

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.

Planning Policy Wales (12th Edition, February 2024)

Sustainability

- 1.2 Sustainable development forms a key consideration central to all policies contained within Planning Policy Wales (PPW). Section 2 of PPW considers the importance of achieving sustainable placemaking and sets out a series of principles which development proposals should seek to achieve – those relevant to the proposed development are as follows:

- *“Growing our economy in a sustainable manner – The planning system should enable development which contributes to long term economic well-being, making the best use of existing infrastructure and planning for new supporting infrastructure and services.*
- *Making best use of resources – The efficient use of resources, including land, underpins sustainable development.*
- *Creating and sustaining communities – It can achieve this by creating well-designed places and cohesive rural and urban communities which can be sustained by ensuring the appropriate balance of uses and density, making places where people want to be and interact with others”.*

Green Infrastructure

- 1.3 It is set out in PPW that *‘Green infrastructure is the network of natural and semi-natural features, green spaces, rivers, and lakes that intersperse and connect places. Component elements of green infrastructure can function at different scales and some components, such as trees and woodland, are often universally present and function at all levels. At the landscape scale green infrastructure can comprise entire ecosystems such as wetlands, waterways, peatlands and mountain ranges or be connected networks of mosaic habitats, including rights of way, allotments, cemeteries and gardens it may be designed or managed features such as sustainable drainage systems. At smaller scales, individual urban interventions such as street trees, hedgerows, roadside verges, and green roofs/walls can all contribute to green infrastructure networks.*

Good Design

- 1.4 It is set out within PPW that *“Good design is inclusive design. Development proposals should place people at the heart of the design process, acknowledge diversity and difference, offer choice where a single design solution cannot accommodate all users, provide for flexibility in use and provide buildings and environments that are convenient and enjoyable to use for everyone”* (paragraph 3.5). Further detail regarding the objectives of good design is set out within Technical Advice Note (TAN) 12: Design (2016) – as detailed below.
- 1.5 PPW advises in Paragraph 3.7 that *“ Good design promotes environmental sustainability and contributes to the achievement of the well-being goals. Developments should seek to maximise energy efficiency and the efficient use of other resources (including land), maximise sustainable movement, minimise the use of non-renewable resources, encourage decarbonisation and prevent the generation of waste and pollution”.*

Economic Development

- 1.6 Paragraph 5.4.1 of the PPW states, *“For planning purposes the Welsh Government defines economic development as the development of land and buildings for activities that generate sustainable long-term prosperity, jobs and incomes”.*

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

- 1.7 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:

“Character

- *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*

Movement

- *Promoting sustainable means of travel*

Environmental Sustainability

- *Achieving efficient use and protection of natural resources*
- *Enhancing biodiversity*
- *Designing for change”*

TAN 23 – Economic Development (2014)

- 1.8 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.