

Joint Supplementary Planning Guidance:

Enabling Sustainable Development in the Welsh National Parks

March 2015

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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) as well as the National Park Management Plans. 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 7), 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 7 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

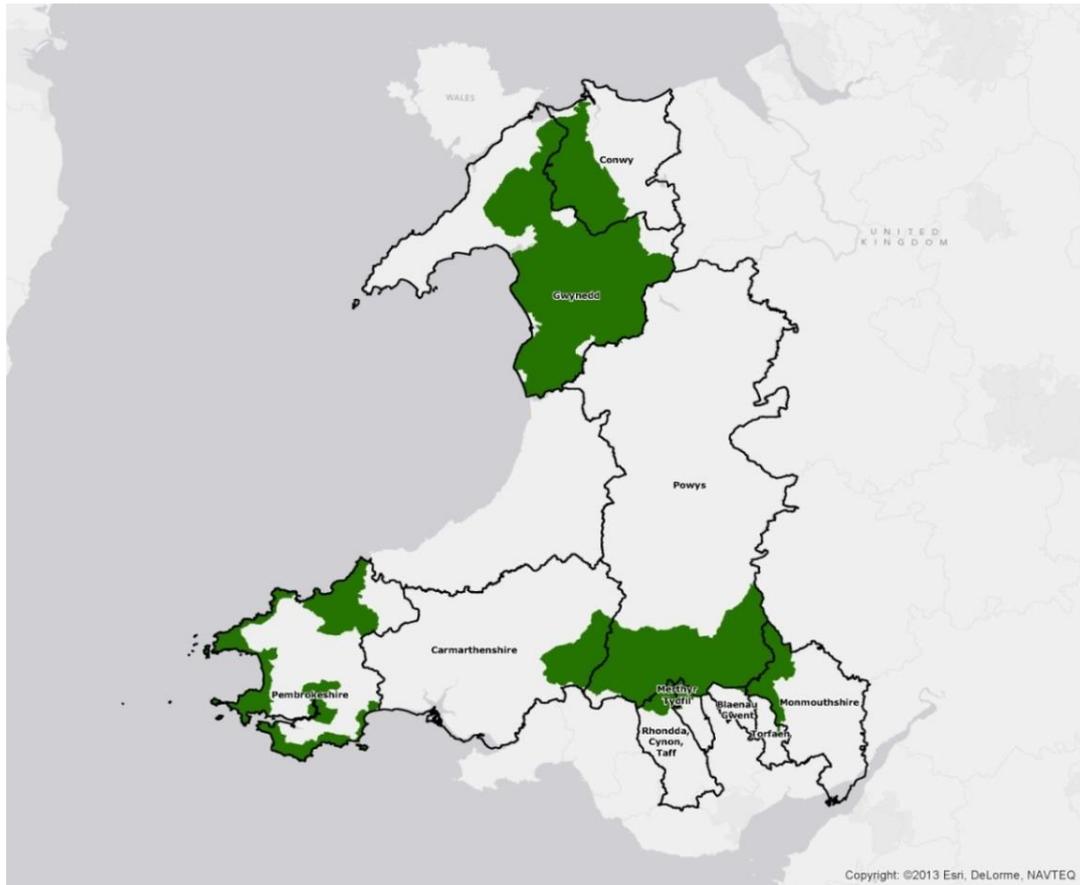
- 1.9 There are three National Parks in Wales, Snowdonia National Park, Brecon Beacons National Park and Pembrokeshire Coast National Park, covering about one fifth of the country.
- 1.10 National Parks have two statutory⁵ **purposes**:
- To conserve and enhance their natural beauty, wildlife and cultural 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 7), 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 (and AONBs) 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. There are references to certain local development plan policies and supplementary planning guidance of individual National Park Authorities which are not relevant to all three National Parks.

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. 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 (see Chapter 3).

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.

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 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.
- 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.

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

- 2.21 Sustainable developments are those which conserve and enhance wildlife, geology and geomorphology. Brecon Beacons National Park and Snowdonia National Park have Supplementary 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 scheduled monuments, listed monuments and conservation areas, are just as important as the asset itself. Alterations to heritage assets are permitted where they retain the original historic or architectural qualities, character and setting. 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.
- 2.24 Professionally qualified 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. The Historic Environment Records for each area are available online (<http://cofiadurcahcymru.org.uk/arch/>) The Historic Environment Records fulfil a wide variety of functions including assisting in the positive management and presentation of the historic landscape, planning control, and as a source for input to local history, conservation and tourism projects.

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

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

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 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 In the National Parks the Welsh language is an important part of the culture and social life of the community and development should not harm 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.

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

- 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.

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.

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

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	<p>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.</p> <p>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. Where a development will have a direct impact on a scheduled ancient monument, scheduled monument consent will need to be obtained from Cadw.</p> <p>Additional assessment may also be required in the form of an Assessment of the Significance of the Impact of Development on the Historic Landscape (ASIDOHL)</p>
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.

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.

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 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 7, Chapter 9 Housing paragraphs 9.3.6-9.19, 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 telecommunications base stations 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.

⁵⁵ Pembrokeshire 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

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

Affordable Housing 2014

Planning Obligations Strategy, 2014

CYD LP1 Appropriate Development in the Countryside, 2015

Minerals Development 2015

Biodiversity Audit 2015

Obtrusive Lighting 2015

Low Impact Tourism Accommodation, 2015

Landscape and Development 2014

Small Scale Renewable Energy, 2015

Farm Diversification, 2015

Pembrokeshire Coast National Park

Pembrokeshire Coast National Park can be contacted by e-mail at devplans@pembrokeshirecoast.org.yi 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](#)

Sustainable Transport

[Sustrans \(http://www.sustrans.org.uk/wales\)](http://www.sustrans.org.uk/wales)

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 : 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 7, Welsh Government. February 2014

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

⁵⁹ Planning Policy Wales: Edition 7, Welsh Government. February 2014

⁶⁰ Planning Policy Wales Edition 7, 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