

Land Off The Princess Margaret Way, Port Talbot, SA12 6FA

Proposed Erection, and Seasonal Occupancy, of Ferris
Wheel, and Proposed Change of Use of Lane to Allow for a
Funfair (Sui Generis)

National Planning Policy

Summary

- 1.1. The following policy / guidance documents prepared at the national (Welsh Government) level are of relevance to the determination of the application.
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Planning Policy Wales: Edition 12 (February 2024)

- 1.2. Planning Policy Wales (PPW) forms the overarching national planning policy document within Wales, providing guidance to Local Planning Authorities (LPAs) for the preparation of development plans and the determination of planning applications through their development management functions.

Sustainable Development

- 1.3. Paragraph 1.18 emphasises that the legislation secures a presumption in favour of sustainable development in accordance with the development plan, unless material considerations indicate otherwise. The principles of sustainable development are defined in the Well-being of Future Generations Act.
- 1.4. Paragraph 1.22 of PPW states that up-to-date development plans are the basis of the planning system and that these set the context for rational and consistent decision making, where they have been prepared in accordance with up to date national planning policies

Key Planning Principles

- 1.5. Paragraph 2.13 states that *"The plan-led system underpins the delivery of sustainable places to ensure all development plans and decisions taken by the planning system work together to deliver sustainable places. The Key Principles represent a guiding vision for all development plans, including the Future Wales"*.
- 1.6. The key principles are as follows:
- Growing our economy in a sustainable manner;
 - Making best use of resources;
 - Facilitating accessible and healthy environments;
 - Creating and sustaining communities;
 - Maximising environmental protection and limiting environmental impact.
- 1.7. Paragraph 2.17 states *"In responding to the key principles for the planning system, the creation of sustainable places and in recognition of the need to contribute to the well-being of future generations in Wales through placemaking, development plans and development proposals must seek to deliver development that address the national sustainable placemaking outcomes"*.

Sustainability

1.8. Sustainable development forms a key consideration central to all policies contained within Planning Policy Wales (PPW). Paragraph 1.2 states: *"The primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales, as required by the Planning (Wales) Act 2015, the Well-being of Future Generations (Wales) Act 2015 and other key legislation."*

1.9. Paragraph 2.26 sets out how to assess the sustainable benefits of development:

"Planning authorities should ensure that economic, social, cultural and environmental benefits are given equal consideration in the decision-making process, by following the five Ways of Working, to ensure a balanced assessment is carried out and to implement the Well-being of Future Generations Act and the Sustainable Development Principle. There may be occasions when one type of benefit of a development proposal or site allocation outweighs others, and in such cases robust evidence should be presented to support these decisions, whilst seeking to maximise contribution against the well-being goals."

1.10. Paragraph 2.8 states that *"Planning policies, proposals and decisions must seek to promote sustainable development and support the well-being of people and communities across Wales."*

Design

1.11. It is set out within PPW that "Good design is fundamental to creating sustainable places where people want to live, work and socialise. Design is not just about the architecture of a building but the relationship between all elements of the natural and built environment and between people and places. To achieve sustainable development, design must go beyond aesthetics and include the social, economic, environmental, cultural aspects of the development, including how space is used, how buildings and the public realm support this use, as well as its construction, operation, management, and its relationship with the surrounding area" (Paragraph 3.3). Further detail regarding the objectives of good design is set out within Technical Advice Note (TAN) 12: Design (2016) – as detailed below.

1.12. Figure 8 sets out the above in an illustrative / diagrammatic manner of the objectives of good design:



Transport

- 1.13. Paragraph 4.1.1 states that the Welsh Government supports a transport hierarchy in relation to new development that establishes priorities in such a way that, wherever possible, they are accessible in the first instance by walking and cycling, then by public transport and then finally by private motor vehicles. In particular, Paragraph 4.1.6 of PPW notes that land use planning can help to achieve the Welsh Government's objectives for transport through: reducing the need to travel, especially by private car, by locating development where there is good access by walking, cycling and public transport.

Tourism

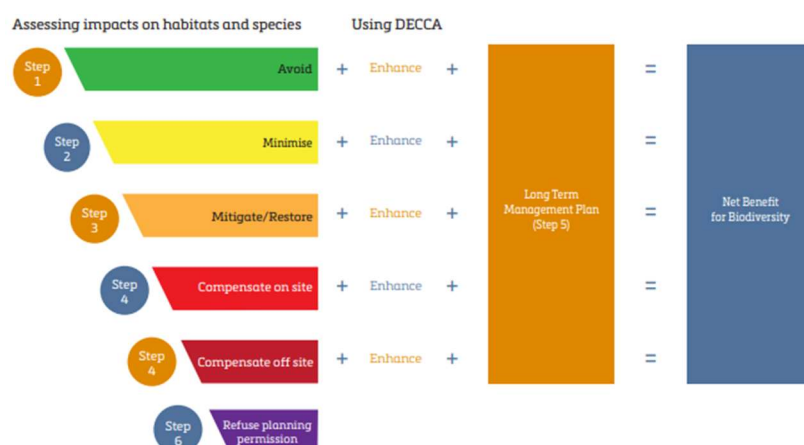
- 1.14. Paragraph 5.5.1 of PPW 12 outlines the key role that tourism can play in both advancing and protecting the built and natural environment, noting that *'Tourism can be a catalyst for regeneration, improvement of the built environment and environmental protection'*.
- 1.15. The guidance expands on this point further, stating in paragraph 5.5.2 that the planning system *'encourages tourism where it contributes to economic development, conservation, rural diversification, urban regeneration and social inclusion, while recognising the needs of visitors and those of local communities'*.
- 1.16. Further to this, PPW states in Paragraph 5.5.7 that *'Planning authorities should adopt positive approaches to proposals which utilise previously developed or disused land and water bodies for tourism uses, particularly in relation to urban regeneration'*.

Economic Development

- 1.17. Paragraph 5.4.3 states that *"Planning authorities should support the provision of sufficient land to meet the needs of the employment market at both a strategic and local level."*
- 1.18. Further to this, paragraph 5.4.4 states that *"Wherever possible, planning authorities should encourage and support developments which generate economic prosperity and regeneration."*

Green Infrastructure

- 1.19. Paragraph 6.4.8 states the need for all development proposals to achieve a *"net benefit for biodiversity"* through adherence to the step wise approach, a diagram of which can be seen below (Figure 12):



Technical Advice Notes (TANs)

- 1.20. Technical Advice Notes (TANs) supplement the policy principles of PPW and add further detail on issues which might affect development potential of the site. TANs which are considered relevant to the proposal and should therefore be given weight are:

TAN	Title
TAN 6	Planning for Sustainable Rural Communities (2010)
TAN 12	Design (2016)
TAN 13	Tourism (1997)
TAN 18	Transport (2007)
TAN 23	Economic Development (2014)

TAN 6 – Planning for Sustainable Rural Communities (2010)

- 1.21. TAN 6 sets out guidance for farm diversification in rural communities. Paragraph 3.7.1 states that ‘*when considering planning applications for farm diversification projects, planning authorities should consider the nature and scale of activity taking a proportionate approach to the availability of public transport and the need for improvements to the local highway network. While initial consideration should be given to converting existing buildings for employment use, sensitively located and designed new buildings will also often be appropriate.*’

TAN 12 – Design (2016)

- 1.22. TAN 12 provides guidance on the design of development with advice on how “Promoting sustainability through good design” and “Planning for sustainable building” may be facilitated through the planning system. It sets out the objectives of good design within the following categories:

Access

- Ensuring ease of access of all.

Movement

- Promoting sustainable means of travel.

Sustaining or Enhancing Local Character

- Promoting legible development;
- Promoting a successful relationship between public and private space;
- Promoting quality, choice and variety;
- Promoting innovative design.

Community Safety

- Ensuring attractive, safe public spaces;
- Security through natural surveillance.

Environmental Sustainability

- Achieving efficient use and protection of natural resources;
- Enhancing biodiversity;
- Designing for change.

- 1.23. TAN 12 also advocates that careful and innovative design can ensure higher densities are appropriate and acceptable, this is confirmed at paragraph 5.7.4, which states the follows:

"Building at higher densities is not synonymous with high rise development and innovative good design is a prerequisite to the success of higher densities. The perception of lower density can be influenced by skilful design. Clearly defining public and private space and ensuring suitability for purpose will be particularly important where densities are high."

- 1.24. Likewise, TAN 12 advocates varying the density of the development *"to create difference in the built form to which residents and visitors can relate and make it an interesting place"*(paragraph 5.11.5) which can assist in creating a sense of place.

TAN 13 – Tourism (1997)

- 1.25. TAN 13 addresses the potential that tourism can bring to Wales. Paragraph 4 states:

"Tourism comprises a range of different but interdependent activities and operations which overlap with sport entertainment, the arts and other recreation and leisure activities. It makes a major contribution to the Welsh economy, provides employment in a variety of occupations and can bring benefits to local economies and communities in urban and rural areas. It is subject to change in the type of holiday taken and the length of the holiday season. While it cannot be regarded as a single or distinct category or land use, the issues it raises should be addressed in preparing or revising development plans and may feature in development control decisions."

TAN 18 – Transport (2007)

- 1.26. As paragraph 3.15 of TAN 18 sets out, *"Tourism proposals, particularly in rural areas, should demonstrate access by a choice of modes to avoid locking in the requirement for travel by car."*

- 1.27. It goes on to say, *"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."*

TAN 23 – Economic Development (2014)

- 1.28. Paragraph 1.2.1 of TAN 23 outlines that *"The economic benefits associated with development may be geographically spread out far beyond the area where the development is located. As a consequence, it is essential that the planning system recognises, and gives due weight to, the economic benefits associated with new development"*.

- 1.29. TAN 23 sets out within Paragraph 2.1.1 that *"It should not be assumed that economic objectives are necessarily in conflict with social and environmental objectives. Often these different dimensions point in the same direction. Planning should positively and imaginatively seek such 'win-win' outcomes, where development contributes to all dimensions of sustainability"*.

Summary

- 1.30. The proposed development is situated in a rural location that can be easily accessed via the A487 road. The proposal meets the requirements of national planning policy in terms of design and tourist development. As a result, it is considered that the proposal fully complies with the provisions of national planning policy and should be regarded as an acceptable form of development.