

Appendix A – National Planning Policies

National Planning Policy

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

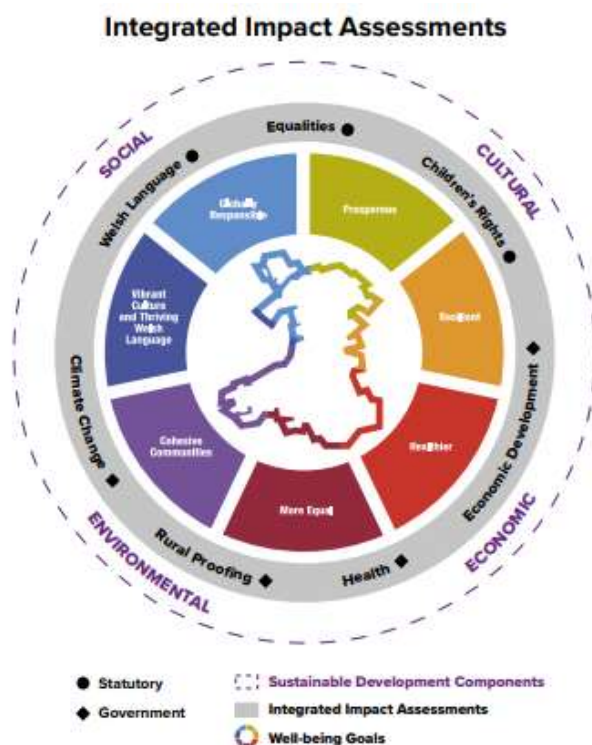
Planning Policy Wales (11th Edition, February 2021)

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.

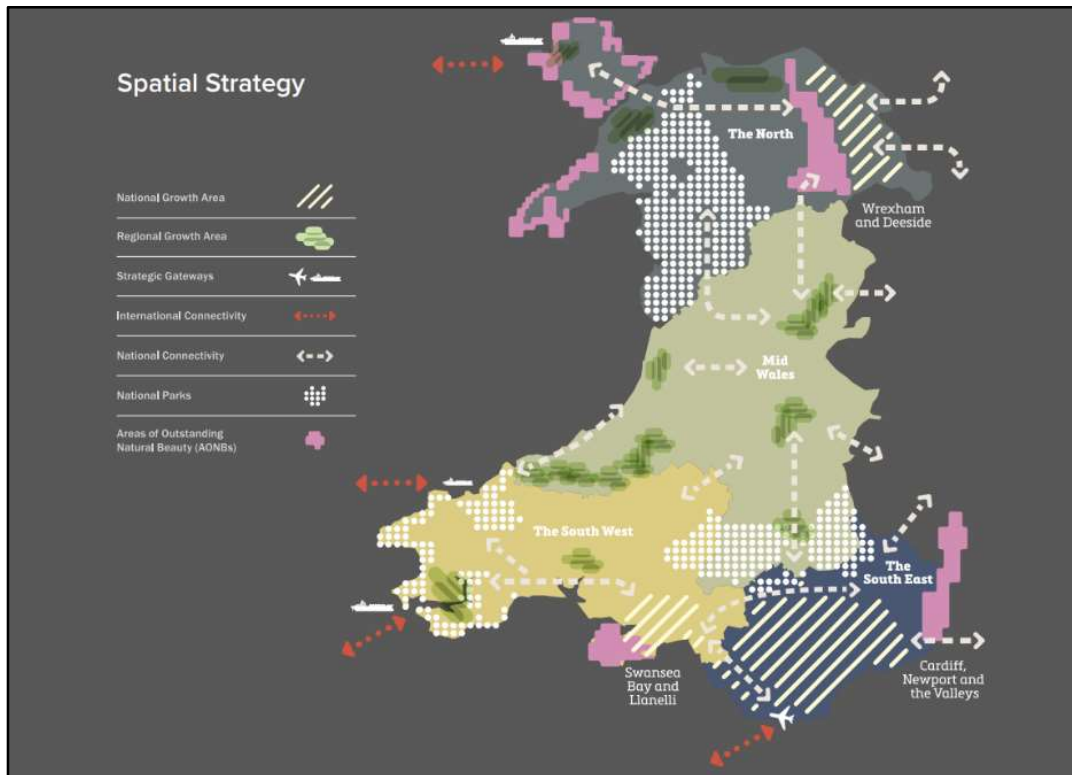


THE FUTURE WALES OUTCOMES

- 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; and
 - 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

RELEVANT POLICIES TO THE PROPOSALS

The following policies from Future Wales are deemed relevant to the proposals:

- Policy 4 (Supporting Rural Communities);
- Policy 9 (Resilient Ecological Networks and Green Infrastructure);
- Policy 34 (National Growth Areas – Cardiff, Newport and the Valleys); and
- Policy 34 (Green Belts in the South East);

Key Planning Principles

1.6 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 5 Key Principles (see Figure 3) represent a guiding vision for all development plans, including the NDF"*. 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"*.

1.8 Paragraph 2.28 provides the key factors in the assessment process with regards to economic development. This includes:

- *"The numbers and types of long-term jobs expected to be created or retained;*

- *Whether, and how far, the development will help redress economic disadvantage or support regeneration priorities, for example by enhancing local employment opportunities or upgrading the environment;*
- *The contribution the development would make to achieving wider strategies, for example the growth or regeneration of certain areas;*
- *The contribution this economic activity will have to wider policy goals; and*
- *How the proposal would support the achievement of a more prosperous, low carbon, innovative and resource efficient Wales."*

1.9 Significantly, PPW requires that the planning system should support economic and employment growth which generate economic prosperity and regeneration where possible. (Paragraph 5.4.3).

Sustainability

1.10 Sustainable development forms a key consideration central to all policies contained within PPW10. 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".*

1.11 Paragraph 2.27 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."

1.12 Moreover, in respect of the Re-Use of Previously Developed Land Paragraph 3.55 states: *"Previously developed land in settlements should generally be considered suitable for development because their re-use will promote sustainability principles."*

National sustainable placemaking outcomes

1.13 Figure 6 on page 20 outlines how PPW should be used to achieve sustainable places in diagram format:



PPW Figure 5

1.14 Paragraph 2.27 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. In assessing these benefits, key factors include:

Economic Considerations

- *The numbers and types of long-term jobs expected to be created or retained;*
- *Whether and how far the development will help redress economic disadvantage or support regeneration priorities, for example by enhancing local employment opportunities or upgrading the environment;*
- *A consideration of the contribution to wider strategies, for example for the growth or regeneration of certain areas;*
- *The contribution this economic activity will have to wider policy goals, for example in the green growth sector; and*
- *How does the proposal support achievement of a more prosperous, low carbon, innovative and resource efficient Wales.*

Social Considerations

- *Who are the interested and affected people and communities;*
- *How does the proposal change a persons way of life, which can include:*
- *How people live, for example, how they get around and access services;*
- *How people work, for example, access to adequate employment;*
- *How people socialise, for example, access to recreation activities; and*
- *How people interact with one another on a daily basis.*
- *Who will benefit and suffer any impacts of the proposal;*

- *What are the short and long-term consequences of the proposal on a community, including its composition, cohesion, character, how it functions and its sense of place; and*
- *How does the proposal support development of more cohesive communities.*

Cultural Considerations

- *How far the proposal supports the conditions that allow for the development and growth of the Welsh Language;*
- *Whether or not the development protects areas and assets of cultural and historic significance;*
- *Have the cultural links and their relationships with the tourism industry been appropriately maximised; if the proposal protects areas known for their cultural value in terms of music, literature, sport and the arts; and*
- *Vibrant cultural experiences.*

Environmental Considerations

- *Will important features of the natural, historic and built environment be protected and enhanced;*
- *Are the environmental impacts of development on health and amenity limited to acceptable levels and the resilience of ecosystems improved;*
- *Is environmental protection for people, natural and cultural resources, property and infrastructure maximised and environmental risks prevented or appropriately managed;*
- *Will high standards of restoration, remediation, decommissioning and beneficial after uses be achieved;*
- *Will the depletion of non-renewable resources be minimised, waste prevented and the efficient and most appropriate use of materials made and re-use and recycling promoted;*
- *Will the causes and impacts of climate change be fully taken into account through location, design, build, operation, decommissioning and restoration; and*
- *Does it support decarbonisation and our transition to a low carbon economy"*

Good Design

1.15 Paragraph 2.27 states:

"Good design is fundamental to creating sustainable places where people want to live, work and socialise and enjoy. Design is not just about the architecture of a building but the relationship between all elements of the natural and built environment. To achieve sustainable development, design must go beyond aesthetics and include the social, environmental, cultural and economic aspects of the development, including its construction, operation and management, and the relationship with its surroundings."

1.16 Paragraph 3.4 sets out the above in an illustrative / diagrammatic manner.

Figure 8: Objectives of Good Design



Planning Policy Wales Figure 8

Economic Development

- 1.17 Paragraph 5.4.1 states that the Welsh Government defines economic development as development of land and buildings for activities that generate wealth, jobs and incomes.
- 1.18 Paragraph 5.4.13 states that Planning authorities should aim to:
- Co-ordinate development with all forms of infrastructure provision such as transport and utilities;
 - Support national, regional, and local economic policies and strategies;
 - align jobs and services with housing and sustainable transport infrastructure, to reduce the need for travel, and dependency on travel by car;
 - Promote the re-use of previously developed, vacant and underused land;
 - deliver physical regeneration and employment opportunities to disadvantaged communities;
 - Control and manage the release of unwanted employment sites to other uses;
 - Propose specific locations for locally and strategically important industries which are detrimental to amenity and may be a source of pollution; and
 - Identify protection zones around land and premises that hold hazardous substances and protect the ability of existing businesses to operate or expand by preventing the incremental develop.
- 1.19 Paragraph 5.4.4 of PPW states that *'Wherever possible, planning authorities should encourage and support developments which generate economic prosperity and regeneration. Sites identified for employment use in a development plan should be protected from inappropriate development.'*
- 1.20 Paragraph 5.4.13 outlines that *'Planning authorities should aim to:*
- *co-ordinate development with all forms of infrastructure provision such as transport and utilities;*
 - *support national, regional, and local economic policies and strategies;*

- *align jobs and services with housing and sustainable transport infrastructure, to reduce the need for travel, and dependency on travel by car;*
- *promote the re-use of previously developed, vacant and underused land...'*

Future Wales: The National Plan 2040

- 1.21 Future Wales: The National Plan 2040 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.
- 1.22 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.

Policy 1 – Where Wales Will Grow

- 1.23 The Welsh Government sets out its support for sustainable growth in all part of Wales. Three Regional Growth Areas (RGA) have been identified which will complement the National Growth Areas, whereby these specified places will grow, develop and offer a variety of public and commercial services at regional scale. There are Regional Growth Areas in three regions:
- The South West;
 - Mid Wales; and
 - The North.

- 1.24 The site sits within the 'South West' RGA, whereby Haverfordwest forms part of the Pembrokeshire Haven Towns.

Policy 4 – Supporting Rural Communities

- 1.25 The Welsh Government supports sustainable and vibrant rural communities.
- 1.26 The Plan outlines that Strategic and Local Development Plans must identify their rural communities, assess their needs and set out policies that support them. Policies should consider how age balanced communities can be achieved, where depopulation should be reversed and consider the role of new affordable and market housing, employment opportunities, local services and greater mobility in tackling these challenges.

Policy 5 – Supporting the rural economy

- 1.27 The Welsh Government supports sustainable, appropriate and proportionate economic growth in rural towns that is planned and managed through Strategic and Local Development Plans.
- 1.28 The Plan states that Strategic and Local Development Plans must plan positively to meet the employment needs of rural areas including employment arising from the foundational economy; the agricultural and forestry sector, including proposals for diversification; start-ups and micro businesses.

Policy 29 – Regional Growth Areas – Carmarthen and the Haven Towns

- 1.29 The Welsh Government supports sustainable growth and regeneration in Carmarthen and the Pembrokeshire Haven Towns (Haverfordwest, Milford Haven, Pembroke and Pembroke Dock).

These areas will be a focus for managed growth, reflecting their important sub-regional functions and strong links to the National Growth Area of Swansea Bay and Llanelli.

- 1.30 Strategic and Local Development Plans should recognise the roles of these places as a focus for housing, employment, tourism, public transport and key services within their wider areas and support their continued function as focal points for sub-regional growth.

Technical Advice Notes

- 1.31 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 18	Transport (2007)
TAN 23	Economic Development (2014)

TAN 6 – Planning for Sustainable Rural Communities (2010)

- 1.32 This guidance sets out how the planning system can contribute to sustainable rural economies. TAN 6 identifies that the overall goal for the planning system is to support living and working rural communities in order that they are economically, socially and environmentally sustainable.

TAN 18 – Transport (2007)

- 1.33 This TAN describes how to integrate land use and transport planning, it explains how transport impacts should be assessed and mitigated. It includes advice on transport related issues when planning for new development including integration between land use planning and transport, location of development, parking and design of development. Also, on walking and cycling, public transport, planning for transport infrastructure, assessing impacts and managing implementation.

TAN 23 – Economic Development (2014)

- 1.34 This guidance defines economic development as anything that that generates wealth, jobs and income. Tan 23 sets out guidance for LPA's when putting together Development Plans and planning for economic developments.