

APPENDIX 1: RELEVANT ELDP POLICIES

Strategic Policy A: National Park Purposes and Sustainable Development (A)

The Local Development Plan seeks to ensure that new development promotes the principles of sustainable development in ways which further National Park purposes and duty whilst conserving and enhancing the National Park's 'Special Qualities'. Proposals which compromise National Park purposes will be refused. The following considerations should be taken into account to help deliver sustainable development in Snowdonia:

- i. Give the highest priority to the protection and enhancement of the natural beauty, wildlife and cultural heritage.
- ii. Promote opportunities for the understanding and enjoyment of the 'Special Qualities' of the area by the public.
- iii. Safeguarding and improvement of the health, safety, economic and social well being of local communities.
- iv. Conserve and enhance the characteristic biodiversity of Snowdonia.
- v. Respecting and enhancing the historic environment.
- vi. Efficient use of land and infrastructure.
- vii. Conservation of the quality and quantity of natural resources including water, air, soil and geodiversity.
- viii. Encourage the sustainable development of settlements in ways which respect their character and function within the settlement strategy.
- ix. Enablement of inclusive access to services, facilities and employment whilst minimising the environmental impact of transport.
- x. Provision of good quality sustainable design.
- xi. Promotion of development which meets the housing needs of local communities through a mix of dwelling types, and tenures predominantly through affordable housing to meet local need.
- xii. Encouragement of developments that conserve, promote and enhance the linguistic heritage of Snowdonia's communities.
- xiii. Securing development of previously developed land (brownfield land) where that land is in a sustainable location in preference to greenfield sites.
- xiv. Preventing inappropriate development in areas which are at risk from flooding or which contribute to the risk of flooding.

Strategic Policy D: Natural Environment (D)

The natural resources, biodiversity, geodiversity and 'Special Qualities' of the Snowdonia National Park will be protected from inappropriate development. Where development is deemed acceptable developers will be expected to ensure that the natural environment is protected and enhanced.

Proposals should not adversely affect the National Park's biodiversity resources including designated sites from an international through to a local level, as well as wider biodiversity resources e.g. habitats and species outside designated sites.

Development proposals which are likely to adversely affect the integrity of European designated sites (either alone or in combination with other plans of projects) will not be permitted unless the requirements of the Conservation of Habitats and Species Regulations 2010 have been fulfilled and hence the following criteria can be met:

- i. There is no alternative solution.
- ii. There are imperative reasons of over-riding public interest for the development.

The following requirements will apply to development affecting nationally and locally designated sites:

- iii. The location, design and construction of the development is such that damage to nature conservation features are mitigated, and opportunities for nature conservation gain are taken.
- iv. Compensatory measures are provided if necessary.
- v. The remaining nature conservation features are protected and enhanced and provision is made for their management.

Development will only be permitted within the Undeveloped Coast where it can be demonstrated that a coastal location is essential. Development which harms the unspoilt landscape character or wildlife habitats will not be permitted.

Development Policy 2: Development and the Landscape (2)

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

- i. Section 3 areas of natural beauty¹.
- ii. Undeveloped coast.
- iii. Panoramas visible from significant viewpoints.
- iv. Landscape character areas based on LANDMAP and as defined in the Landscapes of Eryri Supplementary Planning Guidance.

¹ As defined under section 3 of the Wildlife and Countryside Amendment Act 1985.