

Appendix A – National Planning Policy

- 1.1 The following policy / guidance documents prepared at the national (Welsh Government) level area of relevance to the determination of the application.

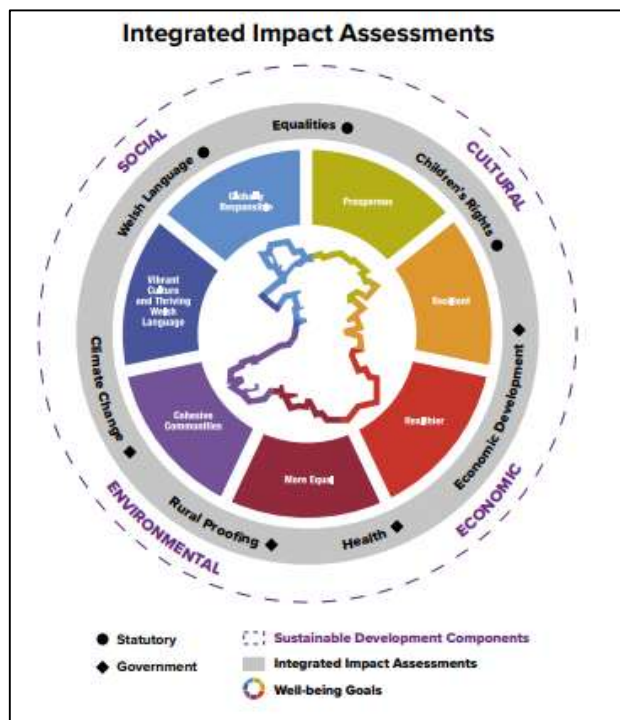
Future Wales 2040

BACKGROUND TO THE PLAN

- 1.2 Future Wales was adopted in February 2021 and replaces the Wales Spatial Plan as the national development framework setting the direction for development in Wales up to 2040. Future Wales represents the highest tier of development plan and focuses on solutions at a National Scale setting out a framework which will inform Strategic Development Plans at a regional level and Local Development Plans (LDPs) at local authority level. The document consists of a development plan which aims to set out a strategy for addressing key national priorities through the planning system. These include, but are not limited to, developing a vibrant economy and improving the health and well-being of communities. The document is aware of challenges including the climate emergency and the ongoing effects of the global health pandemic and, in fact, aims to re-energise the economy in a sustainable way.

INTEGRATED SUSTAINABILITY APPRAISAL

- 1.3 Future Wales recognises the importance of The Well-being of Future Generations Act, discussed in detail in the next section of this document, and its obligations. The Wellbeing of Future Generations Act has influenced Future Wales and its principles, including the 5 ways of working (long-term thinking, prevention, collaboration, integration and involvement) which have actively been embedded into the plan. Through the development of Future Wales, the plan has been subjected to the Strategic Environmental Assessment and Sustainability Appraisal approach, shown in the image below, as well as other impact assessments. Through this approach, ongoing stakeholder engagement and the use of the Well-being of Future Generations Act to inform the plan, the principles of sustainable development have been embedded within Future Wales.



Integrated Impact Assessment Approach

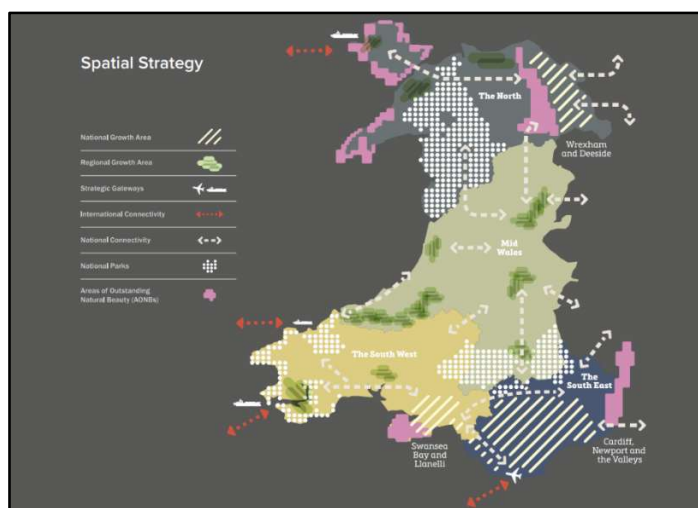
THE FUTURE WALES OUTCOMES

1.4 In order to achieve its vision by 2040, Future Wales has set out 11 outcomes which act as overarching ambitions based on the national planning principles and national sustainable placemaking outcomes set out in Planning Policy Wales. The 11 Outcomes effectively represent the goal for Wales in 2040. These outcomes include:

- A Wales where people live and work in connected, inclusive and healthy places;
- A Wales where people live in vibrant rural places with access to homes, jobs and services;
- A Wales where people live in distinctive regions that tackle health and socio-economic inequality through sustainable growth;
- A Wales where people live in places with a thriving Welsh language;
- A Wales where people live and work in towns and cities which are a focus and springboard for sustainable growth;
- A Wales where people live in places with prosperity, innovation and culture are promoted;
- A Wales where people live in places where travel is sustainable;
- A Wales with world-class digital infrastructure;
- A Wales where people live in places that sustainably manage their natural resources and reduce pollution;
- A Wales where people live in places with biodiverse, resilient and connected ecosystems;
- A Wales where people live in places which are de-carbonised and climate resilient.

FUTURE WALES SPATIAL STRATEGY

1.5 The Future Wales' spatial strategy sets out a '*guiding framework for where large-scale change and nationally important developments will be focused over the next 20 years. The strategy blends the existing settlement patterns and the distribution of jobs and homes with a vision of managing change and future trends for the benefits of everyone in Wales.*' Whilst Future Wales encourages development in cities and large towns to grow urban areas and utilise the potential of these places, it must be noted that the plan also states that '*in all parts of Wales the strategy supports sustainable growth. Any place without jobs, homes, community spaces and wildlife has no prospect of having a thriving and cohesive community, Welsh language or economy.*' An extract of the Wales spatial strategy, identifying south east Wales as a national growth area, is provided overleaf. For the south east Wales region, the Future Wales plan states that '*housing, economic growth, digital and transport connectivity infrastructure should be co-ordinated and planned on the basis of the whole region. The management of natural resources, flooding and the protection and enhancement of areas of environmental and landscape important should inform strategic decisions on locations for growth and new infrastructure.*'



Future Wales Spatial Strategy

Key Planning Principles

- 1.1. 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 (see Figure 4) represent a guiding vision for all development plans, including Future Wales. These principles support the culture change needed to embrace placemaking and ensure that planning facilitates the right development in the right place."* 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; and
- Maximising environmental protection and limiting environmental impact.

- 1.2. 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

- 1.3. Sustainable development forms a key consideration central to all policies contained within 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 and resultant duties such as the Socio-economic Duty. A well-functioning planning system is fundamental for sustainable development and achieving sustainable places".*
- 1.4. The principles of sustainable development are defined in the Well-being of Future Generations Act and PPW emphasises the importance of their consideration. This is set out in paragraph 1.14 which states: *'In order to demonstrate that appropriate consideration has been given to the Well-being goals and sustainable development principle in the decision-making process, public bodies are required to have regard to the 'five ways of working' contained in the Well-being Act. These require consideration of: involvement; collaboration; integration; prevention; and long term factors.'*

Good Design

- 1.5. It is set out within Paragraph 3.3 of 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'.*
- 1.6. Figure 8 sets out the above in an illustrative / diagrammatic manner of the objectives of good design:

Figure 8: Objectives of Good Design



Retail and Commercial Development

- 1.7. Planning Policy Wales (PPW12) outlines that *'Retail and commercial centres are hubs of social and economic activity and the focal point for a diverse range of services which support the needs of local communities. They are highly accessible to different modes of transport and are the most sustainable locations for new development.'* (Paragraph 4.31).
- 1.8. The Welsh Government has identified a number of overarching objectives for retail and commercial centres, which planning authorities should aim to deliver their development plan and decisions to ensure their maximum contribution to the well-being goals. Paragraph 4.3.3 outlines that the planning system must:
 - Promote viable urban and rural retail and commercial centres as the most sustainable locations to live, work, shop, socialise and conduct business;
 - Sustain and enhance retail and commercial centres' vibrancy, viability and attractiveness; and
 - Improve access to, and within, retail and commercial by all modes of transport, prioritising walking, cycling and public transport.
- 1.9. Paragraph 4.3.4 states that *'retail and commercial centres are central to community activity and local prosperity and in order to plan for them effectively it is important to understand their function, roles and relationships.'*
- 1.10. Moreover, paragraph 4.3.5 outlines that *'planning authorities should establish through their development plan a clear strategy for retail development, supported by policies, to achieve vibrant, attractive and viable retail and commercial centres. The strategy and policies should set out a framework for the future of retail and commercial centres in their area, taking into account strategies in adjoining authorities, to promote a successful retailing sector supporting existing and new communities.'*

- 1.11. PPW12 outlines the importance that communities have access to adequate levels of retail provision. Paragraph 4.3.13 states evidence should demonstrate whether retail provision is adequate or not, by assessing if there is further expenditure capacity in a catchment area (quantitative need) or if there is a lack of retail quality, range of goods or accessibility (qualitative need). Further to this, with regards to the diversity of retail and commercial centres, paragraph 4.3.32 of PPW11 states that *'policies should encourage a diversity of uses in centres'*.
- 1.12. Paragraph 4.3.33 outlines that *'vibrant and viable centres are distinguished by a diversity of activity and uses which should contribute towards a centre's well-being and success, whilst also reducing the need to travel. Development plans should include policies describing the types of use that are likely to be acceptable in primary and secondary areas.'*

Technical Advice Notes

- 1.13. 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 4	Retail and Commercial Development (2016)
TAN 12	Design (2016)
TAN 23	Economic Development (2014)

Technical Advice Note (TAN) 4 – Retail and Commercial Development (2016)

- 1.14. The Welsh Government's objectives for retail and commercial centres are to:
- Promote viable urban and rural retail and commercial centres, as the most sustainable locations to live, work, shop, socialise and conduct business.
 - Sustain and enhance retail and commercial centres vibrancy, viability and attractiveness.
 - Improving access to, and within, retail and commercial centres by all modes of transport, especially walking, cycling and public transport.

Technical Advice Note (TAN) 12 – Design (March 2016)

- 1.15. Further detailed guidance on the objectives of good design is provided within TAN 12. The objectives of good design are set out 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.

Technical Advice Note (TAN) 23 – Economic Development (2014)

- 1.16. TAN23 highlights the benefits associated with economic development, noting 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'*.
- 1.17. The Note goes on to state that *'PPW advises that planning for economic land uses should aim to provide the land that the market requires, unless there are good reasons to the contrary. Where markets work well, this will help maximise economic efficiency and growth'*.
- 1.6 Further to this point, TAN23 states that *'Local planning authorities should recognise market signals and have regard to the need to guide economic development to the most appropriate locations, rather than prevent or discourage such development'*