacts on the historic environment. A clarification of how this Statement relates to an Assessment of the Significance of the Impact of Development on the Historic Landscape (ASIDOHL), and a reference to Landscape and Visual Impact Assessment (LVIA), would be useful.	Noted.	Reference made to these assessments in Table 2.1
NRW	We recommend the amendment of paragraph 2.18 to ‘Sustainable developments are those which conserve and enhance landscape and seascape character, as well as the scenic quality of the National Park, and which are designed, located, scaled and landscaped to complement and enhance key landscape features, public views and open spaces’ to strengthen the landscape section. Q	Noted.	Para 2.18 has been amended as recommended by NRW.
BBNPA Agents Group	Paragraph 2.1 is misleading and should be rectified. The primary purpose of a National Park as well as an Area of Outstanding National Beauty remains the same for both designations; namely to conserve and enhance the natural beauty, wildlife and cultural heritage of their areas. AONBs are different from National Parks in that they lack the statutory purpose to promote opportunities for the public to enjoy and understand the area	Noted.	Reference is now made to AONBs at para. 2.1.
BBNPA Agents Group	Reference to ‘affordable housing’ in paragraph 2.5 in helping to foster social wellbeing could be useful source for the research ABC [Adfer Ban y Chwm] consultants are currently undertaking. This is welcomed.	Noted.	No change.
BBNPA Agents Group	For clarity at paragraph 2.14, ‘One Planet Development’ should be followed by (see Chapter 3) as reflected in the subsequent paragraph 2.15. Also should ‘Non-	Noted. There is no need to add ‘Non-Permanent	Reference to Chapter 3 added to para 2.14. Reference removed from 2.15 to avoid repetition.

Respondent	Comment	Recommended Response	Officer Recommended Change
	<p>Permanent Tourist Development ' also be considered in this category as it seems to be reflected in the following paragraph 2.15?</p> <p>Although Table 2.1 (page 10) is extensive, a developer may need to submit 12 supporting documents in some circumstances. As this can be an onerous and expensive task, the Authority should be prudent in seeking whether such full information is essentially critical for the application to proceed. For example, the requirement for a Tree survey to be included often does not meet its purpose. From experience, some potential applicants tend to fell trees on their sites before submitting an application thereby minimising the burden of costs.</p>	<p>Tourist Development' to 2.14 as it is not a development restricted to edge of settlement by the LDP.</p>	<p>No change to table 2.1</p>
BBNPA Agents Group	<p>At paragraph 3.11 reference is made (by the link) to paragraphs 9.36-9.39 in PPW Edition 6. These paragraphs are repeated in PPW Edition 7 and the SPG should be updated.</p>	<p>Noted.</p>	<p>Footer updated to refer to PPW ed 7.</p>
BBNPA Agents Group	<p>Reference to live/work units at paragraph 3.20 is helpful but requires more than a short sentence. A more detailed explanation would be beneficial</p>	<p>Policy 35 of the LDP deals specifically with this matter.</p>	<p>No change.</p>
BBNPA Agents Group	<p>Apart from referencing existing SPGs at section 4, it may also be useful to present a list of endorsed Development Briefs. For example, there are such briefs for Warren Road Industrial estate, Brecon and for land near the Brecon Theatre. The other two park Authorities may also have such briefs</p>	<p>The development briefs are considered to be too specific for a broad document such as this one. The SPG focusses on the most common types of <i>minor application</i>. The SPG aims to help planning applicants understand what sustainable development means in the Welsh Parks. It explains the type and location of developments that are likely to be acceptable in the Parks and the main principles against which applications are judged.</p>	<p>No change.</p>
BBNPA Agents	<p>It is also considered SUSTRANS documentation could be highlighted in</p>	<p>Noted.</p>	<p>Reference to SUSTRANS added to Section 4.</p>

Respondent	Comment	Recommended Response	Officer Recommended Change
Group	this section.		
Llangyndir Community Council	PI6, 3.35 - We are concerned that this provision might lead to developments that obtained permission as holiday accommodation then being converted to market housing. In other words this provision might be used as a way of getting round restrictions on market housing in the open countryside or small villages.	Whilst the concerns of the Community Council are noted, applicants wishing to change the use of redundant buildings in the countryside will be subject to the requirements of Adopted Policy CYD LPI. Here, there is a policy presumption against open-market housing. The statement made at 3.35 is correct in that developers may propose uses other than open-market residential.	No change.

Joint Supplementary Planning Guidance:

Enabling Sustainable Development in the Welsh National Parks

Prepared by LUC in association with Geo & Co Ltd

~~May 2014~~ March 2015

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Project Title: Joint Supplementary Planning Guidance: Enabling Sustainable Development in the Welsh National Parks

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V1_0	28/03/2014	Draft Report	Josh Allen James Shorten	Jon Pearson Philip Smith	Philip Smith
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1 Introduction

Purpose and structure of this guidance

- 1.1 This Joint Supplementary Planning Guidance (SPG) is a material consideration for proposals within the three Welsh National Parks. The SPG aims to help planning applicants understand what sustainable development means in the Welsh Parks. It explains the type and location of developments that are likely to be acceptable in the Parks and the main principles against which applications are judged.
- 1.2 Planning applications in the Welsh National Parks must comply with national planning policy set out in Planning Policy Wales¹ and local planning policy in each National Park Authority's adopted Local Development Plan (LDP). The SPG does not introduce any new planning policy but rather acts as a 'gateway' for existing national and local policy, helping planning applicants find the relevant plans and policies, and to better navigate the planning system in the National Parks.
- 1.3 The SPG comprises three further chapters:
 - Chapter 2 identifies the fundamental planning considerations common to all development types in the Welsh National Parks.
 - Chapter 3 sets out planning considerations that apply to particular types of development in the Welsh National Parks.
 - Chapter 4 contains a list of and web-links to all the documents of direct relevance to planning sustainable developments in the Welsh National Parks. In addition, planning department contact details are provided for all three of the Welsh National Parks.
 - Appendix 1 contains a glossary.
- 1.4 The information provided in the SPG aims to:
 - Provide clarity on how planning policy should be interpreted and applied in practice.
 - Help pre-empt common planning pitfalls which can lead to poor applications or to delays after applications have been submitted.
 - Help applicants put together development proposals which should be acceptable in principle.
 - Provide a basis for more positive and productive pre-application discussions between applicants and the Parks' development management officers.
- 1.5 Every planning application is different and the SPG cannot cater for every planning application. Instead it focusses on the most common types of **minor application**. Applicants wishing to propose a mixed-use scheme involving more than one of the development types explored below should refer to all of the relevant sections.
- 1.6 It is a long established principle that **major development**² should not take place within a National Park other than in exceptional circumstances, unless rigorous examination shows that the proposals are in the public interest.³

¹ Planning Policy Wales (Edition ~~67~~), ~~February-July~~ 2014

² Brecon Beacons SP2; Snowdonia Strategic Policy B

³ Rigorous assessment should include: national consideration; the cost of and scope for siting the development outside the National Parks; the ability to meet the need for the development in some other way; and the effects on the National Park purposes, communities, economy, environment and cultural heritage if the development was permitted and if it was refused. See Planning Policy Wales Edition ~~67~~, paragraph 5.5.6

Purpose of the planning system

- 1.7 The planning system manages the development and use of land in the public interest. Central to this is reconciling the need for development and economic growth with environmental protection and enhancement. Sustainable Development is development which respects environmental limits and meets the needs of communities whilst fostering a sustainable economy.
- 1.8 The Wales Act (2006) placed a statutory duty on the Welsh Government to promote sustainable development in the pursuit of a sustainable Wales. Sustainable development in Wales is defined by national planning policy⁴ as:

“the process by which we reach the goal of sustainability. Sustainable developments enhance the economic, social and environmental well-being of people and communities, achieving a better quality of life for our own generations in ways which:

Promote social justice and equality of opportunity.

Enhance the natural and cultural environment and respect its limits – using only our fair share of the earth’s resources and sustaining our cultural legacy.”

Planning in the National Parks

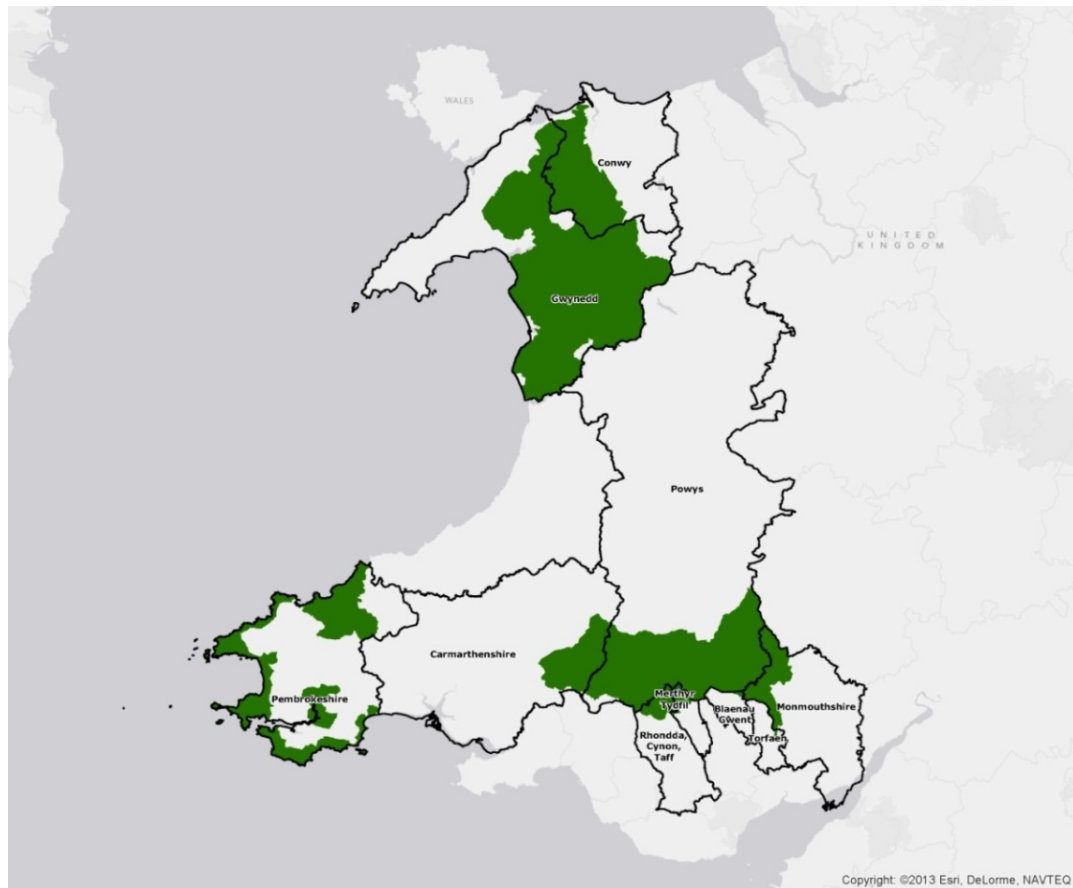
- 1.9 There are three National Parks in Wales, Snowdonia National Park, Brecon Beacons National Park and Pembrokeshire Coast National Park, covering about one fifth of the country.
- 1.10 National Parks have two statutory⁵ **purposes**:
- To conserve and enhance their natural beauty, wildlife and cultural heritage.
 - To promote opportunities for public understanding and enjoyment of their special qualities.
- 1.11 If a proposal fulfils one purpose but not the other then it is a long established principle (the ‘Sandford Principle’) that the first purpose has greatest importance. In practice this means that if a proposal would increase public understanding and enjoyment of the Park but also have a negative impact on its natural beauty, wildlife and cultural heritage, then it should not be allowed.
- 1.12 National Park Authorities (NPAs), and all other public bodies working within the Parks, are responsible for ensuring that the statutory purposes of the National Parks are upheld. In addition, NPAs and all other public bodies also have a statutory⁶ **duty** to foster the economic and social well-being of local communities within the Parks. Planning policies and decisions have to reflect all of these requirements.
- 1.13 Although ten County Councils cross over into the National Parks (see Figure 1.1), planning applications within the National Park boundaries are determined by the NPAs.

⁴ Planning Policy Wales (Edition 67), February/July -2014

⁵ Environment Act 1995

⁶ Environment Act 1995

Figure 1.1 – National Parks and County Councils



2 Planning sustainable developments in the Welsh National Parks

- 2.1 Achieving sustainable development in the Welsh National Parks is as important as it is anywhere else in Wales. Within the Parks the environment has a higher level of protection than elsewhere, but thriving local communities and economies are also vital to a sustainable future for the Parks.
- 2.2 This chapter describes the fundamental planning matters common to all three National Parks' Local Development Plans. Applicants need to be familiar with them before submitting a planning application to maximise the likelihood of their planning application receiving permission. [All three National Parks provide a pre-application service. The Brecon Beacons National Park Authority charges for certain types of application and has the support of agents/applicant who appreciate the added value that the service gives their clients.](#)

Does your development fit with the National Parks' purposes and the duty?⁷

- 2.3 No matter how simple or complex, applicants must consider whether their proposal would fulfil or conflict with the two statutory **purposes** of National Parks and whether it will help the NPA to fulfil its socio-economic **duty**.
- 2.4 The purposes and duty reflect the principles of sustainable development and the NPAs are recognised as being important players in delivering exemplars of sustainable development. Thus, development which directly or indirectly conserves and enhances the Parks' natural beauty, wildlife and cultural heritage, and brings opportunities for public understanding and enjoyment of these special qualities and fosters the economic and social well-being of local communities is likely to be regarded as sustainable development and be permitted.
- 2.5 Ideally, development proposals in the Parks would fulfil both the purposes and the duty, delivering local environmental, social and economic benefits. In practice, many proposals are likely to deliver a narrower range of benefits, for example a new visitor centre that mainly provides opportunities for public understanding and enjoyment of the Parks or affordable housing that mainly fosters social well-being. Such proposals can also represent sustainable development provided that they do not conflict with any aspect of the purposes or duty.
- 2.6 These requirements are laid down in law (the Environment Act 1995) and the NPAs' planning policy and decisions must adhere to them. Whilst the types of and locations for acceptable sustainable development in the Parks remain considerable, applicants need to understand the practical application of the purposes and duty. This SPG is designed to support that understanding.
- 2.7 Scale of development is also important. The purposes and the duty focus on conserving and enhancing the environment of the Parks and the well-being of their communities. [Large-scale development will seldom be a good way to do this.](#) Smaller scale development is usually sufficient to meet the needs of local communities and economies, and can be better accommodated within the environment.

⁷ Brecon Beacons SP1 – Policy 1; Pembrokeshire Coast Policy 1; Snowdonia Strategic Policy A

What can be built where in the National Parks?⁸

Settlement hierarchy

- 2.8 As in other rural areas, the majority of development in the Parks is directed to the larger towns and villages where essential facilities and services, such as schools, doctors' surgeries, post offices and food shops, and concentrations of employment are found. This is both to help maintain local services and economies and to minimise the need to travel by car, instead encouraging the use of more sustainable modes of transport such as walking and cycling.
- 2.9 This is called a 'settlement hierarchy'. The larger or more significant the settlement, in terms of jobs and services, the broader the range and scale of developments supported within it. The Parks' Local Development Plans identify which settlements sit at each level of the hierarchy.
- 2.10 Those parts of each National Park outside of settlements in the settlement hierarchy are classified as 'countryside'. This will include groups of dwelling not identified in the hierarchy as they are too small or have too few services and facilities. Development in the countryside is more restricted. However, there are certain types of development which can only take place in the countryside.
- 2.11 In deciding whether a development proposal is sustainable, the NPAs will be heavily influenced by where it is. The following summaries provide broad guidance on what sorts of development are generally encouraged in the Parks in different sort of locations. The Local Development Plans of each NPA give further detail.

Larger settlements

- 2.12 In the larger or more significant settlements, development which strengthens and enhances their roles as centres for services, employment and visitors is generally encouraged. This includes:
- Housing, in a mix of sizes and tenures that meets local needs.
 - Retail development within and close to commercial centres.
 - Development supporting tourism, including accommodation and visitor attractions / facilities.
 - Commercial services, including restaurants, bars and shops.
 - Community services and facilities.
 - Other development providing employment to support the rural economy.

Smaller settlements

- 2.13 In the smaller or less significant settlements, development which meets local needs for housing and employment, or provides services and facilities for the local community and / or visitors is generally encouraged. This includes:
- Small developments of affordable housing⁹.
 - Small-scale development providing employment.
 - New community facilities.

Countryside locations

Adjacent to settlements

- 2.14 Development on the edge of settlements is classed as a countryside location but can be permitted when it is meeting the needs of communities and its environmental impact is acceptable. Examples of this include:
- Small developments of affordable housing.

⁸ Brecon Beacons SP10; **Pembrokeshire Coast Policy 2, 3, 4, 5, 6 and 7**; Snowdonia Strategic Policy C and Development Policy 1

⁹ **In Pembrokeshire Coast National Park market housing may also be acceptable, although affordable housing is prioritised.**

- Small-scale employment development, where there are no suitable sites within the settlement.
- Community services and facilities.
- One Planet Developments.

Away from settlements

- 2.15 Away from settlements development is usually restricted to that which needs an open countryside location (and so would not be better located within a settlement). This includes:
- Small-scale conversions of rural buildings for visitor accommodation, employment or affordable housing¹⁰.
 - New dwellings needed to enable Rural Enterprise workers (e.g. farm or forestry workers) to live close to their place of work.
 - Farm diversification development.
 - New agricultural and forestry buildings.
 - Tourist or recreational activities dependent on a rural setting.
 - Community facilities where there are no suitable locations in settlements.
 - One Planet Developments (see Chapter 3).

Planning considerations for all developments in the National Parks

- 2.16 The Parks have a number of over-arching planning policies that are designed to safeguard and facilitate enjoyment and understanding of the Parks' special qualities and character and which apply to all development proposals. These strategic considerations, like the Parks' purposes and duty, champion sustainable development in Parks and ask applicants to consider the implications of their proposal on sustainable development. Developments that take account of their effects on these strategic policies, as well as the National Parks' purposes and duty and settlement hierarchies as described above, are likely to be acceptable in principle.

Landscape¹¹

- 2.17 The National Parks' landscapes and seascapes are fundamental parts of the Parks' special qualities, contributing to their overall character and sense of place.
- 2.18 Sustainable developments are those which are designed, scaled and landscaped to complement and enhance key landscape features, public views and open spaces.
- 2.19 Pembrokeshire Coast and Snowdonia National Park have Supplementary Planning Guidance on their respective landscapes and seascapes, web-links to which can be found in Chapter 4.

Wildlife and geology¹²

- 2.20 The Parks' wildlife or 'biodiversity', geology and geomorphology are responsible for many of the unique sights, smells and sounds of the Welsh countryside. Their protection and enhancement are therefore essential to conserving the special qualities that define the Parks.
- 2.21 Sustainable developments are those which conserve and enhance wildlife, geology and geomorphology. Brecon Beacons National Park and Snowdonia National Park have Supplementary

¹⁰ Brecon Beacons National Park only permits affordable housing; Snowdonia National Park permits market housing through conversions as long as 50% of the housing on site is affordable housing or delivered through a commuted sum; **Pembrokeshire Coast National Park permits limited market housing in accessible locations and occasionally in inaccessible locations where it secures the re-use of existing buildings of local heritage and architectural importance.**

¹¹ Brecon Beacons Spatial Policy 1; **Pembrokeshire Coast Policy 8 and 15**; Snowdonia Strategic Policy D, Development Policy 2 and 5

¹² Brecon Beacons Policy 2, 3 and 4; **Pembrokeshire Coast Policy 8, 10 and 11**; Snowdonia Strategic Policy D

Planning Guidance on nature conservation and biodiversity, and Pembrokeshire Coast National Park have Supplementary Planning Guidance on Regionally Important Geodiversity Sites, to help applicants understand the designations put in place to protect these assets and to design and locate developments that respect them. Web-links to the guidance can be found in Chapter 4.

Heritage¹³

- 2.22 Cultural heritage is an important component of the Parks' special qualities and character. Its conservation maintains these qualities and the benefits that they generate for the Park's residents and visitors.
- 2.23 Sustainable developments in the Parks conserve and enhance archaeological, architectural, historic and/or cultural assets and promote Park folklore, art, literature and music. The setting and significant views of designated cultural heritage assets, including listed monuments and buildings and defined areas of conservation, are just as important as their structural integrity. Alterations to heritage assets are permitted where they retain the original historic or architectural qualities, character and setting. Proposals to demolish heritage assets are acceptable when justification is provided as to why the asset cannot be retained or is not worthy of retention.
- 2.24 Qualified and independent archaeologists must evaluate all development in areas with important, or potentially important, archaeological remains.
- 2.25 Pembrokeshire Coast NPA has published an SPG¹⁴ providing further guidance on the Historic Environment and Archaeology in the Park, a web-link to which can be found in Chapter 4.

Pollution and waste management¹⁵

- 2.26 Managing the waste and pollution generated by development in the Parks helps protect their special qualities from the negative impacts of pollution, improving the health of the environment and the public, which in turn benefits the Parks' economies.
- 2.27 Pollution comes in many forms and follows many pathways. Sustainable developments have regard to all relevant sources, pathways and receptors of pollution and waste. Sustainable developments also respect the quality of life in the Parks, protecting and improving the health and amenity of residents and wildlife. Where possible, the construction and operation of developments should be planned to reduce the amount of waste produced and to help re-use and recycle waste materials. Good practice guidance on managing construction waste is available from Constructing Excellence in Wales, a web-link to which can be found in Chapter 4. [Paragraph 13.9.1 to 13.9.2 of Planning Policy Wales Edition 7 deals with development management and unstable land.](#)

Transport¹⁶

- 2.28 Transport links to the Parks and around them facilitate enjoyment of Parks' special qualities by providing access and connecting communities and visitors to essential facilities and services without which there would be no sustainable development in the Parks. Good foot and cycle paths generate relatively little pollution and encourage people to be active; public buses and trains reduce the quantity of private cars on the roads reducing congestion, noise pollution and carbon emissions.
- 2.29 Sustainable developments minimise the need to travel by providing or being located close to essential facilities and services. Sustainable developments are also conveniently accessible via footpaths, cycle paths and public transport, reducing the need to travel by private car.
- 2.30 In some more remote rural communities in the Parks people have little choice but to travel by private car; development proposals that cater for the local needs of these communities may be

¹³ Brecon Beacons 'New Policies' in Composite Plan; **Pembrokeshire Coast Policy 8, 13 and 14**; Snowdonia Strategic Policy F, Development Policy 7 and 8

¹⁴ **Pembrokeshire Coast Historic Environment (Archaeology) SPG, 2011**

¹⁵ Brecon Beacons Strategic Policy 4 and Policies 5, 6, 7 and 8, 42, 43, 44 and 45; **Pembrokeshire Coast Policy 9, 31 and 32**; Snowdonia Strategic Policy F and Development Policies 1 and 4

¹⁶ Brecon Beacons SP17 and Policies 39 and 40; **Pembrokeshire Coast Policies 52, 53 and 54**; Snowdonia Strategic Policy L

acceptable in some circumstances, as described by National policy within TAN6¹⁷. [Technical Advice Note 18 Transport also provides advice.](#) Pembrokeshire Coast National Park has Supplementary Planning Guidance on Parking Standards¹⁸ and Accessibility Assessment¹⁹, web-links to which can be found in Chapter 4.

Welsh language²⁰

- 2.31 Development in areas of the National Parks where the Welsh language is an important part of the culture and social life of the community should avoid harming the social, linguistic and cultural characteristics of the community. For example, Welsh signs and place names within the National Parks represent an important method of promoting the distinctive culture of Wales and their National Parks.
- 2.32 Technical Advice Note (TAN) 20²¹ provides advice on the consideration of the Welsh language in planning. Snowdonia National Park has Supplementary Planning Guidance on planning and the Welsh language²², a web-link to which can be found in the references and links section.

Sustainable design and construction²³ and climate change²⁴

- 2.33 An important component of planning for sustainable development is reducing the Parks' contribution to the causes of climate change by minimising carbon emissions. For development in the Parks to be truly sustainable, it must be designed and constructed with both the Park purposes and the duty in mind, incorporating features and measures to meet all of the strategic planning considerations outlined above.
- 2.34 In addition, sustainable design and construction practices represent the most positive and proactive means by which developments can combat the single most significant threat to the special qualities of the Parks: climate change.
- 2.35 National sustainable building standards provide the blueprint for sustainable developments to incorporate energy efficiency and low carbon technologies in their design and construction. Developments which reduce the need to travel, as previously described, also help to meet this objective.
- 2.36 Adapting to the likely effects of climate change is also important for maintaining the Parks' special qualities in the long term and for increasing the resilience of their communities and economies. Development proposals in the Parks can help to meet this objective by avoiding areas which are at risk from flooding now or are predicted to be at risk in the future; by constructing sustainable drainage systems (SUDS) and, where appropriate, flood defences; and by connecting and enhancing the Parks' green infrastructure network to help improve wildlife to adapt to a changing climate. Guidance and other useful resources on the planning, design, construction, operation and maintenance of SUDS are available from the Construction Industry Research and Information Association (CIRIA) and Susdrain, web-links to which are provided in Chapter 4.
- 2.37 The NPAs have published a Joint SPG on the sustainable design of developments in the Parks²⁵. Snowdonia NPA has another SPG with further details on general development considerations in the Park²⁶. Web-links can be found in Chapter 4.

¹⁷ TAN6 Planning for Sustainable Rural Communities para. 2.2.3, Welsh Assembly Government, 2010

¹⁸ **Pembrokeshire Coast Parking Standards SPG, 2011**

¹⁹ **Pembrokeshire Coast Accessibility Assessment SPG, 2013**

²⁰ Brecon Beacons Policy 34; **Pembrokeshire Coast Policy 12**; Snowdonia Development Policy 18

²¹ Technical Advice Note 20: Planning and Welsh Language, Welsh Government, 2013

²² Snowdonia SPG 3: Planning and the Welsh Language, 2011

²³ Brecon Beacons SP11 and Policy 9; **Pembrokeshire Coast Policies 15 and 29**; Snowdonia Strategic Policy F and Development Policy 6

²⁴ Brecon Beacons Strategic Policy 4 and Policy 38; **Pembrokeshire Coast Policies 32 and 34**; Snowdonia Strategic Policy Dd

²⁵ Brecon Beacons Sustainable Design SPG, 2009; **Pembrokeshire Coast Sustainable Design SPG, 2011**; Snowdonia Sustainable Design SPG, 2011

²⁶ SPG 2: General Development Considerations, 2011

Supporting information

- 2.38 The Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (the DMPWO) provides a Standard Application Form for planning applications in Wales and sets out the definition of a 'valid' application. A local planning authority can refuse to accept an application if the appropriate information is not provided with it.
- 2.39 In addition to the information required for the validation of applications, the NPAs, like all Local Planning Authorities in Wales, may require additional supporting surveys and reports in line with the requirements of their LDP policies (such as those listed in Table 2.1). Comprehensive information on the additional information that may be required can be found in the Circular on Validation²⁷.

²⁷ Welsh Government Circular 002/12 Guidance For Local Planning Authorities On The Use Of The Standard Application Form ('1app') And Validation Of Applications

Table 2.1 – Additional information that may be required to support a planning application²⁸

Document	Content ²⁹
Heritage Statement	Listed Building Consent applications require a written statement, including a schedule of works to the Listed Building(s), an analysis of the significance of archaeology, history and character of the building/structure, the principles of and justification for the proposed works and their impact on the special character of the Listed Building or structure, its setting and the setting of adjacent Listed Buildings. A structural survey may also be required in support. Applications involving the disturbance of ground within an Area of Archaeological Potential may need to include an assessment of existing archaeological information.
Biodiversity Survey and Report	Results of any necessary ecology surveys and recommendations for avoiding, reducing and compensating for adverse effects of development.
Design and Access Statement	Explanation of the design principles and concepts that have been applied to particular aspects of the proposal including the amount, layout, scale, landscaping and appearance of the development.
Environmental Statement	Results of an Environmental Impact Assessment (EIA) which is required for proposals likely to have a significant effect on the environment.
Flood Consequences Assessment	Details of the magnitude and likelihood of flooding onsite as well any direct and indirect effects downstream.
Coal Mining Risk Assessment	Review of all available information on the coal mining issues which are relevant to the application site.
Noise Assessment	Report on the effects of noise generated by the construction and operation of the proposed development.
Retail Impact Assessment	Report on the effects of the development on the retail services within the local area.
Rural Enterprise Dwelling Appraisal	Report justifying the essential need for a new dwelling to support a rural business. The nature of the information required will vary according to the type of Rural Enterprise Dwelling and the character of the Rural Enterprise concerned.
Transport Assessment	Characteristics of existing transport network to and from site, potential effects of development during construction and operation and methods to mitigate any adverse effects/maximise positive effects, such as sustainable transport methods.
Tree survey	Survey of the trees at risk from development and a report outlining recommendations for avoiding and reducing adverse effects and enhancing tree provision.
Affordable Housing	Affordable housing supporting information including draft Section 106 agreement.

Other consents or licences that may be required

2.40 Applicants may need to obtain other permissions from the NPA or other public bodies, for example listed building consent. Where works are proposed to Listed Buildings the NPA will most likely

²⁸ Table 2 offers a list of information that might be required to support a planning application in Wales; however, this list is not exhaustive and applicants should contact their Local Planning Authority to confirm local requirements.

²⁹ The scope and degree of detail necessary in accompanying documents will vary according to the particular circumstances of each application.

consult Cadw, the Welsh Government's historic environment service. Given the nature of the National Parks and their 'Special Qualities' the statutory organisation most likely to be involved in licensing development proposals in the Parks is Natural Resources Wales (NRW). NRW is the principal adviser to the Welsh Government on the environment and is responsible for administering an array of environmental permits and permissions, such as:

- **Marine licences** under the Marine and Coastal Access Act (2009).
- **Abstraction (take) or impoundment (store) water licences** under the Water Resources Act (1991) and The Water Resources (Abstractions and Impounding) Regulations (2006).
- **Pollution Prevention and Control and Waste Management licensing** under the Environmental Permitting (England and Wales) Regulations (2010).
- **Flood defence consents** under the Flood Risk Regulations (2009) and Land Drainage Byelaws.
- **Fisheries licences** under Salmon & Freshwater Fisheries Act (1975).
- **Tree, woodland, or forestry consents**, involving Environmental Impact Assessment (EIA), grant scheme and felling applications.
- **Protected sites and species licences** under the National Parks and Access to the Countryside Act (1949), the Wildlife and Countryside Act (1981), the Conservation of Habitats and Species Regulations (2010), the Wildlife and Countryside Act (1981), the Habitats and Species Regulations (2010), the Protection of Badgers Act (1992), the Deer Act (1991) and the Conservation of Seals Act (1970).
- **Waste management permits**, including landfill allowances, trading licences, radioactive substances, contaminated land, water quality and ground water vulnerability and the pollution control public register.

Planning Conditions and Planning Obligations

- 2.41 Where necessary, the NPAs will use Planning Conditions³⁰ and Planning Obligations³¹ to secure appropriate mitigation, compensation, and/or enhancement measures relating to development proposals.
- 2.42 Planning Conditions cover the range of planning issues, such as:
- The timeframe within which development can be carried out after planning permission has been given.
 - Securing the permitted design and layout of development for the long term.
- 2.43 All three National Parks have Supplementary Planning Guidance on Planning Obligations³², web-links to which can be found in Chapter 4.

³⁰ See glossary for definition

³¹ See glossary for definition

³² Brecon Beacons Planning Obligations Strategy, 2008; **Pembrokeshire Coast Planning Obligations SPG, 2011**; Snowdonia SPG 5: Planning Obligations, 2012

3 Planning considerations for specific types of development

- 3.1 Different types of development present different opportunities to help deliver sustainable development. This chapter sets out the main planning policy matters that apply to particular types of development in the Welsh National Parks. These are additional to the general considerations in Chapter 2.

Housing³³

Open market and affordable housing in identified settlements

- 3.2 New housing is a vital form of assisting in delivering an aspect of sustainable development, required to meet the needs of Park communities. It is mainly expected to be delivered in settlements identified in the 'settlement hierarchy' (see Chapter 2). National Parks are not suitable locations for large scale housing development to meet the needs of communities outside the Parks or wider demand.
- 3.3 Open market housing development is supported in each of the National Parks but is expected to support the delivery of affordable housing, either by providing a proportion of 'affordable housing' within the development or by making a financial contribution to provide it elsewhere.
- 3.4 Each of the Local Development Plans allocates land for housing development, which is shown in 'Proposals Maps'. In addition, each Local Development Plan accounts for an appropriate number of 'windfall' developments built on sites which have not been specifically identified as available in plans. 'Windfall' sites are normally on previously-developed land which unexpectedly becomes available.
- 3.5 Each Local Development Plan provides more detailed criteria for housing sites, covering factors such as meeting housing need, proximity³⁴ to local services, accessibility, and design and layout.
- 3.6 Developments which will result in a net creation of new dwellings, including the sub division of existing houses, changes of use, conversion of rural buildings, and new builds are expected to make an 'affordable housing' contribution. Each Local Development Plan sets out the specific local requirements. 'Affordable housing' development will be subject to a legal agreement³⁵ to ensure that it remains affordable in perpetuity for local people, and must be as good in external design quality and materials as open market units. All three National Parks have published Supplementary Planning Guidance on affordable housing, references and web-links to which can be found in Chapter 4.

Affordable housing exception sites

- 3.7 In addition to housing in identified settlements, all three Parks also support the development of affordable housing on 'exception sites'. These are sites within or adjoining identified settlements where the development of affordable housing is supported as a justified exception because:
- It will meet local housing needs.
 - The housing will remain affordable in perpetuity.
 - The local environmental impact of the development is acceptable.

³³ Brecon Beacons SP5 and SP6 and Policies 13, 14 and 41; **Pembrokeshire Coast Policy 44 and 45**; Snowdonia Strategic Policy G and Development Policy 11

³⁴ See definition of proximity principle in glossary.

³⁵ This may take the form of a Planning Agreement / Section 106 Agreement between the Planning Authority and the developer or a simplified Planning Agreement known as a 'Unilateral Undertaking' which is only entered into by the developer

- 3.8 Each Local Development Plan has specific requirements for 'exception sites'.

Housing in the countryside

- 3.9 National policy within TAN6³⁶ states that where development proposals are intended to meet the local needs of rural communities and represent infilling or appropriate rounding-off of existing settlements they may be acceptable in locations which are only accessible by private car. Within the National Parks, sub division of existing houses and the change of use or conversion of rural buildings are expected to make an 'affordable housing' contribution.

Rural enterprise dwellings

- 3.10 Sometimes providing new dwellings on farms and for other rural enterprises is the most sustainable option. Therefore, another type of new housing supported outside of identified settlements is a 'rural enterprise dwelling' required to enable rural enterprise workers to live at, or close to, their place of work.
- 3.11 None of the Park's Local Development Plans contain specific policy for this, instead relying on national policy in Planning Policy Wales³⁷, TAN6 and the Rural Enterprise Dwelling Practice Guide³⁸. 'Rural enterprise dwellings' include a new dwelling on an established rural enterprise (including farms), a second dwelling on an established farm and sometimes a new dwelling on a new rural enterprise.

Gypsy and traveller sites³⁹

- 3.12 In addition to policies for permanent housing developments, all three Parks support the provision of sites for gypsy and traveller communities where there is evidence of need. An Accommodation Needs Assessment⁴⁰ that outlines the site needs of local gypsy and traveller communities has been produced for the areas covering each National Park. Gypsy and traveller sites that contribute towards an identified local need, provide adequate and sustainable on-site utilities and consider the amenity of neighbouring land and buildings are supported in principle by the Parks.

Community facilities⁴¹

- 3.13 Developments providing essential, local community facilities and services are an important social and economic resource for residents and visitors, reducing the need to travel further afield and contributing to overall community sustainability.
- 3.14 The Parks' larger or more significant settlements generally have the greatest capacity and need for new community developments close to public transport routes and the greatest concentrations of population. Smaller or less significant settlements and the open countryside may be appropriate locations for development where there are no suitable sites in the larger settlements.⁴² Maintaining the amenity and privacy of neighbouring properties and the public and minimising environmental impacts are important considerations for all new sustainable community development proposals.
- 3.15 Proposals that would adversely affect operational community facilities or result in their loss must demonstrate that the operational community facilities will be retained, enhanced or substituted through by appropriate alternative means. Where it can be demonstrated that an existing community facility is unviable or unsuitable, the NPAs will be open to the sites being redeveloped,

³⁶ TAN6 Planning for Sustainable Rural Communities para. 2.2.3, Welsh Assembly Government, 2010.

³⁷ Planning Policy Wales Edition 67, Chapter 9 Housing paragraphs 9.3.6-9.3.9, February 2014.

³⁸ Technical Advice Note 6: Rural Enterprise Dwelling Practice Guide, Welsh Government, December 2011.

³⁹ Brecon Beacons Policy 16; Pembrokeshire Coast Policy 46; Snowdonia Development Policy 13

⁴⁰ The National Parks' Gypsy and traveller Accommodation Needs have been assessed by their respective County Councils. Web-links to the latest assessments can be found in the references and links section.

⁴¹ Brecon Beacons Policies 32 and 33; Pembrokeshire Coast Policy 48; Snowdonia Strategic Policy Ng

⁴² Pembrokeshire Coast National Park permits community facilities in or adjacent to both small and large settlements.

with a strong preference for affordable housing or employment use. Pembrokeshire Coast National Park's Planning Obligations SPG deals with getting contributions for community facilities. References and a web-link to the SPG can be found in Chapter 4.

Employment developments⁴³

- 3.16 Developments that support jobs within the National Parks are vital for delivering the Parks' duty to foster the economic and social well-being of local communities. A healthy economy in the Parks enables investment in infrastructure, facilities and services for residents and visitors and in safeguarding the special qualities of the Parks for future generations, improving the ability of the Parks to achieve sustainable development.
- 3.17 Each of the Park's Local Development Plans welcomes employment developments that improve economic and social well-being and respects the amenity of local communities. Pembrokeshire Coast National Park allocates specific sites for employment development; employment site allocations can be found in the Park's 'Proposals Map', a web-link to which can be found in Chapter 4. Employment proposals on sites which have not been allocated are likely to be permitted within identified settlements. Brecon Beacons National Park and Snowdonia National Park do not allocate employment land. Instead, both Parks have criteria-based, enabling policies which allow employment development on the edge of settlements if no suitable sites exist within settlements.⁴⁴
- 3.18 In addition, proposals within the 'curtilage' of dwellings in the countryside and proposals requiring a countryside location are likely to be permitted if they support industries appropriate to the Parks, namely:
- Sustainable tourism.
 - Rural and agricultural enterprise, including farm diversification.
 - Rural and farm shops.
 - 'Green' services, such as appropriately sized renewable energy schemes.
- 3.19 Applications for changing the use of existing employment developments are likely to be permitted where the applicant can demonstrate that the loss of the existing use is justified and the new development would contribute to sustaining the local community.
- 3.20 The Welsh National Parks support live-work units in principle.

Local trade and retail developments⁴⁵

- 3.21 Developments offering local trades and retail services are welcome in the National Parks where they maintain and enhance the vitality and viability of existing settlements, in particular their centres, and respect the amenity of their neighbours.
- 3.22 A broader range of 'use classes' are acceptable in the Parks' larger or more significant settlements than in the smaller or less significant settlements in the Parks. Details on the specific land uses permitted within specific settlements are outlined in the Parks' Local Development Plans.
- 3.23 Brecon Beacons and Pembrokeshire Coast National Parks have Supplementary Planning Guidance on shopfront design⁴⁶, web-links to which can be found in Chapter 4.

⁴³ Brecon Beacons SP12, **Pembrokeshire Coast Policy 42**

⁴⁴ **Pembrokeshire Coast National Park Authority will consider employment undertakings on the edge of Centres (paragraph 7.3.2 of Planning Policy Wales 7th Edition)**

⁴⁵ Brecon Beacons SP12 and SP13 and Policies 19, 24, 25 and 26; **Pembrokeshire Coast Policies 49, 50 and 51**; Snowdonia Spatial Policy H and L and Development Policies 24 and 25

⁴⁶ Brecon Beacons UDP Guidance Note on Shopfront Design, 2011; **Pembrokeshire Coast Shopfront Design SPG, 2011**

Office developments⁴⁷

- 3.24 Small scale office developments that bring sustainable jobs and training opportunities to the Parks are welcome in the larger settlements where there are adequate sustainable transport links and capacity within the existing highways network.

Agricultural and forestry developments⁴⁸

- 3.25 Agriculture and forestry are important sources of employment in the Parks and vital to the conservation and enhancement of the Parks' environments. Development which supports agricultural and forestry enterprises and is a good fit with the purposes and duty is likely to be permitted.
- 3.26 Many types of agricultural and forestry development, such as new buildings and extensions, tracks and hard standings are 'Permitted Development'. This means that a full planning application is not needed and the NPA can only comment on the proposal's siting, design and appearance. Pembrokeshire Coast and Brecon Beacons National Parks have published guidance on this, links to which can be found in Chapter 4.

Farm diversification

- 3.27 Farm (or 'agricultural') diversification is where alternative sorts of economic development are permitted on farms in order to strengthen the viability of the farm business. It can therefore be seen as sustainable development as viable agricultural enterprises are vital to the fulfilment of the Park purposes and also because it can provide opportunities for public understanding and enjoyment (such as visitor accommodation or facilities) and / or assisting the local economy and communities.
- 3.28 By definition, farm diversification should complement the existing farm business and not replace it. Nor should it disrupt or prejudice agricultural operations. Farm diversification which reduces the integrity of farming in the Parks cannot be regarded as sustainable.
- 3.29 Farms are mostly located in the countryside – which can be a more environmentally sensitive location for development than identified settlements. This means that farm diversification needs to be particularly careful to minimise environmental impacts such as by reusing farm buildings or siting new buildings close to existing ones, and ensuring that the overall scale of development is in keeping with its surroundings. Provided that this is done, a considerable variety of sustainable farm diversification is possible, for example visitor accommodation, visitor facilities, or business premises.
- 3.30 Snowdonia National Park has Supplementary Planning Guidance on farm diversification⁴⁹, web-links to which can be found in Chapter 4.

Tourism developments⁵⁰

- 3.31 Alongside agriculture, tourism developments are a very important source of income, and have an important role to play in the sustainable development of the Parks' local communities. Without the facilities and infrastructure to accommodate visitors, the Parks would not fulfil their purpose to promote the understanding and enjoyment of the Parks' special qualities, or their duty to foster the economic and social well-being of local communities within the Parks.
- 3.32 While planning policy on tourism development varies from Park to Park, it is generally likely to be permitted if it contributes to the sustainable development of the Parks by promoting the understanding and enjoyment of the Parks' special qualities, provides accessibility to all who wish to experience the Parks' special qualities, and safeguards the tranquillity and views of the Parks to enhance visitor experience and maintain local residents' quality of life.

⁴⁷ Brecon Beacons Policies 17 and 18; **Pembrokeshire Coast Policy 43**; Snowdonia Spatial Policy H and Development Policy 19

⁴⁸ Brecon Beacons Policies 20 and 23; Snowdonia Development Policy 20

⁵⁰ Brecon Beacons SP14 and Policies 27, 28, 29 and 30; **Pembrokeshire Coast Policies 35d**; Snowdonia Spatial Policy I and L and Development Policy 25

- 3.33 Pembrokeshire Coast has Supplementary Planning Guidance on recreation and leisure activities⁵¹ in the Park, a web-link to which can be found in Chapter 4.

Holiday accommodation development⁵²

- 3.34 The Parks support new holiday accommodation such as hotels, hostels and guest houses in identified settlements or in some cases in the conversion of appropriate buildings in the countryside where they are less likely to damage the Parks' special qualities (the principle attraction of the Parks to many tourists) provided that the site is not on Greenfield land or allocated for land uses for which a local need has been demonstrated, such as affordable housing.
- 3.35 Development that results in the loss of existing holiday accommodation is likely to be permitted by the Parks where it can be demonstrated that the sites use as holiday accommodation is unviable, or overall demand for visitor accommodation can be met elsewhere and the new development on the site will not undermine the character of the area.
- 3.36 Pembrokeshire Coast and Snowdonia National Parks have Supplementary Planning Guidance on visitor accommodation in the respective parks, web-links to which can be found in Chapter 4.

Camping, caravanning, static caravan or chalet development

- 3.37 In the interests of promoting the understanding and enjoyment of the special qualities of the Parks, new development within existing camping, caravanning, static caravan or chalet sites is permitted where there is not an increase in the operational area or pitch numbers, the special qualities of the parks are protected and overall environmental enhancements achieved, including biodiversity improvements and landscape quality improvements for the site's wider setting. [An enlargement of a site is possible where there is environmental improvement achieved but not an increase in operational area or pitch numbers.](#) New or improved on site facilities may be permitted through the conversion of appropriate existing buildings on site.
- 3.38 Such accommodations are permitted to be open to Park visitors at certain times of the year. Each of the three Park's Local Development Plans sets out local and seasonal requirements for such development, which should be reviewed by applicants alongside other details on such developments before making an application.

Renewable energy developments⁵³

- 3.39 Renewable energy developments provide a low-carbon alternative to the traditional carbon-emitting energy sources of coal, gas or oil, helping to avoid the causes of climate change and potentially providing a new source of income for communities in the Parks. Renewable energy developments that respect the special qualities of the Parks are broadly acceptable, both as standalone developments and in combination with similar installations. Small scale renewable developments are more likely to be considered sustainable as they are likely to result in relatively less harm to the Parks special qualities and relatively fewer in-combination effects with other renewable developments.
- 3.40 Pembrokeshire Coast and Snowdonia National Parks have Supplementary Planning Guidance on renewable energy and its cumulative impact, web-links to which can be found in Chapter 4.

Telecommunication and powerline development⁵⁴

- 3.41 Proposals for telecommunication and powerline infrastructure, including infrastructure to improve broadband access, which are designed and sited to respect the special qualities of the Parks and avoid significant radio interference are broadly acceptable, both as standalone developments and

⁵¹ Pembrokeshire Coast Recreation and Leisure Activities SPG, 2012

⁵² Pembrokeshire Coast Loss of Hotels and Guesthouses SPG, 2011; Snowdonia SPG 8 – Visitor Accommodation, 2012

⁵³ Brecon Beacons SP9; Pembrokeshire Coast Policy 33; Snowdonia Development Policy 3

⁵⁴ Brecon Beacons SP16, Policy 36 and 37; Pembrokeshire Coast Policy 55 and 56; Snowdonia Development Policy 26

in combination with similar installations. The use of existing masts and antenna present the lowest risk to the Park's special qualities and amenity and are therefore the most sustainable developments of this type.

One Planet Development (OPD)

- 3.42 One Planet Development (OPD) is a very specific type of sustainable development. It allows people to live on sites in the open countryside provided that they live in such a way that the site provides the majority of their basic needs (food, energy, water etc.) which allows their overall ecological footprint (a measure of the overall impact of resident's lives – worked out using a specific tool) to be reduced to half of the Welsh average. Sites suitable for this sort of OPD need a countryside location (see 'Settlement hierarchy' in Chapter 2) with sufficient space and natural resources to meet residents' needs.
- 3.43 TAN6 and the accompanying One Planet Development Practice Guidance set out detailed criteria and guidance for this sort of development. The requirements of OPD are very stringent, and subject to regular monitoring. If the development does not fulfil the OPD requirements then dwellings and any other elements of the development not enhancing the site must be removed via an agreed 'exit strategy'.
- 3.44 In summary, core features of OPD are (*the Guidance is very detailed and must be read alongside this summary*):
- The minimum food needs (at least 65%) of all occupants are met from the site.
 - The minimum income needs of all occupants are met from the site.
 - Existing habitats and landscape are conserved and enhanced.
 - All energy and water needs are met from the site.
 - All waste is assimilated on site.
 - All domestic and ancillary buildings are zero carbon in construction and use.
 - There is a significant reduction in transport impacts from all activities on site in comparison with 'typical' levels.
- 3.45 These, and all other requirements, are controlled and monitored by a detailed, binding management plan produced by the applicant.
- 3.46 Pembrokeshire Coast National Park has Supplementary Planning Guidance on OPD⁵⁵, links to which can be found in Chapter 4.

⁵⁵Pembrokeshire Coast Low Impact Development Making a Positive Contribution (One Planet Development) SPG, 2013

4 References, links and contact details

National planning policy documents

[Town and Country Planning \(Development Management Procedure\) \(Wales\) Order 2012 \(SI 801/110\)](#)

[Planning Policy Wales: Edition 7, 2014](#)

[Technical Advice Note 2: Planning and Affordable Housing, 2006](#)

[Technical Advice Note 6: Rural Enterprise Dwelling Practice Guide, 2011](#)

[Technical Advice Note 20: Planning and Welsh Language, 2013](#)

Brecon Beacons National Park

Brecon Beacons National Park can be contacted by e-mail at:

<http://www.beacons-npa.gov.uk/the-authority/planning/contact-dc-helpdesk> , or by telephone on 01874 624437.

Local Development Plan

[Brecon Beacons Local Development Plan, 2013](#)

Local Housing Market Assessment

[Local Housing Market Assessment, Powys County Council, 2010](#)

Gypsy and Traveller Accommodation Needs Assessment

[Gypsy and Traveller Accommodation Assessment, Shropshire, Herefordshire, Telford and Wrekin and Powys, 2008](#)

Supplementary Planning Guidance

[Guidance for Sustainable Design in the National Parks of Wales, 2009](#)

[Affordable Housing Planning Note, 2008](#)

[Best Practice in Biodiversity and Geological Conservation in Planning and Development, 2008](#)

[UDP Guidance Note on Shopfront Design, 2011](#)

[Planning Guidance Note on Conversion of Farm and Other Buildings, 2008](#)

[Planning Obligations Strategy, 2008](#)

[UDP Guidance Note on the Renovation of Former Dwellings, 2008](#)

Pembrokeshire Coast National Park

Pembrokeshire Coast National Park can be contacted by e-mail at

devplans@pembrokeshirecoast.org.yj or by telephone on 0845 345 7275

Local Development Plan

[Pembrokeshire Coast Local Development Plan, 2010](#)

Local Housing Market Assessment

[Pembrokeshire Local Housing Market Assessment, Pembrokeshire County Council, 2007](#)

[Pembrokeshire Local Housing Market Assessment – 2012 update, Pembrokeshire County Council, 2012](#)

Gypsy and Traveller Accommodation Needs Assessment

[Pembrokeshire Gypsy Traveller Accommodation Need Assessment, Pembrokeshire County Council, 2010](#)

[Pembrokeshire Gypsy Traveller Accommodation Need Assessment – 2012 Addendum, Pembrokeshire County Council, 2012](#)

Supplementary Planning Guidance

[Sustainable Design SPG, 2011](#)

[Affordable Housing SPG Replacement 2014](#)

[Loss of Hotels and Guesthouses SPG, 2011](#)

[Parking Standards SPG, 2011](#)

[Historic Environment \(Archaeology\) SPG, 2011](#)

[Conservation Area Proposals SPG, 2011](#)

[Pembrokeshire Coast Shopfront Design SPG, 2011](#)

[Siting and Design of New Farm Buildings SPG, 2012](#)

[Renewable Energy SPG, 2012](#)

[Planning Obligations SPG, 2011](#)

[Recreation and Leisure Activities SPG, 2012](#)

[Pembrokeshire Coast Low Impact Development Making a Positive Contribution \(One Planet Development\) SPG, 2013](#)

[Accessibility Assessment SPG, 2013](#)

[Landscape Character Assessment SPG, 2011](#)

[Seascape Character Assessment SPG, 2013](#)

[Regionally Important Geodiversity Sites in Pembrokeshire SPG, 2011](#)

[Cumulative Impact of Wind Turbines on Landscape and Visual Amenity SPG, 2013](#)

Snowdonia National Park

Snowdonia National Park can be contacted by e-mail at cynllunio@eryri-npa.gov.uk or by telephone on 01766 770274.

Local Development Plan

[Snowdonia Local Development Plan, 2011](#)

Local Housing Market Assessment

[North West Wales Local Housing Market Assessment, Conwy County Council, 2008-2010](#)

Gypsy and Traveller Accommodation Needs Assessment

[North West Wales Gypsy and Traveller Accommodation Needs Assessment, Conwy County Council, 2013](#)

Supplementary Planning Guidance

[SPG 1: Sustainable Design in the National Parks of Wales, 2011](#)

[SPG 2: General Development Considerations, 2011](#)

[SPG 3: Planning and the Welsh Language, 2011](#)

[SPG 4: Affordable Housing , 2011](#)

[SPG 5: Planning Obligations, 2012](#)

[SPG 6: Nature Conservation and Biodiversity, 2012](#)

[SPG 8: Visitor Accommodation, 2012](#)

[SPG 11: Landscape and Seascape, 2014](#)

Other guidance

Construction waste management

[Constructing Excellence in Wales](#)

Sustainable drainage systems

[CIRIA The SuDS Manual \(C697\)](#)

[Susdrain](#)

Appendix 1

Glossary

This guidance uses plain English wherever possible but planning is a technical subject and some specialist terms are unavoidable. The more important or frequently used ones are explained below; others terms are explained in the main body of the document.

Affordable housing: housing where there are secure mechanisms in place to ensure that it is accessible to those who cannot afford market housing, both on first occupation and for subsequent occupiers, including⁵⁶:

- **Social rented housing:** is that provided by local authorities and registered social landlords.
- **Intermediate housing:** is that where prices or rents are above those of social rent but below market housing prices or rents.

Curtilage: the area of land attached to a building.⁵⁷

Exception site: a site that would not usually secure planning permission for housing. Development may be allowed in such sites subject to specific conditions outlined in local planning policy being met.⁵⁸

Householder development: is the carrying out of operations (including the erection of a building) within the curtilage of an existing dwelling, for purposes ancillary to the enjoyment of the dwelling as such, or the erection or construction of gates, fences, walls or other means of enclosure along a boundary of the curtilage of an existing dwellinghouse.

Local Development Plan (LDP): is the statutory development plan for local planning authority areas, including National Park Authorities. Every local planning authority must prepare one.⁵⁹ It is a blueprint for development in a given area, outlining and guiding spatial, strategic and detailed development management policy.

Major development application: In National Parks or AONBs, special considerations apply to major development proposals which are more national than local in character. Major developments should not take place in National Parks or AONBs except in exceptional circumstances. This may arise where, after rigorous examination, there is demonstrated to be an overriding public need and refusal would be severely detrimental to the local economy and there is no potential for locating the development elsewhere or meeting the need in some other way. Consideration of applications for major developments should therefore include an assessment of:

- the need for the development, in terms of national considerations, and the impact of permitting it or refusing it upon the local economy;
- the cost of and scope for providing the development outside the designated area or meeting the need for it in some other way;
- any detrimental effect on the environment and the landscape, and the extent to which that could be moderated.⁶⁰

Microgeneration: a term used for the generation of low carbon or renewable energy at a 'micro' scale. It includes the small-scale generation of energy (heat and electricity) by individuals, small business and communities to meet their own needs. Under the Energy Act 2004⁶¹ microgeneration is defined as having a capacity of 45 kW for micro-heat (thermal) and 50 kW for micro-electricity. The Town and Country Planning Act⁶² outlines permitted development rights for

⁵⁶ TAN 2: Planning and Affordable Housing, Welsh Government. June 2006

⁵⁷ Planning Policy Wales: Edition 6Z, Welsh Government. February 2014

⁵⁸ TAN 2: Planning and Affordable Housing, Welsh Government. June 2006

⁵⁹ Planning Policy Wales: Edition 6Z, Welsh Government. February 2014

⁶⁰ Planning Policy Wales Edition 6Z, Welsh Government, February 2014

⁶¹ Energy Act 2004, Part 2, Chapter 1, Section 82

⁶² Article 2(3), Town and Country Planning (Development Management Procedure) (Wales) Order 2012

the installation of specified types of microgeneration equipment on or within the curtilage of dwellings, subject to certain criteria.

Minor application: a proposal involving the provision of a building or buildings where the floor space to be created by the development is less than 1,000 square metres; or development on a site having an area of less than 1 hectare. Floor space means the total floor space in a building or buildings.

One Planet Development: development that through its low impact either enhances or does not significantly diminish environmental quality. One Planet Developments should initially achieve an ecological footprint of 2.4 global hectares per person or less in terms of consumption and demonstrate clear potential to move towards 1.88 global hectares over time.⁶³

Permitted development: a general permission for certain defined classes of development or use of land, mainly of a minor character.⁶⁴ The most commonly used class permits a wide range of small extensions or alterations to dwelling houses, including microgeneration technologies.

Planning Conditions: introduce requirements to address specified issues after planning permission is granted that fairly and reasonably relate to the permitted development within the site area or to adjoining land in the applicant's control. Planning Conditions must be relevant, necessary, precise and enforceable.⁶⁵

Planning Obligations: provide a means to secure improvements to the quality, or reduce the adverse impact of development proposals. Obligations must be necessary to make the development acceptable in planning terms; be directly related to the development; and be fairly and reasonably related in scale. Often they prescribe the nature of development, such as a proportion of affordable housing; secure a contribution from a developer to compensate for loss or damage created by a development (e.g. loss of open space); or mitigate a development's impact (e.g. through increased public transport provision).⁶⁶

Proposals map: a map illustrating the statutory and non-statutory boundaries of areas of protection and areas of allocation for housing and employment developments.

Proximity Principle: is the idea that compact cities, towns and villages produce the best social, economic and environmental outcomes. Proximity brings people, shops, schools and healthcare closer together. It drives creativity and innovation. It means less distance to travel: people are more likely to walk or cycle, which in turn makes streets safer and more welcoming. There are environmental advantages, too, with less land and energy required.⁶⁷

Rural enterprise dwelling: new residential development on an established rural enterprise (including farms), a second dwelling on an established farm and sometimes a new dwelling on a new rural enterprise.⁶⁸

Settlement hierarchy: a mechanism for arranging settlements in order of strategic importance, based on a range of criteria, including population, facilities and services and character.

Special Qualities: The qualities which combine to define an area designated as a National Park. These range from landscape aspects to socio-economic and linguistic characteristics.

Supplementary planning guidance: Guidance issued for specific areas or topics to set out in more detail the way in which the policies of the Local Development Plan will be applied in particular circumstances. Supplementary planning guidance does not form part of the Local Development Plan but if it is prepared in accordance with Welsh Government policy then the Planning Inspectorate will give substantial weight to it.⁶⁹

⁶³ Planning Policy Wales: Edition 6, Welsh Government. February 2014

⁶⁴ Town and Country Planning (General Permitted Development) Order 1995

⁶⁵ Planning Policy Wales: Edition 6, Welsh Government. February 2014

⁶⁶ Planning Policy Wales: Edition 6, Welsh Government. February 2014

⁶⁷ The Proximity Principle: Why We Are Living Too Far Apart, Campaign to Protect Rural England, 2008.

⁶⁸ Technical Advice Note 6: Rural Enterprise Dwelling Practice Guide, 2011

⁶⁹ Local Development Plans Wales: Policy on preparation of LDPs, December 2005

Sustainable development: is the process by which we reach the goal of sustainability. Sustainable developments enhance the economic, social and environmental well-being of people and communities, achieving a better quality of life for our own generations in ways which:

- Promote social justice and equality of opportunity.
- Enhance the natural and cultural environment and respect its limits – using only our fair share of the earth's resources and sustaining our cultural legacy.⁷⁰

Use classes: a series of land use categories used in planning to define standard sets of development type, such as shops (A1), dwellinghouses (C3) and general industry (B2).⁷¹

Windfall housing development: development proposals that come forward on sites not allocated for development in a Local Development Plan.⁷²

⁷⁰ Planning Policy Wales: Edition 6, Welsh Government. February 2014

⁷¹ Town and Country Planning (Use Classes) Order 1987 (SI 1987/764)

⁷² Planning Policy Wales: Edition 6, Welsh Government. February 2014