

Appendix B – 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.

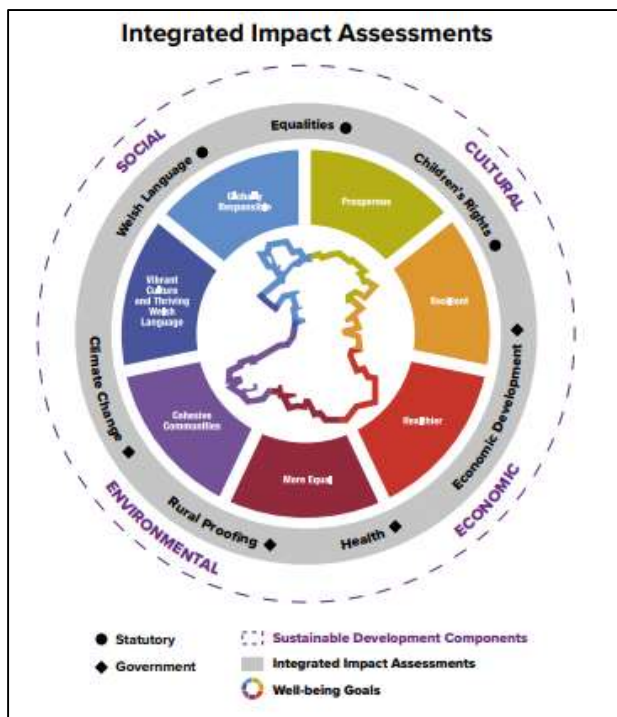
Future Wales 2040

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

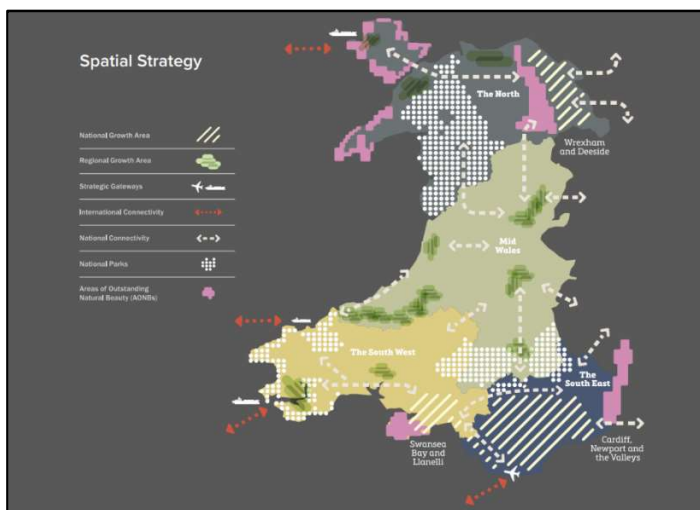
THE FUTURE WALES OUTCOMES

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; 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

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

- Policy 2 (Shaping Urban Growth and Regeneration); and
- Policy 9 (Resilient Ecological Networks and Green Infrastructure).

Policy 2 – Shaping Urban Growth and Regeneration

1.7 The Welsh Government supports sustainable growth and regeneration in towns and cities.

1.8 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 9 – Resilient Ecological Networks and Green Infrastructure

1.9 The Welsh Government supports sustainable development, which ensures the enhancement of biodiversity, the resilience of ecosystems and the provision of green infrastructure.

1.10 The Plan states that Strategic and Local Development Plans must plan positively to meet the environmental needs of areas including the opportunity to promote green infrastructure which maximises place making within developments.

Planning Policy Wales: Edition 12 (February 2024)

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

1.12 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.

Placemaking

1.13 Paragraph 2.8 sets out the key drivers for placemaking, stating: *“Planning policies, proposals and decisions must seek to promote sustainable development and support the well-being of people and communities across Wales. This can be done through maximising their contribution to the achievement of the seven well-being goals and by using the five Ways of Working, as required by the Well-being of Future Generations Act. This will include seeking to maximise the social, economic, environmental and cultural benefits, while considering potential impacts when assessing proposals and policies in line with the Act’s Sustainable Development Principle.”*

Design

1.14 Paragraph 3.3 states: *“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.”*

and supporting the diversification of established farms. Rural enterprise dwellings represent one of the few circumstances in which isolated new residential development in the open countryside may be justified.”

- 1.20 Paragraph 4.2.38 states that *“Applications for rural enterprise dwellings must only be permitted where the rural enterprise dwelling appraisal provides conclusive evidence of the need for the dwelling. In order to ensure that rural enterprise dwellings are retained for their intended purpose a condition restricting the occupancy of the property must be applied. Rural enterprise dwellings should also be classified as affordable housing as defined in TAN 2: Planning and Affordable Housing, to ensure that the dwelling remains available to meet local affordable housing need should the original justification cease to exist.”*

Economic Development

- 1.21 Paragraph 5.4.4 states that *“Wherever possible, planning authorities should encourage and support developments which generate economic prosperity and regeneration.”*

Technical Advice Notes (TANs)

- 1.22 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 6 – Planning for Sustainable Rural Communities (2010)

- 1.23 TAN 6, adopted in July 2010, provides practical guidance on the role of the planning system in supporting the delivery of sustainable rural communities. In particular, this TAN highlights how the planning system can contribute to sustainable rural economies, sustainable rural housing, sustainable rural services and sustainable agriculture. In light of the site’s location outside the settlement boundary and within a countryside designation, this guidance is deemed to be the most relevant to the development proposals sought.

- 1.24 Paragraph 4.3.1 states that *“one of the few circumstances in which new isolated residential development in the open countryside may be justified is when accommodation is required to enable rural enterprise workers to live at, or close to, their place of work. Whether this is essential in any particular case will depend on the needs of the rural enterprise concerned and not on the personal preference or circumstances of any of the individuals involved. Applications for planning permission for new rural enterprise dwellings should be carefully assessed by the planning authority to ensure that a departure from the usual policy of restricting development in the open countryside can be fully justified by reference to robust supporting evidence”*. For this reason, the criteria set out within TAN 6 are of particular relevance to this proposal.

New Dwellings on Established Rural Enterprises

- 1.25 Paragraph 4.4.1 states that: *“New permanent dwellings should only be allowed to support established rural enterprises providing:*

- a. there is a clearly established existing functional need;*
- b. the need relates to a full-time worker, and does not relate to a part-time requirement;*
- c. the enterprise concerned has been established for at least three years, profitable for at least one of them and both the enterprise and the business need for the job, is currently financially sound, and has a clear prospect of remaining so;*
- d. the functional need could not be fulfilled by another dwelling or by converting an existing suitable building already on the land holding comprising the enterprise, or any other existing*

accommodation in the locality which is suitable and available for occupation by the worker concerned; and
e. other normal planning requirements, for example siting and access, are satisfied”.

- 1.26 Paragraph 4.5.2 states that: *“In these circumstances a rural enterprise dwelling may be considered favourably provided the criteria set out above and in paragraph 4.4.1 c - e are met. These special policy exceptions will only apply to the first additional dwelling to be attached to an established farm after this TAN comes into force and not to subsequent dwellings”.*

Rural Enterprise Dwelling Appraisals

- 1.27 Paragraph 4.7.1 states that: *“Planning applications for new permanent and temporary rural enterprise dwellings in the open countryside need to be supported by robust evidence. A Rural enterprise dwelling appraisal must accompany planning applications for this type of development and include information sufficient to enable the planning authority to make a full and effective assessment. The appraisal should address the following tests:*
- *The functional test to provide evidence of whether there is a need for a resident worker for the proper functioning of the enterprise.*
 - *The time test to provide evidence of the labour requirement for the worker who is working on the justifying enterprise.*
 - *The financial test to provide evidence of the economic sustainability of the justifying enterprise and identify the size of dwelling that the enterprise can sustain, ensuring that the size of the dwelling is commensurate with its functional need and financial justification.*
 - *The other dwellings test to identify whether there is an existing dwelling or building suitable for conversion on the enterprise or dwelling in the locality that could meet the identified functional need.*
 - *Other normal planning requirements test to demonstrate that the dwelling is suitably located to fulfil its identified need and to minimise impact on the wider environment.”*
- 1.28 Given the above, a Rural Enterprise Dwelling Appraisal has been produced by 'Landsker Business Solutions' is submitted alongside, and in support of, this application. This provides robust evidence highlighting how the above tests are satisfied
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