

Planning Policy Wales Companion Guide



Llywodraeth Cynulliad Cymru
Welsh Assembly Government



June 2006

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ISBN: 0 7504 8807 7

CMK - 22 - 01-068

G/031/06/07

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To be read in conjunction with *Planning Policy Wales, 2002*



Contents

Introduction

What this Guide is for	1
National planning policy and the new system	1
Classification of national planning policy in PPW	2
How to use this Guide	3

Part 1: Policy Guidance from Planning Policy Wales

1	Introduction	7
2	Planning for Sustainability	8
3	Development Plans	11
4	Making and Enforcing Planning Decisions	13
5	Conserving and Improving Natural Heritage and the Coast	14
6	Conserving the Historic Environment	17
7	Supporting the Economy	19
8	Transport	22
9	Housing	24
10	Planning for Retailing and Town Centres	27
11	Tourism, Sport and Recreation	30
12	Infrastructure and Services	32
13	Environmental Risks and Pollution	35

Part 2: Policy Schedules

Considerations to inform locational policies in LDPs	40
National planning policy that needs local spatial expression	42
Topic-based policies to be considered for inclusion in LDPs	42
National development control policies	45

Introduction

What this Guide is for

- 1 This document has been prepared to guide planners and other stakeholders in applying the Welsh Assembly Government's planning policy to the new system of Local Development Plans (LDPs). It refers specifically to *Planning Policy Wales* (PPW) the Assembly Government's principal statement of national policy, adopted in March 2002.
- 2 The new LDP system established in Part 6 of the Planning and Compulsory Purchase Act (2004) commenced fully in 2005. The LDP Regulations were published in October 2005 and *LDP Wales* in December. *LDP Wales* provides broad policy on the new system, including an overview of plan form and content. A Manual supporting *LDP Wales* has been published, providing technical guidance on the process of plan preparation.
- 3 This Guide is designed to complement these documents. Together they should assist in making the LDP system as clear as possible for planning officers to apply, and help other stakeholders and the public to understand what is expected from this system. The Guide will also be of benefit to Planning Inspectors in their examination of deposit LDPs.

National planning policy and the new system

- 4 The Welsh Assembly Government's Planning Policy currently consists of:
 - national planning policy, set out in *Planning Policy Wales* (2002) and Ministerial Interim Planning Policy Statements (MIPPS). (The equivalent for minerals is *Minerals Planning Policy Wales* (2000), which is not covered by this Guide);
 - technical advice, comprising Technical Advice Notes, and an equivalent series of notes for minerals (MTANs);
 - procedural guidance, in the form of Circulars and numbered Circular Letters.
- 5 Additionally, the Wales Spatial Plan, *People, Places, Futures*, published in 2005, sets a strategic framework to guide future development and policy interventions and integrates the spatial aspects of national strategies, including social inclusion and economic development, health, transport and environment policy. The *Index of Planning Policy for Wales 2006* provides a guide to extant published documents.
- 6 All of these should be taken into account in the preparation of development plans and may be material to development control decisions.
- 7 PPW remains the principal and authoritative source of national planning policy. Its first four chapters introduce the planning system, the principles of planning for sustainability, the planned system, and the mechanisms for controlling development. The later chapters (Chapters 5 to 13) set out policy on all the key land-use topics.
- 8 There have been developments since 2002 in some of the policy areas covered by PPW. Parts of PPW have been updated by way of MIPPS 01/2005 *Planning for Renewable Energy* and MIPPS 02/2005 *Planning for Retailing and Town Centres*. When a draft MIPPS, such as that for *Housing* (DMIPPS/02/05), has been issued for consultation it should be read alongside guidance in PPW, but it does not replace the text until published as a final document.

- 9 More importantly for this Guide, PPW was prepared for the former system of Unitary Development Plans (UDPs). This means that parts of Chapter 1, and all of Chapter 3 on the system of plan making, are no longer up-to-date.
- 10 For the most part, references to UDPs in the topic-based chapters of PPW should now be interpreted as meaning development plans in general. However, in the new system, some aspects of national policy previously handled in UDPs will not be included in LDPs, or they will not be treated in the same level of detail as before.
- 11 This PPW *Companion Guide* has been produced mainly to assist understanding of the different types of policies set out in PPW and how they should be reflected in LDPs.

Classification of national planning policy in PPW

- 12 The new system requires local planning authorities to produce more strategic and streamlined plans than they did in the past. One key to this is the treatment of national planning policy. As *LDP Wales* makes clear:

“Though LDPs must have regard to national policies they should not repeat them, but rather explain how they apply to the local area”. (*LDP Wales*, para 2.2).
- 13 This Guide provides a classification of the national planning policy statements in PPW. It identifies those which do not need to be repeated in LDPs. However, its main focus is on those where local planning authorities have some discretion to apply or elaborate national policy in a positive way. This may involve identifying spatial boundaries and/or producing topic-based policy tailored to local circumstances. There may be issues for which detailed policies were expected in UDPs, but which, under the new system, may be better handled in Supplementary Planning Guidance (SPG).
- 14 Five main types of national policy statements have been identified and categorised. These are statements which:
 - constitute national development control policy;
 - inform the plan preparation process;
 - need local spatial expression;
 - need local spatial expression and a policy in support; or
 - need to be reflected in local topic-based policy.
- 15 Policy statements on some subjects may fall into more than one of these categories, as indicated in the following chapters. For example, locating retail and other services in existing centres is a national development control policy but it may also need local spatial expression. Occasionally the particular policy classification depends upon the nature of the proposal. For example, cluster development could be promoted through a site-specific proposal needing local expression and a policy in support, or through a more generic approach in local topic-based policy.
- 16 Other types of statement in PPW have not been categorised. These are overall principles for the planning system, statements informing the development control process, statements that are purely factual, additional detail on how to take forward the particular policy, or statements that indicate that planning policy needs to be integrated with a range of other strategies.

How to use this Guide

- 17 This Guide is designed to be read literally side-by-side with PPW.
- 18 This Guide is not intended to be prescriptive. It is for local planning authorities to determine the content of their LDP, having regard to national policy and local circumstances.
- 19 Following this introduction, the chapters in Part 1 follow the same numbering system as PPW itself. This allows users seeking policy guidance on a given topic to find it all in a single section of the Guide. Different types of policies are grouped together, using the PPW paragraph numbers. There is no attempt to paraphrase the policy content of PPW. MIPPS paragraph references are shown where appropriate. Cross-references are provided to any draft MIPPS which may in due course revise elements in a chapter, but it is up to a local planning authority to decide how much weight to place on emerging policy (Circular Letter 07-03 provides clarification on taking account of new and emerging national policy and technical guidance).
- 20 Each of the main topic-based chapters follows a common structure, namely:
- some introductory text covering key issues for LDPs;
 - matters to be considered, or consulted upon, during the LDP preparation process;
 - considerations to inform locational policies in LDPs;
 - topic-based policies to be considered for inclusion in LDPs; and
 - national development control policies that should not need to be repeated as local policy in LDPs.
- 21 In each policy chapter, subjects that should inform locational and topic-based policies in LDPs are set out in tables. It is not necessarily the case that there will need to be a dedicated policy for each subject itemised. For example, many of the locational issues listed should inform the overall LDP strategy and its site-specific proposals. Development control guidance on some topics may be dealt with in a generic fashion rather than in separate policies. In addition, some themes, such as mixed use and high-density development, are cross-cutting and appear in several PPW chapters, and there should be scope to combine policy on such issues in an LDP.
- 22 In some of the following chapters there is an additional section identifying national planning policy that needs local spatial expression.
- 23 Different aspects of national planning policy statements will be relevant to different stages of LDP preparation. For example, understanding the implications of any changes to national policy will form part of the evidence gathering stage. National policy on certain topics, such as housing and employment, will influence the identification of options for the scale and broad distribution of new provision and decisions about a preferred strategy following a sustainability appraisal. National policy on more technical topics, such as promoting energy efficiency, will influence topic-based policy. Detailed policy drafting will generally be undertaken after pre-deposit consultation on the preferred strategy. National policy on some of these topics may also influence boundaries or allocations on the Proposals Map (examples are search areas for wind energy or waste management facilities).
- 24 Part 2 of the Guide then reassembles the tabular information presented in the first part of the document under the different types of policy headings. This is intended as a cross check for planning officers to ensure that they have taken account of all the relevant policy statements in PPW in drafting their LDP.

Part 1: Policy Guidance from Planning Policy Wales

1 Introduction

- 1.1 PPW Chapter 1 explains how PPW fits into the series of national planning policy.
- 1.2 It then describes what the planning system is for, and initiatives being taken by the Assembly Government to improve service, such as performance standards, access to information, and performance targets for planning applications.
- 1.3 In the next section, which sets the context for planning in Wales, some of the detail of primary and subordinate legislation is now outdated following the enactment of the Planning and Compulsory Purchase Act (2004). Work on the Wales Spatial Plan has also moved on, as has some of the European context. However the identification of climate change as a key issue is still very relevant. Detailed ways in which the effects of climate change should inform the planning system are set out in later chapters of PPW.
- 1.4 There are no national planning policies to be categorised in this chapter.

2 Planning for Sustainability

Key issues for LDPs

- 2.1 PPW Chapter 2 identifies the basic principles that underpin the Assembly Government's approach to planning policy for sustainable development (2.2.1). It goes on to identify 18 policy objectives that should underpin all development plan policies and proposals (2.3.2). These objectives find detailed expression elsewhere in PPW, particularly in the relevant topic-based chapters.
- 2.2 PPW Chapter 2 also distinguishes the Assembly Government's priorities for urban areas and those for rural areas (2.4.1-6). These are expanded in later sections of PPW. The main locational principles are identified which should provide the basis for proposing land allocations (2.5.2), including the location of major travel generators and development at major public transport nodes or interchanges (2.5.3). Also identified are the concepts of mixed use development in town centres and the clustering of complementary enterprises in industrial and commercial areas (2.5.5), and the role of accessible rural settlements in accommodating new development in rural areas (2.5.6-7). These aspects are again taken forward in later topic-based chapters.
- 2.3 There are however several topics on which national planning policy is given in PPW Chapter 2, namely Green Belts and green wedges, the re-use of land, agricultural land, design and the Welsh language. Guidance on these topics of relevance to LDPs is given below.

LDP preparation process

- 2.4 General aspects that need to be covered in LDPs are:
- reflecting the policy goals of the Wales Spatial Plan (2.5.1);
 - providing a framework to stimulate, guide and manage change towards sustainability (2.5.2); and
 - complementarity with the Community Strategy (2.11.3).
- 2.5 Specific tasks that local planning authorities should undertake to assist the preparation of their settlement strategy include:
- considering the future relationships between urban settlements and their rural hinterlands (2.5.1);
 - assessing the extent to which their settlement strategies and provision for new development are consistent with minimising the need to travel and increasing accessibility by modes other than the private car (2.5.3);
 - reassessing development sites which are highly accessible to non-car modes and allocating them for travel-intensive uses (2.5.4); and
 - identifying the range of facilities and activities that communities wish to be provided and maintained in urban locations (2.5.5).
- 2.6 Local planning authorities may also find it useful to prepare accessibility profiles for public transport, walking, cycling and freight (2.5.3).
- 2.7 On involvement and consultation, PPW Chapter 2 advises that:
- consultation is necessary with all authorities likely to be affected by a proposed Green Belt (2.6.7); and
 - wherever possible, local planning authorities should work with landowners to ensure that suitable sites are brought forward for development and to secure a coherent approach to renewal (2.7.3).

- 2.8 Around towns and cities, particularly in areas subject to significant development pressures, local planning authorities need to consider establishing **Green Belts** and local designations, such as **green wedges** (2.6.1, 2.6.4). The most appropriate means of protection must be considered and justified (2.6.6, 2.6.11). Any existing green wedge policies should be reviewed in preparing a new plan (2.6.12).
- 2.9 Local planning authorities should have regard to **crime prevention** and fear of crime in preparing their development plan (2.9.6).
- 2.10 Local planning authorities should consider whether they have communities where the use of the **Welsh language** is part of the social fabric (2.10.2). This should also influence the consultation methods set out in the Community Involvement Scheme (CIS). The aim is to provide for the broad distribution and phasing of housing development, including affordable housing, taking into account the ability of different areas and communities to accommodate the development, without eroding the position of the Welsh language (2.10.3).

Considerations to inform locational policies in LDPs

- 2.11 PPW specifies the following aspects which should inform the designation of Green Belt or green wedges, and the spatial policies arising:

PPW Ref	Policy Issue
2.6.7	Green Belt boundaries
2.6.9	Settlements within Green Belts where infilling permitted
2.6.9	Settlements excluded from Green Belts
2.6.12	Boundaries of green wedges

Topic-based policies to be considered for inclusion in LDPs

- 2.12 PPW specifies the following aspects to be considered for inclusion in topic-based policies, although in some cases the detail may be given more appropriately in SPG:

PPW Ref	Policy Issue
2.9.7	Promoting traditional and local distinctiveness
2.9.2, 2.9.10, 2.9.12	Design considerations

- 2.13 Topics that should be referred to where relevant in background justification include statements on:
- how local authorities have taken the needs and interests of the Welsh language into account in plan preparation; and
 - how any policies relating to the Welsh language interact with other plan policies (2.10.2).

National development control policies

2.14 PPW sets out clear statements of national development control policy which should not need to be repeated as a local policy in LDPs. Instead topics relevant to the local area could simply be mentioned with a cross-reference to PPW.

PPW Ref	Policy Issue
2.4.5	Conservation and enhancement of the countryside
2.5.7	Infilling or minor extensions to rural settlements
2.5.7	New building in the open countryside
2.6.5, 2.6.12, 2.6.14-18	Development control in Green Belts and green wedges
2.7.1	Preference for use of previously developed land
2.8.1	Conserving the best and most versatile agricultural land
2.9.1-4	Good design, including for mixed use, high density and landscape
2.9.5	Accessibility for all
2.9.7	Scale, siting and appropriate building materials in areas recognised for their landscape, townscape or historic value
2.9.8	Early consultation on design matters
2.9.9	Material planning considerations and rejection of poor designs

3 Development Plans

Key issues for LDPs

3.1 PPW Chapter 3 contains the Assembly Government’s policies on the preparation of development plans.

LDP preparation process

- 3.2 In preparing development plans, PPW advises that local planning authorities take account of the following:
- the need for collaborative working and consultation (3.2);
 - sustainability principles (3.3), including social, economic and environmental considerations (3.3.2);
 - the requirements of the EU Directive on Strategic Environmental Assessment (SEA) (3.3.3) (see paragraph 3.5 below);
 - phasing of development (3.4.1), and provision for windfall sites (3.4.2); and
 - the weight to be attached to policies in emerging plans (3.5).
- 3.3 Criteria-based policies are introduced in para 3.1.3. A generic criteria-based policy covering the control of most types of development will be a central feature of LDPs, helping to make them more succinct than current UDPs.
- 3.4 Local planning authorities must ensure that they have sufficient information on which to base sound development plan policies (3.1.4). It is important that policies are kept up-to-date by regular monitoring and review (3.1.5). These are important features of the LDP system. Authorities are also advised that policies on non-land use matters should not be included in development plans (3.1.3).
- 3.5 A systematic sustainability appraisal is recognised as the most effective way to ensure that the implications of an emerging development plan are considered as an integral part of its preparation (3.3.1). Sustainability appraisal (SA) for LDPs is mandatory under the Planning and Compulsory Purchase Act, 2004. Local planning authorities must also take account of the SEA Directive. Since the publication of PPW this system has been implemented in Wales through Statutory Instrument 2004 No. 1656 –The Environmental Assessment of Plans and Programmes Regulations (Wales) 2004. The Assembly Government considers it is possible to satisfy the requirements of both SA and SEA through a single appraisal process.
- 3.6 Further guidance on the LDP preparation process is available in *LDP Wales* and the accompanying LDP Manual. Where there is conflict between this Chapter and *LDP Wales*, the latter takes precedence.

Considerations to inform locational policies in LDPs

3.7 PPW specifies the following aspects which should inform locational policy:

PPW Ref	Policy Issue
3.3.2	Provision for land for schools, further and higher education, places of worship, recreation and other community facilities

National development control policies

3.8 PPW sets out clear statements of national development control policy which should not need to be repeated as a local policy in LDPs. Instead topics relevant to the local area could simply be mentioned with a cross-reference to PPW.

PPW Ref	Policy Issue
3.1.2	Status of the development plan in determining planning applications
3.5.1	Weight to be given to emerging development plans
3.5.2, 3.5.5	Prematurity

4 Making and Enforcing Planning Decisions

Key issues for LDPs

- 4.1 PPW Chapter 4 sets out the Assembly Government's policies on making and enforcing planning decisions. Most of this advice is not relevant to development plan preparation, and consequently is not affected by the introduction of LDPs.
- 4.2 There are, however, several national development control policies in Chapter 4. These are outlined at paragraph 4.5 below.

LDP preparation process

- 4.3 PPW advises that local planning authorities take account of the requirements of the Disability Discrimination Act. Disability Access Groups should be consulted throughout the land use planning process (4.4.1).
- 4.4 Disability legislation has been strengthened since the publication of PPW. The Disability Discrimination Act 2005 creates a public sector duty in relation to disability equality. It places a duty upon all public sector organisations to pay due regard to the need to encourage participation by disabled persons in public life.

National development control policies

- 4.5 PPW sets out clear statements of national development control policy which should not need to be repeated as a local policy in LDPs. Instead topics relevant to the local area could simply be mentioned with a cross-reference to PPW.

PPW Ref	Policy Issue
4.4.2-4	Access for all
4.4.5	Access to historic buildings
4.5	Control of outdoor advertisements
4.6	Planning conditions
4.7	Planning obligations
4.8	Enforcing planning control
4.9	Completion notices
4.10	Revoking, modifying or discontinuing a planning permission
4.11, 4.12	Assembly decisions on planning applications and appeals

5 Conserving and Improving Natural Heritage and the Coast

Key issues for LDPs

- 5.1 PPW Chapter 5 identifies the objectives and issues for natural heritage and the coast which should be taken into account in development plans.
- 5.2 Each local planning authority will need to consider how the Assembly Government's objectives for the conservation and improvement of the natural environment and biodiversity can best be reflected in plans, helping to ensure the proper protection of designated sites and species and the implementation of international obligations without imposing unnecessary constraints on development.
- 5.3 Chapter 5 also identifies particular requirements applying to the preparation of development plans for National Parks. This advice does not apply to other local planning authorities, but they do need to take account of related provisions for Areas of Outstanding Natural Beauty.
- 5.4 For coastal areas, PPW outlines an approach based on Integrated Coastal Zone Management.
- 5.5 PPW also identifies areas for topic-based policy in development plans and issues to be taken into account when local planning authorities are determining planning applications which are likely to impact upon the natural environment and coastal localities.

LDP preparation process

- 5.6 In formulating land-use planning policies which promote the conservation and improvement of the natural heritage of Wales, PPW advises that local planning authorities take account of the following:
 - considerations of biodiversity and landscape, specifically the objectives of the UK Biodiversity Action Plan and any Local Biodiversity Action Plans (5.1.4, 5.2.7, 5.4.2);
 - international, national and local designations (5.3.2);
 - integrated strategies for social, economic and environmental sustainability (5.4.1);
 - ways to benefit local communities and enhance social and economic progress through the conservation and enhancement of natural heritage (5.4.1); and
 - principles and targets set out in Local Agenda 21 strategies, national Habitat and Species Action Plans, Countryside and Community strategies (5.4.2).
- 5.7 Adjacent local planning authorities should collaborate on a strategic approach to natural heritage issues (5.1.5).
- 5.8 Local planning authorities should involve the Countryside Council for Wales in LDP preparation. Advice should also be sought from relevant voluntary organisations (5.2.6).
- 5.9 Local planning authorities seeking to establish non-statutory designations such as Special Landscape Areas should:
 - carry out formal assessments of the characteristics of the sites they wish to designate (5.3.11); and
 - ensure community participation in the designation process (5.3.11).
- 5.10 Protection and improvement of the natural heritage is an important theme in the sustainability appraisal of the plan as a whole (5.4.1). Guidance on the specific requirements for Strategic

Environmental Assessment and how these relate to sustainability appraisal is contained in the LDP Manual.

5.11 In coastal areas, local planning authorities should take account of:

- other plans and policies with implications for the coastal area, paying particular attention to pressures on coastal systems (5.7.1);
- existing policies for coast protection and defence, for example for managed set-back, and Shoreline Management Plans where these have been prepared (5.7.5); and
- Heritage Coast designations (5.7.4) and other designated marine areas (5.8.1).

Considerations to inform locational policies in LDPs

5.12 LDPs must establish a locational policy framework for the conservation and enhancement of the natural heritage within the context of an integrated strategy for sustainability (5.4.1). Areas having statutory designation and those which are candidates for statutory protection (for example, potential SPAs and SACs) should be clearly indicated on the Proposals Map. Where practical, areas with non-statutory designation should also be indicated on the Map (5.4.4, 5.4.7).

5.13 Specific policies should be developed for coastal areas. Locations considered suitable for development, unsuitable for development, or subject to significant constraints should be shown on the Proposals Map (5.6.3). Areas designated as Heritage Coast (5.7.4) and key sites for proposed developments of national or regional importance requiring a coastal location, where these have been identified (5.7.3), should also be shown.

5.14 PPW specifies the following aspects which should inform locational policy:

PPW Ref	Policy Issue
5.3.1, 5.3.10	Conservation and enhancement of statutorily designated nature and landscape areas
5.3.10	Potential SPAs and SACs
5.3.12	Environmentally Sensitive Areas
5.3.11, 5.4.4, 5.4.6	Conservation and enhancement of locally-designated nature and landscape areas (where these are mapped)
5.4.6	Areas of open space of conservation value (where these are mapped)
5.6.3, 5.7.3, 5.7.4	Coastal areas

Topic-based policies to be considered for inclusion in LDPs

5.15 PPW advises that topic based policies are required for all designated areas and sites (5.4.6). Those areas to which nature and landscape conservation policies apply, but which are not considered suitable for inclusion on the Proposals Map, must be identifiable from clear criteria in environmental protection policies (5.4.7).

5.16 PPW specifies the following aspects to be considered for inclusion in topic-based policies, although in some cases the detail may be given more appropriately in SPG:

PPW Ref	Policy Issue
5.4.6	Conservation and enhancement of all statutorily designated nature and landscape areas and sites
5.4.6	Conservation of landscape, amenity and biodiversity outside designated areas
5.2.9, 5.4.6	Protection of trees and woodlands
5.4.3	Landscape features of major importance for wild flora and fauna
5.4.4, 5.4.6	Conservation and enhancement of locally-designated nature and landscape areas (where these are not mapped)
5.4.6	Areas of open space of conservation value (where not mapped)
5.2.10, 5.5.16, 5.5.17	Common land, town and village greens and allotments
5.7.5	Coast protection and defence

5.17 Topics that should be referred to where relevant in background justification include:

- the requirements of environmental protection legislation (5.3.8, 5.4.3); and
- the fact that natural heritage resources are not confined by administrative boundaries (5.1.5).

National development control policies

5.18 PPW sets out clear statements of national development control policy which should not need to be repeated as a local policy in LDPs. Instead topics relevant to the local area could simply be mentioned with a cross-reference to PPW.

PPW Ref	Policy Issue
5.3.4, 5.3.5, 5.3.6, 5.3.7, 5.5.6, 5.5.7	Areas with statutory landscape designation (National Parks and AONBs)
5.3.9	Areas and sites with statutory nature conservation designation (SSSIs, Ramsar sites, SPAs, SACs)
5.5.11	Protected species
5.5.8	Development affecting SSSIs
5.2.8	Protection of trees and woodlands
5.2.10	Common land
5.5.17	Town and village greens
5.5.18	Allotments
5.5.2, 5.5.5, 5.5.9	Minimising adverse environmental impacts
5.5.3	Use of planning conditions and obligations
5.7.2, 5.8.1, 5.8.2, 5.8.3	Coastal development
5.8.4	Coastal defence works

6 Conserving the Historic Environment

Key issues for LDPs

- 6.1 PPW Chapter 6 identifies the objectives for the protection of the historic environment and issues to be taken into account in development plans.
- 6.2 PPW also describes some processes which are undertaken as a separate exercise and are not part of development plan preparation. These are designation of Conservation Areas (6.3.1-3, 6.4.8), Article 4 Directions (6.5.12, 6.5.20) and Building Preservation Notices (6.5.13).
- 6.3 In addition, Chapter 6 includes advice on how local authorities should undertake their development control duties in respect of the historic environment (6.2.1, 6.4.4, 6.5.2-3, 6.5.4-6, 6.5.8-9, 6.5.11, 6.5.14, 6.5.21, 6.5.23). It also identifies aspects that need to be taken into account in preparing proposals and applications (see for example 6.5.2, 6.5.8).

LDP preparation process

- 6.4 In preparing their development plan, PPW advises that local planning authorities should:
 - work with government and other agencies having particular responsibilities and powers in respect of the conservation of the historic environment (6.2.1); and
 - contact the four Welsh Archaeological Trusts (6.2.1).
- 6.5 Cadw, which is now part of the Assembly Government, is one of the Divisions that should be consulted during LDP preparation, as listed in the LDP Regulations and *LDP Wales*, Annex A (B2). Cadw is also one of the three Environmental consultation bodies for the purposes of the Strategic Environmental Assessment Regulations, as explained further in the LDP Manual.
- 6.6 In formulating land-use planning policies for the historic environment, PPW advises that local planning authorities take account of the following:
 - the need to secure conservation of the historic environment (6.1.2); and
 - the Register of Landscapes, Parks and Gardens of Special Historic Interest in Wales (6.4.10, 6.5.23).
- 6.7 At the evidence gathering stage, local planning authorities may also find it useful to assemble baseline data on the heritage assets of their local area. It may also be appropriate to identify any existing problems in the historic built environment that might support the case for stronger protection in the future. This could include problems arising in an existing Conservation Area that might in the future justify the imposition of an Article 4 Direction.

Considerations to inform locational policies in LDPs

- 6.8 For the most part the development control policies to be applied within areas for protection, such as Conservation Areas, and to Listed Buildings or Ancient Monuments, will be clear from national legislation and guidance and will not need to be repeated in an LDP unless there is a locally distinct application.
- 6.9 The boundaries of areas of protection should be shown on the LDP Proposals Map. These boundaries have been fixed under other powers and representations should not be invited on them.

Topic-based policies to be considered for inclusion in LDPs

6.10 PPW specifies the following aspects to be considered for inclusion in topic-based policies, although in some cases the detail may be given more appropriately in SPG. Such policies should focus on any locally distinct element that differs from national guidance or which would benefit from elaboration.

PPW Ref	Policy Issue
6.4.1, 6.4.4, 6.4.11-12	Historic environment
6.4.1, 6.4.12	Historic areas and regeneration where proposals being brought forward
6.4.2, 6.4.12	Sites of archaeological interest
6.4.5, 6.4.12	Listed buildings
6.4.12	Development impinging on listed buildings

6.11 Topics that should be referred to where relevant in background justification include:

- cross-referencing to any SPG setting out more detailed development control considerations operating in areas of protection, such as a Conservation Area; and
- highlighting the fact that Conservation Area Assessments are a material consideration when an application is being judged for its effect on the character and appearance of a Conservation Area (6.4.7-8).

6.12 It is not considered necessary for Conservation Area designation criteria to be included in the LDP (contrary to 6.4.12).

National development control policies

6.13 PPW sets out clear statements of national development control policy which should not need to be repeated as a local policy in LDPs. Instead topics relevant to the local area could simply be mentioned with a cross-reference to PPW.

PPW Ref	Policy Issue
6.4.3	Financing archaeological works
6.4.6	Preservation of listed buildings and optimum viable use
6.4.7	Conservation Areas and assessments
6.5.1	Ancient monuments and archaeological remains
6.5.3	Archaeological investigation before development commences
6.5.7	Proposals affecting a listed building or its setting
6.5.10	Consent to demolish a listed building – exceptional circumstances/use of conditions
6.5.15	Conservation Area consent: need to preserve or enhance character
6.5.16	Conservation Area consent considerations
6.5.17	Advertisements in Conservation Areas
6.5.18	Trees in Conservation Areas
6.5.22	World Heritage sites
6.5.23	Effect on historic landscape, park or garden and settings as a material consideration

7 Supporting the Economy

Key issues for LDPs

- 7.1 PPW Chapter 7 identifies the objectives for economic development and issues to be taken into account in development plans.
- 7.2 These should inform background research on the needs of the local economy and options for identifying new sites. PPW also identifies areas for topic-based policy in development plans and issues to be taken into account when local planning authorities are determining planning applications for economic development.

LDP preparation process

- 7.3 In formulating land-use planning policies for employment-generating and wealth-creating development, PPW advises that local planning authorities take account of the following:
- the needs of small and medium-sized enterprises (7.1.6);
 - the green economy (7.1.6, 7.4.1);
 - initiatives in the social economy (7.1.6, 7.4.3);
 - the need for their planning processes to be transparent (7.1.8);
 - European, national and local economic and development policies (7.1.9, 7.5.1); and
 - technology and the changing requirements of industry and commerce (7.2.3, 7.4.2).
- 7.4 Developers and others should be given scope to influence LDP preparation (7.1.9).
- 7.5 PPW advises local planning authorities to undertake the following tasks in designating land for employment needs. These will generally be relevant at the evidence gathering stage:
- address issues such as the phasing of development and availability of infrastructure (7.2.1);
 - review all non-housing allocations and sites with extant but unimplemented permissions for business, commercial or retailing uses (7.2.1, 7.2.7);
 - establish criteria for defining key sites (7.2.2, 7.5.2); and
 - be realistic about resource availability (7.1.9).
- 7.6 Attention will need to be paid to the needs of rural areas, and the fact that the LDP should be seen as a vehicle for an integrated approach to land-use in such areas (7.3.1, 7.5.1).

Considerations to inform locational policies in LDPs

- 7.7 Sustainability principles should underlie decisions about the location of new development for enterprise and employment uses (7.1.7). Any major new employment allocations and key sites should be the subject of consultation at the pre-deposit stage. All new employment allocations will be shown on the Proposals Map. PPW specifies the following aspects which should inform locational policy:

PPW Ref	Policy Issue
7.1.7, 7.1.9, 7.2.1, 7.5.2	Employment sites
7.2.2	Key employment sites
7.3.2, 7.5.2	Employment sites in rural settlements
7.4.1, 7.4.2	Eco-industrial, innovation and technology clusters
7.5.1	Interdependence of urban and rural areas
7.5.2	New locations for hazardous development and special industrial uses

Topic-based policies to be considered for inclusion in LDPs

7.8 PPW specifies the following aspects to be considered for inclusion in topic-based policies, although in some cases the detail may be given more appropriately in SPG:

PPW Ref	Policy Issue
7.2.6	Mixed use development including flexible workplace/dwellings
7.3.3, 7.5.2	Farm diversification
7.4.1, 7.4.2, 7.5.2	Eco-industrial, innovation and technology clusters (if not included as a site specific proposal)
7.5.2	Criteria for assessment of economic development proposals, including in remote rural areas and smaller settlements
7.5.2	Economic development proposals utilising underused, vacant or previously developed land
7.5.2	Criteria for assessment of proposed new buildings within farm complexes
7.5.2	Location of establishments where hazardous substances are used or stored
7.6.10	Conversion of rural buildings to residential use

7.9 Topics that should be referred to where relevant in background justification include:

- a broad indication of the assumptions made about resources (7.1.9);
- an existing or proposed Simplified Planning Zone scheme within the local area (7.2.4); and
- the reasons why key sites should be differentiated from other sites (7.5.2).

National development control policies

7.10 PPW sets out clear statements of national development control policy which should not need to be repeated as a local policy in LDPs. Instead topics relevant to the local area could simply be mentioned with a cross-reference to PPW.

PPW Ref	Policy Issue
7.1.7	Sustainable economic development
7.2.5	Economic development in residential areas
7.2.7	Prevention of alternative use on employment sites

7.3.2	Employment developments within or adjoining rural settlements
7.6.2	Development considerations for industrial and commercial uses
7.6.3	Business development in primarily residential areas
7.6.4	Use of occupancy conditions
7.6.5	Intensification of employment uses
7.6.7, 7.6.8	Agricultural development proposals
7.6.9, 7.6.11	Re-use and adaptation of rural buildings

8 Transport

Key issues for LDPs

- 8.1 PPW Chapter 8 identifies the objectives for transport and issues to be taken into account in development plans.
- 8.2 These should inform background research on the needs of the local area and options for identifying new infrastructure. PPW also identifies areas for topic-based policy in development plans and issues to be taken into account when local planning authorities are determining planning applications for transport-related development.
- 8.3 Chapter 8 also includes advice on how local authorities should undertake their development control duties in respect of transport (8.7.1).

LDP preparation process

- 8.4 In formulating land-use planning policies for transport, PPW advises that local planning authorities take account of the following:
- integration with transport policy (8.1.4, 8.6.1), and traffic management (8.4.1);
 - consistency with Road Traffic Reduction Targets (8.1.6);
 - air quality requirements (8.1.7);
 - scope for collaboration with neighbouring authorities on parking issues (8.4.3);
 - a review of existing transport proposals (8.5.2); and
 - freight access (8.5.3).
- 8.5 Authorities should seek to reduce the use of trunk roads for short local trips (8.5.1), and consider the potential for promoting the use of railways (8.5.4).

Considerations to inform locational policies in LDPs

- 8.6 PPW specifies the following aspects which should inform locational policy:

PPW Ref	Policy Issue
8.1.4, 8.3.3	Local Transport Plan proposals, including Park and Ride
8.2.2	Completing the National Cycle Network
8.3.2, 8.5.2, 8.5.4, 8.6.3	Safeguarding and provision of public transport interchanges and other transport infrastructure
8.5.1, 8.6.3	Proposals for additions or improvements to the road network
8.5.2, 8.6.3	Proposals relating to non-road transport infrastructure

- 8.7 Blight should be kept to a minimum by including only firm schemes on which work will commence in the plan period (8.5.2).
- 8.8 Detailed development plan requirements are set out at 8.6.2 and 8.6.3.

National planning policy that needs local spatial expression

- 8.9 LDPs should specify the primary road network, including trunk roads, and separately identify the core network. Development should be resisted where it would compromise the use of these routes as corridors for movement (8.5.1).

Topic-based policies to be considered for inclusion in LDPs

- 8.10 PPW specifies the following aspects to be considered for inclusion in topic-based policies, although in some cases the detail may be given more appropriately in SPG:

PPW Ref	Policy Issue
8.1.4	Local Transport Plan proposals
8.2.1, 8.6.3	Measures to assist pedestrians
8.2.2, 8.6.3	Measures to assist cyclists
8.3.4	Public transport improvements which would allow development to proceed
8.4.2, 8.4.5	Parking standards
8.5.2	Transport interchanges and other infrastructure (not roads) (if not included as site-specific proposals)
8.5.4, 8.6.3	Safeguarding disused railway infrastructure
8.5.2, 8.5.6, 8.6.3	Promotion of ports and safeguarding of waterway infrastructure
8.6.3	Accessibility of new development by non-car modes
8.6.3	Location of major generators of travel demand

National development control policies

- 8.11 PPW sets out clear statements of national development control policy which should not need to be repeated as a local policy in LDPs. Instead topics relevant to the local area could simply be mentioned with a cross-reference to PPW.

PPW Ref	Policy Issue
8.2.1	Promoting walking
8.2.2	Encouraging cycling
8.3.1	Promoting public transport
8.4.1	Traffic management (urban and rural)
8.4.5	Car parks to meet strategic aims
8.5.3, 8.5.4	Shift of freight to non-road modes; promotion of modal transfer
8.5.3	Distribution centre location
8.5.5	Airport development
8.5.7	Transport infrastructure impacts
8.7.1	Transport considerations in development control
8.7.2	Transport Assessments and Travel Plans
8.7.3	Access to developments
8.7.4	Motorway and other road junctions

9 Housing

Key issues for LDPs

- 9.1 Chapter 9 identifies the objectives for, and methods of achieving, a sustainable residential settlement pattern through development plans. These should inform options about the level and broad distribution of new housing growth, including provision for affordable housing. PPW also identifies areas for topic-based policy in development plans and issues to be taken into account when local planning authorities are determining planning applications for new housing development.
- 9.2 Issues identified in the draft MIPPS (July 2005) are signposted throughout this chapter, but do not supersede PPW Chapter 9 until formally adopted.

LDP preparation process

- 9.3 PPW advises that local planning authorities should actively involve the following organisations in preparing their development plan:
- the housing department and Committee, so as to ensure coordination with the local housing strategy (9.1.3);
 - housebuilders in identifying potential housing land in the most appropriate locations (9.1.4);
 - park homes industry about the provision of appropriate sites (9.2.16); and
 - providers of social housing, representatives of Gypsies and Travellers and of landowners in areas likely to be appropriate for Gypsy sites (9.2.17).
- 9.4 The most appropriate method of involving these organisations will need to be considered in preparing the Community Involvement Scheme. As well as possibly providing information when evidence is being gathered, such organisations will need to be consulted at the preferred strategy (pre-deposit documents) stage.
- 9.5 PPW requires local planning authorities to undertake the following tasks in defining the level of new housing to be provided, generally at the evidence gathering stage:
- take account of specified information in defining the level of new housing (9.2.2), noting that paragraph 9.2.1 of the draft MIPPS adds two extra categories;
 - justify the reasons if LPAs use their own policy-based projections (9.2.3), noting that the draft MIPPS introduces regional working in defining housing levels in its paragraph 9.2.2); and
 - refer to the up-to-date local housing needs assessment survey to support policies (9.2.19), noting that the draft MIPPS introduces the technique of Local Housing Market Assessments in its paragraphs 9.1.4 and 9.2.5. Further information is given in draft TAN2 *Planning and Affordable Housing* and the *Local Housing Market Assessment Guide*, 2006.
- 9.6 PPW specifies a range of tasks in allocating new housing. This involves work at the evidence gathering stage and in testing strategic options. Local planning authorities are advised to:
- ensure that sufficient land is genuinely available or will become available to provide a 5-year supply of land for housing (9.2.5), noting that draft TAN1, 2005, has further information on Joint Housing Land Availability Studies;
 - consider the scope for rehabilitation, conversion, clearance and redevelopment when considering suitable sites for housing development (9.2.6);
 - follow a search sequence in identifying sites to be allocated for housing (9.2.7); and
 - consider specified criteria in deciding which sites to allocate for housing (9.2.8).
- 9.7 PPW also draws attention to the need for effective monitoring of housing issues (9.2.4).

Considerations to inform locational policies in LDPs

9.8 The broad level and distribution of new housing will be reflected in the overall strategy section, possibly using a key diagram, and should have been the subject of consultation at the pre-deposit stage. Housing allocations will be shown on the Proposals Map. PPW specifies the following aspects which should inform locational policy:

PPW Ref	DMIPPS Ref	Policy Issue
9.1.2	9.1.2	Housing in locations accessible to public transport, walking and cycling
9.2.1 & 9.2.20	9.2.5 and 9.2.23	Settlement strategy and housing requirements
9.2.10	9.2.11	Housing on vacant urban land
9.2.13	9.2.7	New settlements
9.2.17	9.2.20	Gypsy sites
9.2.18	9.2.21	Housing choice in rural areas, infilling
9.2.7 - 8, 9.2.21	9.2.8 - 9, 9.2.23	Housing allocation search sequence

Topic-based policies to be considered for inclusion in LDPs

9.9 PPW specifies the following aspects to be considered for inclusion in topic-based policies, although in some cases the detail may be given more appropriately in SPG:

PPW Ref	DMIPPS Ref	Policy Issue
9.1.2	9.1.2	Sustainable residential environments
9.1.2, 9.2.14, 9.2.15, 9.2.19, 9.2.21	9.1.2, 9.2.15-18	Affordable housing, including rural exception sites
9.2.1 & 9.2.20	9.2.5 & 9.2.23	Settlement strategy identification criteria
9.2.21	9.2.23	Circumstances where previously developed land is unsuitable for housing
9.2.10	9.2.11	Open space provision and housing
9.2.11 & 9.2.21	9.2.12 & 9.2.23	Design and density of housing
9.2.21	9.2.23	Housing on unallocated sites
9.2.21	9.2.23	Monitoring the take up of housing land
9.2.18 & 9.2.21	9.2.21 & 9.2.23	Housing in the countryside
9.2.13, 9.2.15 and 9.2.21	9.2.7, 9.2.15, 9.2.23	Developer contributions and housing

National development control policies

9.10 PPW sets out clear statements of national development control policy which should not need to be repeated as a local policy in LDPs. Instead topics relevant to the local area could simply be mentioned with a cross-reference to PPW.

PPW Ref	DMIPPS Ref	Policy Issue
9.3.1	9.3.1	Integration of new housing with existing settlement pattern
9.2.12	9.2.13	Tandem development
9.2.18, 9.2.21, 9.3.6	9.2.21, 9.2.23, 9.3.6	Housing in open countryside
9.3.2 – 9.3.4	9.3.2 - 9.3.4	Infill development
9.3.2	9.3.2	Expansion of small towns and villages
9.3.2	9.3.2	Housing in the vicinity of industrial uses
9.3.5	9.3.5	Affordable housing as a material consideration
9.3.6 - 9.3.10	9.3.6 - 9.3.10	Agricultural and forestry dwellings

10 Planning for Retailing and Town Centres

Key issues for LDPs

10.1 MIPPS 02/2005, *Planning for Retailing and Town Centres*, supersedes PPW Chapter 10. It identifies the importance of town centres and how this should be reflected in development plans. This should inform background research on the need for new retail provision and options for identifying new sites. The guidance also identifies areas for topic-based policy in development plans and issues to be taken into account when local planning authorities are determining planning applications for new retail and town centre uses.

LDP preparation process

10.2 PPW advises that local planning authorities should actively involve the following organisations in preparing their development plan:

- the private sector and local communities in developing policies to revitalise and increase the attractiveness of existing centres (10.2.3); and
- the private sector in identifying additional sites (10.2.12).

10.3 The most appropriate method of involving these organisations will need to be considered in preparing the Community Involvement Scheme. As well as providing information when evidence is being gathered, retail and business organisations will need to be consulted at the strategic options and preferred strategy (pre-deposit public consultation) stage.

10.4 PPW requires local planning authorities to develop a clear strategy and policies for retail development through their Community Strategies and development plans (10.2.1). In fulfilling this, the following matters should be considered, generally at the evidence gathering and pre-deposit stages:

- identify changing pressures and opportunities and devise appropriate responses to them (10.2.1 and 10.2.3);
- consider how to encourage a diversity of uses in centres (10.2.4);
- identify new sites for uses best located in centres, having considered need, the sequential approach and other factors (10.2.9-12); and
- consider the role of corner shops/village shops and other individual retail outlets (10.1.4).

Considerations to inform locational policies in LDPs

10.5 The existing hierarchy of centres, their proposed future roles and strategic proposals will be reflected in the overall strategy section, possibly using a key diagram. These should have been the subject of consultation at the pre-deposit stage. Centre boundaries and frontages will be shown on the Proposals Map. PPW specifies the following aspects which should inform locational policy:

MIPPS Ref	Policy Issue
10.1.2	Locating retail and other services in existing centres
10.2.1, 10.2.13	Centre hierarchy and roles
10.2.4	Diversity of uses and mixed use developments in centres
10.2.6	Traffic management in centres

10.2.7, 10.2.13	Primary and secondary frontages
10.2.9-12, 10.2.13	Identifying new sites

Topic-based policies to be considered for inclusion in LDPs

10.6 PPW specifies the following aspects to be considered for inclusion in topic-based policies, although in some cases the detail may be given more appropriately in SPG:

MIPPS Ref	Policy Issue
10.2.6	Accessibility of centres and traffic management
10.2.8	Management of centres
10.2.12-13	Criteria based policy for determining proposals on unallocated sites
10.2.13	Measures to reinvigorate particular centres
10.2.13	Policies to achieve vital, attractive and viable centres

National development control policies

10.7 PPW sets out clear statements of national development control policy which should not need to be repeated as a local policy in LDPs. Instead topics relevant to the local area could simply be mentioned with a cross-reference to PPW.

MIPPS Ref	Policy Issue
10.1.2	Locating retail and other services in existing centres
10.2.2	New regional shopping centres
10.2.4	Mixed use development
10.3.1, 10.3.16	Uses best located in centres – key factors
10.3.2	Uses best located in centres – need
10.3.6	Major new retail proposals – incremental and cumulative effects
10.3.7	Retention of food shopping and essential services etc in centres
10.3.8	Out-of-centre food supermarkets
10.3.9	Change of use to/from local shops and village shops, and to/from public houses
10.3.10	Shops ancillary to other uses, e.g. farm shops
10.3.11	Change in nature of edge-of-centre and out-of-centre retail developments
10.3.12	Bulky goods
10.3.13	Factory outlets
10.3.14	Warehouse clubs
10.3.15	Amusement centres

10.3.16	Inappropriate retail allocations
10.3.17	Retention of allocated retail sites
10.3.18	Retail development on land designated for other uses

11 Tourism, Sport and Recreation

Key issues for LDPs

- 11.1 PPW Chapter 11 identifies the objectives for tourism, sport and recreation and related issues to be taken into account in development plans.
- 11.2 These should inform background research on the needs of the local area and options for identifying new development. PPW also identifies areas for topic-based policy in development plans and issues to be taken into account when local planning authorities are determining planning applications for tourism, sport and recreation development.

LDP preparation process

- 11.3 In formulating land-use planning policies for tourism, sport and recreation, PPW advises that local planning authorities take account of:
- the scale and distribution of tourism, sport and recreation facilities and activities in the area (11.2.1);
 - the scope to create and provide parks, linear parks and greenways (11.2.3); and
 - the authority's standards of provision for recreational land (11.2.3).
- 11.4 Appropriate development of tourism, sport and leisure facilities in new tourist destinations should be encouraged (11.1.4).
- 11.5 The LDP should provide a framework for tourism, sport, recreation and leisure facilities (11.1.7), setting out a strategic approach to such development in the area (11.2.1).

Considerations to inform locational policies in LDPs

- 11.6 The boundaries of areas defined by bodies other than the local planning authority should not generally need to be shown on the LDP Proposals Map, as these boundaries have been fixed under other powers and representations should not be invited on them.
- 11.7 PPW specifies the following aspects which should inform locational policy:

PPW Ref	Policy Issue
11.1.9	Availability of recreational land and water resources
11.2.1	Sustainable tourism proposals
11.2.3	Protection of open space
11.2.3	Sympathetic use of greenways

Topic-based policies to be considered for inclusion in LDPs

- 11.8 PPW specifies the following aspects to be considered for inclusion in topic-based policies, although in some cases the detail may be given more appropriately in SPG:

PPW Ref	Policy Issue
11.2.1	Sustainable provision of tourism
11.2.3	Standards of provision
11.2.3	Tourist development and provision of open spaces
11.2.3	Adjacent tourist uses
11.2.3	Rural diversification
11.2.3	Safe cycle routes

National development control policies

11.9 PPW sets out clear statements of national development control policy which should not need to be repeated as a local policy in LDPs. Instead topics relevant to the local area could simply be mentioned with a cross-reference to PPW.

PPW Ref	Policy Issue
11.1.6	Sympathetic rural tourism
11.1.7	Maintenance and accessibility of areas and facilities
11.1.7	Provision of green routes and rights of way
11.1.8	Provision on previously-developed land
11.1.10	Protection of open spaces
11.1.11	Protection of playing fields
11.1.13	Protection of Rights of Way
11.3.1-2	Recreational and tourist development control considerations

12 Infrastructure and Services

Key issues for LDPs

- 12.1 PPW Chapter 12 identifies the Welsh Assembly Government's objectives for infrastructure and services and highlights the application of sustainability principles in their provision. A key task for local planning authorities is to ensure that infrastructure for water supply, waste-water management, waste management, energy and telecommunications is adequate to accommodate proposed development while minimising adverse impacts on health, the environment and communities (12.1.4, 12.1.6).
- 12.2 Paragraphs 12.8 – 12.10 of PPW have been cancelled and replaced by MIPPS 01/2005: *Planning for Renewable Energy*. The paragraph references on Energy below reflect those in the MIPPS.
- 12.3 Local planning authorities should also have regard to Circular Letter 04-04, which deals with the location of waste facilities on industrial estates.

LDP preparation process

- 12.4 In formulating land-use planning policies which will assist in delivering the Assembly's objectives for infrastructure, PPW advises that local planning authorities develop a long term approach, that they seek to maximise the use of existing infrastructure and that they consider how provision of different types of infrastructure can be coordinated (12.1.7, 12.1.8).
- 12.5 The following should be consulted when policies are being formulated:
- utility companies and other infrastructure providers (12.1.9); and
 - the Environment Agency (12.1.9, 12.5.5, 12.7.2).
- 12.6 In identifying development locations, issues of water supply and drainage provision should be considered at an early stage (12.3.1, 12.4.1).
- 12.7 As regards **waste management**, local planning authorities should take account of :
- the requirements of the EU Framework Directive on Waste (12.5.1);
 - guidance on the waste hierarchy and best practical environmental option (12.5.2);
 - the proximity principle, regional self-sufficiency and sustainable transport (12.5.3, 12.5.4);
 - the Waste Strategy for Wales (12.6.1); and
 - Regional Waste Plans (12.5.4, 12.6.2).
- 12.8 In formulating land-use planning policies for **energy** development, PPW advises that local planning authorities take an integrated approach to energy developments and additional electricity grid network infrastructure (12.8.11).
- 12.9 Authorities should make positive provision for the development of all forms of renewable energy, energy efficiency and energy conservation (12.8.12).
- 12.10 Authorities should undertake an assessment of the potential of all renewable energy resources, technologies, efficiency and conservation measures for their areas. (MIPPS sections 12.9.1-2 contain further details).

12.11 In formulating land-use planning policies for **telecommunications** development, PPW advises that local planning authorities take account of information from a number of external sources (12.11.1).

Considerations to inform locational policies in LDPs

12.12 The boundaries of areas defined by bodies other than the local planning authority should not generally need to be shown on the LDP Proposals Map, as these boundaries have been fixed under other powers and representations should not be invited on them.

12.13 PPW specifies the following aspects which should inform locational policy:

PPW Ref	MIPPS Ref	Policy Issue
12.1.8, 12.3.1, 12.4.1		Strategic and long term approach to infrastructure provision, encouragement of sites where provision exists and/or where problems can be solved, and phasing
12.6.2		Identification of sites for waste facilities
	12.8.9-10, 12.9.3	Strategic Search Areas (wind)
12.12.1		Major telecommunications development (if identifiable in LDP)

National planning policy that needs local spatial expression

12.14 Local planning authorities should ensure proper regard to international and national statutory obligations to protect designated areas, species, habitats and the historic environment from inappropriate development (MIPPS 12.8.13). These considerations are covered in Chapters 5 and 6 above.

Topic-based policies to be considered for inclusion in LDPs

12.15 PPW specifies the following aspects to be considered for inclusion in topic-based policies, although in some cases the detail may be given more appropriately in SPG:

PPW Ref	MIPPS Ref	Policy Issue
12.2.1		Promoting efficiency and demand management of water resources
12.6.2		Waste management
	12.8.11	Small scale wind farms
	12.9.3	Acceptable restrictions on wind energy development
	12.9.4	Energy efficiency and conservation
12.12.1-2		Telecommunications development

National development control policies

12.16 PPW sets out clear statements of national development control policy which should not need to be repeated as a local policy in LDPs. Instead topics relevant to the local area could simply be mentioned with a cross-reference to PPW.

PPW Ref	MIPPS Ref	Policy Issue
12.1.7		Capacity of existing infrastructure
12.3.1, 12.4.1, 12.4.3		Water supply and sewerage
12.5.1, 12.5.3, 12.5.4		Waste management
12.7.1		Waste facilities and major developments
	12.8.3, 12.8.6	Assembly Government renewable energy targets
	12.8.6, 12.8.12	Support for all forms of renewable energy projects where environmental impacts are avoided or minimised
	12.8.9-10	Strategic Search Areas
	12.8.11-12, 12.10.1-3	Development control for renewable energy
	12.8.11	Facilitation of additional grid network infrastructure
	12.8.11	Large scale renewable energy development in internationally or nationally designated areas
	12.8.13	Renewable energy proposals, nature conservation and landscape considerations
	12.8.13	Minimise detrimental effects on local communities arising from renewable energy
12.12.3, 12.13.2		Telecoms mast and site sharing, re-use of existing sites
12.13.2		Siting of telecoms equipment
12.13.4		Taking account of modern telecoms
12.13.5		Need for proposed telecoms system
12.13.10		Radio interference

12.17 Guidance on health considerations relating to telecoms development is contained in PPW at 12.13.7-9. Local planning authorities should not implement their own precautionary policies.

13 Environmental Risks and Pollution

Key Issues for LDPs

- 13.1 PPW Chapter 13 identifies objectives in relation to environmental risks and pollution, including those relating to climate change, and issues to be taken into account in development plans.
- 13.2 PPW also identifies areas for topic-based policy in development plans and issues to be taken into account when local planning authorities are determining planning applications.
- 13.3 PPW contains the reminder that pollution control regimes will be applied and enforced by agencies other than local planning authorities (13.10.2) but encourages joint approaches to parallel regulatory regimes where possible (13.1.3, 13.5.2).

LDP preparation process

- 13.4 In formulating land-use planning policies on **flood risk and climate change**, PPW advises that local planning authorities take account of the following:
- increased awareness and knowledge of climate change (13.1.4), and a precautionary approach to flood risk (13.2.3);
 - potential consequences of flooding (13.2.2);
 - a strategic approach to flood risk, considering the catchment as a whole (13.2.4); consequently, consultation on plan preparation with the Environment Agency and neighbouring LPAs (13.3.1, 13.3.3); and
 - the extent and location of unobstructed floodplains (13.3.2).
- 13.5 TAN 15 (Development and Flood Risk) was published in 2004.
- 13.6 In formulating land-use planning policies on **contaminated land**, PPW advises that local planning authorities take account of the following:
- the nature, scale and extent of contamination which may pose risks to human health (13.6.1); and
 - the scope to overcome any actual or potential contamination (13.6.3).
- 13.7 The Contaminated Land Regulations are being updated to include radioactive contaminated land. This will also involve a consolidation of amendments to the Part IIa (EPA 1990) regime.
- 13.8 In formulating land-use planning policies on **unstable land**, PPW advises that local planning authorities take account of the following:
- the nature, scale and implications of land instability (13.8.1); and
 - the scope to overcome any [actual or potential] instability (13.8.4).
- 13.9 In formulating land-use planning policies on **air and water quality**, PPW advises that local planning authorities take account of the effects of development upon air or water quality, and vice versa (13.11.1).
- 13.10 In formulating land-use planning policies on **noise pollution**, PPW advises that local planning authorities take account of the need to ensure that noise sensitive development requiring a location close to transport routes can be designed to limit noise levels within and around it (13.14.1).

Considerations to inform locational policies in LDPs

13.11 The boundaries of areas defined by bodies other than the local planning authority should not generally need to be shown on the LDP Proposals Map, as these boundaries have been fixed under other powers and representations should not be invited on them.

13.12 PPW specifies the following aspects which should inform locational policy:

PPW Ref	Policy Issue
13.3.1	Government resources aimed only at protecting 'existing' developments
13.3.2	Unobstructed floodplains
13.3.2	Highly vulnerable development and emergency services
13.6.2	General location of known areas of contamination
13.6.3	Rehabilitation of polluted or derelict sites
13.8.3	General location of known areas of unstable ground
13.11.2	Avoiding potential conflict between incompatible land uses
13.14.1	Locating noise sensitive development away from existing sources of significant noise
13.14.1	Locating potentially noisy developments away from areas where noise is an important consideration

Topic-based policies to be considered for inclusion in LDPs

13.13 PPW specifies the following aspects to be considered for inclusion in topic-based policies, although in some cases the detail may be given more appropriately in SPG:

PPW Ref	Policy Issue
13.6.1	Nature, scale and extent of contaminated land and risk to human health
13.6.3	Rehabilitation of polluted or derelict sites (relates also to PPW section 2.7 on previously developed land)
13.8.2	Nature, scale and implications of land instability
13.11.2	Strategic policies for potentially polluting developments
13.11.2	Avoiding potential conflict between incompatible land uses
13.14.1	Noise sensitive development
13.14.1	Potentially noisy development
13.14.2	Lighting and light pollution

National development control policies

13.14 PPW sets out clear statements of national development control policy which should not need to be repeated as a local policy in LDPs. Instead topics relevant to the local area could simply be mentioned with a cross-reference to PPW.

PPW Ref	Policy Issue
13.2.1	Flood risk
13.2.4	Development proposals should seek to reduce flood risk
13.3.1	Hard engineered flood defences
13.3.2	Unobstructed floodplains
13.4.1	Justification of new development in areas of high flood hazard
13.4.4	Environment Agency flood warning service
13.5.1	Guiding development to minimise risks from land instability and contamination
13.5.2	Noise generating development, statutorily designated areas and protected species
13.7.1-2, 13.9.1-2	Investigating and overcoming land contamination and instability
13.12.2	Satisfaction that any remaining pollution concerns are capable of being dealt with under other pollution regimes
13.12.3	Designing development to prevent adverse effect to the environment
13.13.1	Minimising emissions and levels of ambient noise
13.13.2	Balance provision of lighting with protection of amenity and environment

Part 2: Policy Schedules

Part 2: Policy Schedules

These schedules are an amalgamation of all the policies tabled in Part 1.

Considerations to inform locational policies in LDPs

PPW Ref	MIPPS or (DMIPPS) Ref	Policy Issue
Planning for Sustainability		
2.6.7		Green Belt boundaries
2.6.9		Settlements within Green Belts where infilling permitted
2.6.9		Settlements excluded from Green Belts
2.6.12		Boundaries of green wedges
Development Plans		
3.3.2		Provision for land for schools, further and higher education, places of worship, recreation and other community facilities
Natural Heritage and the Coast		
5.3.1, 5.3.10, 5.3.11		Conservation and enhancement of statutorily designated nature and landscape areas
5.3.10		Potential SPAs and SACs
5.3.12		Environmentally Sensitive Areas
5.4.4, 5.4.6		Conservation and enhancement of locally-designated nature and landscape areas (where these are mapped)
5.4.6		Areas of open space of conservation value (where these are mapped)
5.6.3, 5.7.3, 5.7.4		Coastal areas
Supporting the Economy		
7.1.7, 7.1.9, 7.2.1, 7.5.2		Employment sites
7.2.2		Key employment sites
7.3.2, 7.5.2		Employment sites in rural settlements
7.4.1, 7.4.2		Eco-industrial, innovation and technology clusters
7.5.1		Interdependence of urban and rural areas
7.5.2		New locations for hazardous development and special industrial uses
Transport		
8.1.4, 8.3.3,		Local Transport Plan proposals, including Park and Ride
8.2.2		Completing the National Cycle Network

8.3.2, 8.5.2, 8.5.4, 8.6.3		Safeguarding and provision of public transport interchanges and other transport infrastructure
8.5.1, 8.6.3		Proposals for additions or improvements to the primary road network
8.5.2, 8.6.3		Proposals relating to non-road transport infrastructure
Housing		
9.1.2	(9.1.2)	Housing in locations accessible to public transport, walking and cycling
9.2.1 & 9.2.20	(9.2.5 & 9.2.23)	Settlement strategy and housing requirements
9.2.10	(9.2.11)	Housing on vacant urban land
9.2.13	(9.2.7)	New settlements
9.2.17	(9.2.20)	Gypsy sites
9.2.18	(9.2.21)	Housing choice in rural areas, infilling
9.2.7 - 8, 9.2.21	(9.2.8 - 9, 9.2.23)	Housing allocation search sequence
Retailing and Town Centres		
	10.1.2	Locating retail and other services in existing centres
	10.2.1, 10.2.13	Centre hierarchy and roles
	10.2.4	Diversity of uses and mixed use developments in centres
	10.2.6	Traffic management in centres
	10.2.7, 10.2.13	Primary and secondary frontages
	10.2.9-12, 10.2.13	Identifying new sites
Tourism, Sport and Recreation		
11.1.9		Availability of recreational land and water resources
11.2.1		Sustainable tourism proposals
11.2.3		Protection of open space
11.2.3		Sympathetic use of greenways
Infrastructure and Services		
12.1.8, 12.3.1, 12.4.1		Strategic and long-term approach to infrastructure provision, encouragement of sites where provision exists and/or where problems can be solved and phasing
12.6.2		Identification of sites for waste facilities
	12.8.9-10, 12.9.3	Strategic Search Areas (wind)
12.12.1		Major telecommunications development (if identifiable in LDP)
Environmental Risks and Pollution		
13.3.1		Government resources aimed only at protecting 'existing' developments
13.3.2		Unobstructed floodplains

13.3.2		Highly vulnerable development and emergency services
13.6.2		General location of known areas of contamination
13.6.3		Rehabilitation of polluted or derelict sites
13.8.3		General location of known areas of unstable ground
13.11.2		Avoiding potential conflict between incompatible land uses
13.14.1		Locating noise sensitive development away from existing sources of significant noise
13.14.1		Locating potentially noisy developments away from areas where noise is an important consideration

National planning policy that needs local spatial expression

PPW Ref	MIPPS Ref	Policy Issue
8.5.1		Identify the primary road network, including trunk roads, and separately identify the core network
	12.8.13	Ensure proper regard to international and national statutory obligations to protect designated areas, species, habitats and the historic environment from inappropriate development

Topic-based policies to be considered for inclusion in LDPs

PPW Ref	MIPPS or (DMIPPS) Ref	Policy Issue
Planning for Sustainability		
2.9.7		Promoting traditional and local distinctiveness
2.9.2, 2.9.10, 2.9.12		Design considerations
Natural Heritage and the Coast		
5.4.6		Conservation and enhancement of all statutorily designated nature and landscape areas and sites
5.4.6		Conservation of landscape, amenity and biodiversity outside designated areas
5.2.9, 5.4.6		Protection of trees and woodlands
5.4.3		Landscape features of major importance for wild flora and fauna
5.4.4, 5.4.6		Conservation and enhancement of locally-designated nature and landscape areas (where these are not mapped)
5.4.6		Areas of open space of conservation value (where not mapped)
5.2.10, 5.5.16, 5.5.17		Common land, town and village greens and allotments

5.7.5		Coastal protection and defence
Historic environment		
6.4.1, 6.4.4, 6.4.11-12		Historic environment
6.4.1, 6.4.12		Historic areas and regeneration where proposals being brought forward
6.4.2, 6.4.12		Sites of archaeological interest
6.4.5, 6.4.12		Listed buildings
6.4.12		Development impinging on listed buildings
Supporting the Economy		
7.2.6		Mixed use development including flexible workplace/ dwellings
7.3.3, 7.5.2		Farm diversification
7.4.1, 7.4.2, 7.5.2		Eco-industrial, innovation and technology clusters (if not included as a site specific proposal)
7.5.2		Criteria for assessment of economic development proposals, including in remote rural areas and smaller settlements
7.5.2		Economic development proposals utilising underused, vacant or previously developed land
7.5.2		Criteria for assessment of proposed new buildings within farm complexes
7.5.2		Location of establishments where hazardous substances are used or stored
7.6.10		Conversion of rural buildings to residential use
Transport		
8.1.4		Local Transport Plan proposals
8.2.1, 8.6.3		Measures to assist pedestrians
8.2.2, 8.6.3		Measures to assist cyclists
8.3.4		Public transport improvements which would allow development to proceed
8.4.2, 8.4.5		Parking standards
8.5.2		Transport interchanges and other infrastructure (not roads) (if not included as site-specific proposals)
8.5.4, 8.6.3		Safeguarding disused railway infrastructure
8.5.2, 8.5.6, 8.6.3		Promotion of ports and safeguarding of waterway infrastructure
8.6.3		Accessibility of new development by non-car modes
8.6.3		Location of major generators of travel demand

Housing		
9.1.2	(9.1.2)	Sustainable residential environments
9.1.2, 9.2.14, 9.2.15, 9.2.19, 9.2.21	(9.1.2, 9.2.15-18)	Affordable housing, including rural exception sites
9.2.1 & 9.2.20	(9.2.5 & 9.2.23)	Settlement strategy identification criteria
9.2.21	(9.2.23)	Circumstances where previously developed land is unsuitable for housing
9.2.10	(9.2.11)	Open space provision and housing
9.2.11 & 9.2.21	9.2.12 & 9.2.23)	Design and density of housing
9.2.21	(9.2.23)	Housing on unallocated sites
9.2.21	(9.2.23)	Monitoring the take up of housing land
9.2.18 & 9.2.21	(9.2.21 & 9.2.23)	Housing in the countryside
9.2.13, 9.2.15 and 9.2.21	(9.2.7, 9.2.15, 9.2.23)	Developer contributions and housing
Retailing and Town Centres		
	10.2.6	Accessibility of centres and traffic management
	10.2.8	Management of centres
	10.2.12-13	Criteria based policy for determining subsequent proposals on unallocated sites
	10.2.13	Measures to reinvigorate particular centres
	10.2.13	Policies to achieve vital, attractive and viable centres
Tourism, Sport and Recreation		
11.2.1		Sustainable provision of tourism
11.2.3		Standards of provision
11.2.3		Tourist development and provision of open spaces
11.2.3		Adjacent tourist uses
11.2.3		Rural diversification
11.2.3		Safe cycle routes
Infrastructure and Services		
12.2.1		Promoting efficiency and demand management of water resources
12.6.2		Waste management
	12.8.11	Small scale windfarms
	12.9.3	Acceptable restrictions on wind energy development
	12.9.4	Energy efficiency and conservation
12.12.1-2		Telecommunications development

Environmental Risks and Pollution		
13.6.1		Nature, scale and extent of contaminated land and risk to human health
13.6.3		Rehabilitation of polluted or derelict sites (relates also to PPW section 2.7 on previously developed land)
13.8.2		Nature, scale and implications of land instability
13.11.2		Strategic policies for potentially polluting developments
13.11.2		Avoiding potential conflict between incompatible land uses
13.14.1		Noise sensitive development
13.14.1		Potentially noisy development
13.14.2		Lighting and light pollution

National development control policies

PPW Ref	MIPPS or (DMIPPS) Ref	Policy Issue
Planning for Sustainability		
2.4.5		Conservation and enhancement of the countryside
2.5.7		Infilling or minor extensions to rural settlements
2.5.7		New building in the open countryside
2.6.5, 2.6.12, 2.6.14 - 18		Development control in Green Belts and green wedges
2.7.1		Preference for use of previously developed land
2.8.1		Conserving the best and most versatile agricultural land
2.9.1 - 4		Good design, including for mixed-use, high density and landscape
2.9.5		Accessibility for all
2.9.7		Scale, siting and appropriate building materials in areas recognised for their landscape, townscape or historic value
2.9.8		Early consultation on design matters
2.9.9		Material planning considerations and rejection of poor designs
Development Plans		
3.1.2		Status of the development plan in determining planning applications
3.5.1		Weight to be given to emerging development plans
3.5.2, 3.5.5		Prematurity

Making and Enforcing Planning Decisions		
4.4.2 - 4		Access for all
4.4.5		Access to historic buildings
4.5		Control of outdoor advertisements
4.6		Planning conditions
4.7		Planning obligations
4.8		Enforcing planning control
4.9		Completion notices
4.10		Revoking, modifying or discontinuing a planning permission
4.11, 4.12		Assembly decisions on planning applications and appeals
Natural Heritage and the Coast		
5.3.4, 5.3.5, 5.3.6, 5.3.7, 5.5.6, 5.5.7		Areas with statutory landscape designation (AONBs) and National Parks
5.3.9		Areas and sites with statutory nature conservation designation (SSSIs, Ramsar sites, SPAs, SACs)
5.5.11		Protected species
5.5.8		Development affecting SSSIs
5.2.8		Protection of trees and woodlands
5.2.10		Common land
5.5.17		Town and village greens
5.5.18		Allotments
5.5.2, 5.5.5, 5.5.9		Minimising adverse environmental impacts
5.5.3		Use of planning conditions and obligations
5.7.2, 5.8.1, 5.8.2, 5.8.3		Coastal development
5.8.4		Coastal defence works
Historic Environment		
6.4.3		Financing archaeological works
6.4.6		Preservation of listed buildings and optimum viable use
6.4.7		Conservation Areas and assessments
6.5.1		Ancient monuments and archaeological remains
6.5.3		Archaeological investigation before development commences
6.5.7		Proposals affecting a listed building or its setting
6.5.10		Consent to demolish a listed building exceptional/use of conditions
6.5.15		Conservation Area consent: need to preserve or enhance character

6.5.16		Conservation Area consent considerations
6.5.17		Advertisements in Conservation Areas
6.5.18		Trees in Conservation Areas
6.5.22		World Heritage sites
6.5.23		Effect on historic landscape, park or garden and settings as a material consideration
Supporting the Economy		
7.1.7		Sustainable economic development
7.2.5		Economic development in residential areas
7.2.7		Prevention of alternative use on employment sites
7.3.2		Employment developments within or adjoining rural settlements
7.6.2		Development considerations for industrial and commercial uses
7.6.3		Business development in primarily residential areas
7.6.4		Use of occupancy conditions
7.6.5		Intensification of employment uses
7.6.7, 7.6.8		Agricultural development proposals
7.6.9, 7.6.11		Re-use and adaptation of rural buildings
Transport		
8.2.1		Promoting walking
8.2.2		Encouraging cycling
8.3.1		Promoting public transport
8.4.1		Traffic management (urban and rural)
8.4.5		Car parks to meet strategic aims
8.5.3, 8.5.4		Shift of freight to non-road modes; promotion of modal transfer
8.5.3		Distribution centre location
8.5.5		Airport development
8.5.7		Transport infrastructure impacts
8.7.1		Transport considerations in development control
8.7.2		Transport Assessments and Travel Plans
8.7.3		Access to developments
8.7.4		Motorway and other road junctions
Housing		
9.3.1	(9.3.1)	Integration of new housing with existing settlement pattern
9.2.12	(9.2.13)	Tandem development

9.2.18, 9.2.21, 9.3.6	(9.2.21, 9.2.23, 9.3.6)	Housing in open countryside
9.3.2 – 9.3.4	(9.3.2 - 9.3.4)	Infill development
9.3.2	(9.3.2)	Expansion of small towns and villages
9.3.2	(9.3.2)	Housing in the vicinity of industrial uses
9.3.5	(9.3.5)	Affordable housing as a material consideration
9.3.6 - 9.3.10	(9.3.6 - 9.3.10)	Agricultural and forestry dwellings
Retailing and Town Centres		
	10.1.2	Locating retail and other services in existing centres
	10.2.2	New regional shopping centres
	10.2.4	Mixed use development
	10.3.1, 10.3.16	Uses best located in centres – key factors
	10.3.2	Uses best located in centres – need
	10.3.6	Major new retail proposals – incremental and cumulative effects
	10.3.7	Retention of food shopping and essential services etc in centres
	10.3.8	Out-of-centre food supermarkets
	10.3.9	Change of use to/from local shops and village shops, and to/from public houses
	10.3.10	Shops ancillary to other uses, e.g. farm shops
	10.3.11	Change in nature of edge-of-centre and out-of-centre retail developments
	10.3.12	Bulky goods
	10.3.13	Factory outlets
	10.3.14	Warehouse clubs
	10.3.15	Amusement centres
	10.3.16	Inappropriate retail allocations
	10.3.17	Retention of allocated retail sites
	10.3.18	Retail development on land designated for other uses
Tourism, Sport and Recreation		
11.1.6		Sympathetic rural tourism
11.1.7		Maintenance and accessibility of areas and facilities
11.1.7		Provision of green routes and rights of way
11.1.8		Provision on previously-developed land
11.1.10		Protection of open spaces
11.1.11		Protection of playing fields
11.1.13		Protection of Rights of Way

11.3.1-2		Recreational and tourist development control considerations
Infrastructure and Services		
12.1.7		Capacity of existing infrastructure
12.3.1, 12.4.1, 12.4.3		Water supply and sewerage
12.5.1, 12.5.3, 12.5.4		Waste management
12.7.1		Waste facilities and major developments
	12.8.3, 12.8.6	Assembly Government renewable energy targets
	12.8.6, 12.8.12	Support for all forms of renewable energy projects where environmental impacts are avoided or minimised
	12.8.9-10	Strategic Search Areas
	12.8.11-12, 12.10.1-3	Development control for renewable energy
	12.8.11	Facilitation of additional grid network infrastructure
	12.8.11	Large scale renewable energy development in internationally or nationally designated areas
	12.8.13	Renewable energy proposals, nature conservation and landscape considerations
	12.8.13	Minimise detrimental effects on local communities arising from renewable energy
12.12.3, 12.13.2		Telecoms mast and site sharing, re-use of existing sites
12.13.2		Siting of telecoms equipment
12.13.4		Taking account of modern telecoms
12.13.5		Need for proposed telecoms system
12.13.10		Radio interference
Environmental Risks and Pollution		
13.2.1		Flood risk
13.2.4		Development proposals should seek to reduce flood risk
13.3.1		Hard engineered flood defences
13.3.2		Unobstructed floodplains
13.4.1		Justification of new development in areas of high flood hazard
13.4.4		Environment Agency flood warning service
13.5.1		Guiding development to minimise risks from land instability and contamination
13.5.2		Noise generating development, statutorily designated areas and protected species
13.7.1-2, 13.9.1-2		Investigating and overcoming land contamination and instability

13.12.2		Satisfaction that any remaining pollution concerns are capable of being dealt with under other pollution regimes
13.12.3		Designing development to prevent adverse effect to the environment
13.13.1		Minimising emissions and levels of ambient noise
13.13.2		Balance provision of lighting with protection of amenity and environment