



# Cyngor Cefn Gwlad Cymru Countryside Council for Wales

**CADEIRYDD/CHAIRMAN: MORGAN PARRY • PRIF WEITHREDWR/CHIEF EXECUTIVE: ROGER THOMAS**

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Ms Naomi Stocks  
Committee Clerk  
Petitions Committee  
National Assembly for Wales  
Cardiff Bay  
CARDIFF  
CF99 1NA

29 January 2013

Dear Ms Stocks

## **PENRHOS COASTAL PARK**

Thank you for the letter, dated 28 November, from Mr William Powell AM, Chair of the Petitions Committee.

The proposed development lies within an Area of Outstanding Natural Beauty (AONB). AONBs are protected by law to ensure conservation and enhancement of their natural beauty for present and future generations.

As the Government's statutory adviser on landscape conservation matters, CCW's main interest in this proposal is in the impacts of a large scale development in an AONB. Section 85 of the Countryside and Rights of Way Act 2000 imposes a statutory duty on local authorities, other public bodies and relevant authorities to have regard to AONB. The statutory purposes of AONBs are, as noted above, to conserve and enhance their natural beauty.

There is an underlying policy assumption that explicitly states "major developments should not take place in National Parks or AONBs except in exceptional circumstances". AONBs will generally be free of new large scale development, except where certain stringent tests of need and acceptability are met. In Wales, the policy and tests are detailed in paragraph 5.5.6 of Planning Policy Wales (PPW):

PPW 5.5.6: 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



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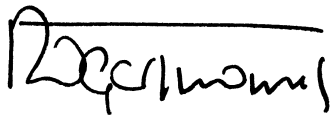
circumstances. This may arise where, after rigorous examination, there is demonstrated to be an overriding public need and refusal would be severely detrimental to the local economy and there is no potential for locating the development elsewhere or meeting the need in some other way. Any construction and restoration must be carried out to high environmental standards. 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.

PPW also states at 5.3.5 that “although it will also be appropriate to have regard to the economic and social well-being of the areas” ... “the primary objective for designating AONBs is the conservation and enhancement of their natural beauty” and that at 5.3.6 “In National Parks and AONBs, development plan policies and development control decisions should give great weight to conserving and enhancing the natural beauty, wildlife and cultural heritage of these areas”.

I trust that this information is of assistance to you.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Roger Thomas', written over a horizontal line.

**Roger Thomas**  
**Chief Executive**