



# **Planning Policy Wales (PPW) Draft Edition 10**

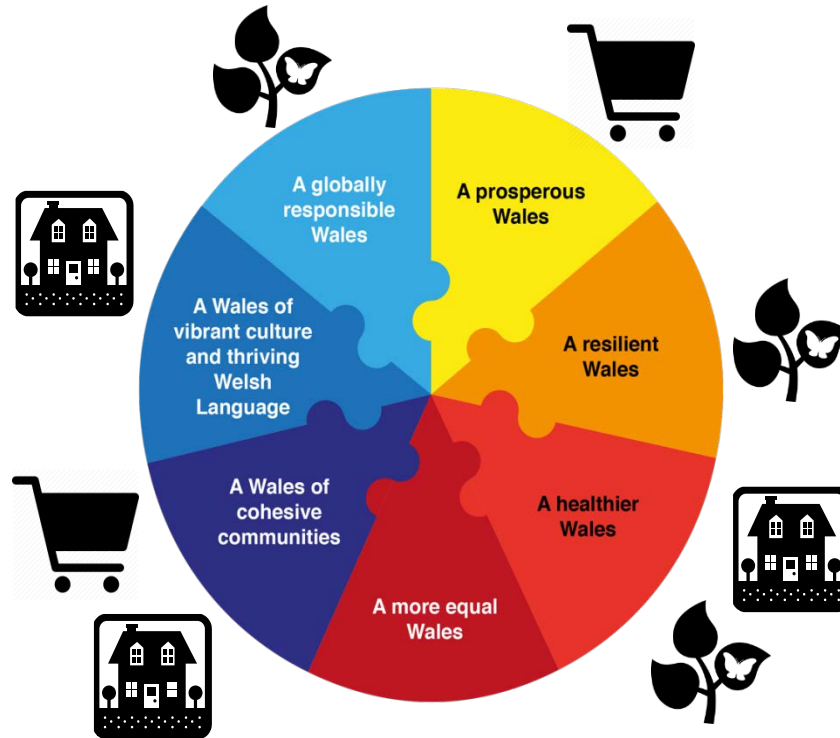
**Jon Fudge, Head of Planning Policy**

**16<sup>th</sup> February 2018**

# Why have we reviewed PPW?

- Need to align our planning policy topics with the Well-being Goals:
  - Show conformity with the Act
  - Demonstrate leadership in this area
  - Help change practice ‘on the ground’ in LPAs
- In addition:
  - Use this opportunity to review some of sections of PPW that need updating
  - New policy priorities / changes
  - Streamline PPW content so that it is purely a policy document

# Aligning PPW to the WFG Act



Placemaking	Active and Social Places	Productive and Enterprising Places	Distinctive and Natural Places
<ul style="list-style-type: none"> <li>Creating Sustainable Places</li> <li>Good Design</li> <li>Promoting Healthier Places</li> <li>The Welsh Language</li> <li>Making Spatial Choices</li> <li>Placemaking in Rural Areas</li> </ul>	<ul style="list-style-type: none"> <li>Housing</li> <li>Retail and Commercial Centres</li> <li>Community Facilities</li> <li>Recreational Spaces</li> <li>Transport</li> </ul>	<ul style="list-style-type: none"> <li>Economic Development</li> <li>Tourism</li> <li>The Rural Economy</li> <li>Transportation Infrastructure</li> <li>Telecommunications</li> <li>Energy</li> <li>Minerals</li> <li>Waste</li> </ul>	<ul style="list-style-type: none"> <li>Landscape</li> <li>Coastal Areas</li> <li>Historic Environment</li> <li>Green Infrastructure</li> <li>Biodiversity</li> <li>Water, Air, Soundscape &amp; Light</li> <li>Flooding</li> <li>De-risking</li> </ul>

# Key Planning Principles for Planning

- The Right Development in the Right Place
- Best Use of Resources
- Accessible and Healthy Environments
- Creating and Sustainable Communities
- Environmental Protection

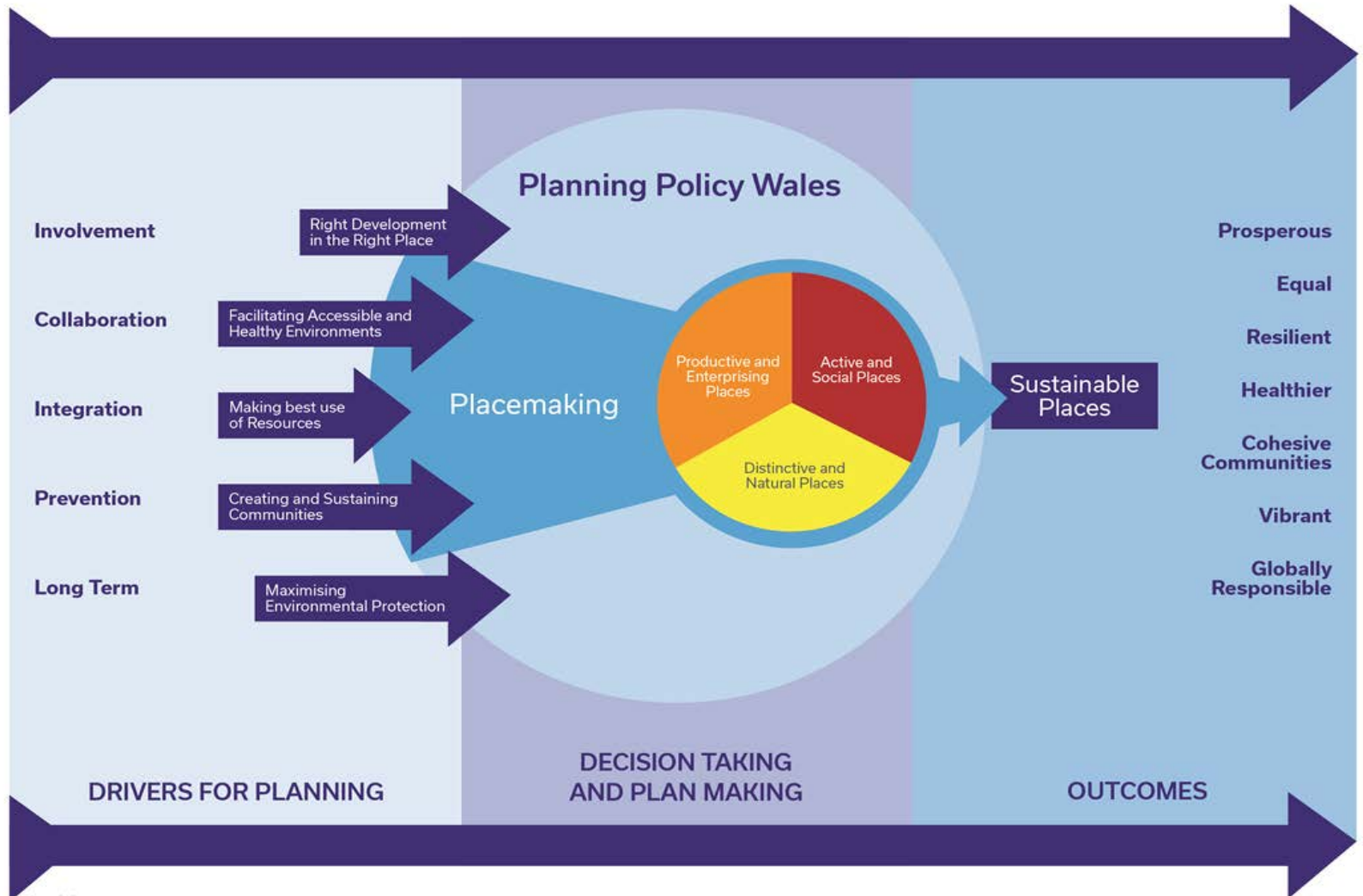
All of these link in with the creation of Sustainable Places through Placemaking

# Placemaking



Linked to PPW's new National Placemaking Outcomes

# How does this all fit together?



# New Policy Content

- Based around the four themes
- Each theme begins with links to Placemaking and WFG Act
- Linkages to WFG Act 'Ways of Working' identified in the text
- No repetition in text. No tick-box mentality
- Stronger language used

# New Policy Content

## PLACEMAKING - HOUSING

- Settlement Strategies now under Strategic Placemaking
  - Wider than just housing
- New settlements / urban extensions promoted through NDF / SDP / Joint LDP
  - Over 1000 dwellings
- Stronger emphasis of previously developed land
  - Need to demonstrate deliverability



# New Policy Content

## ACTIVE AND SOCIAL PLACES – HOUSING

- Identification of deliverable housing land
- Where new housing is to be proposed:
  - Policies need to be clear that developers will be expected to provide community benefits - reasonably related in scale and location to the development
  - Policies should take account of the economic viability - consider impact on site delivery
  - Policies should not be unrealistic – need to be tested
  - Planning authority should seek to negotiate with developers
  - Negotiation should operate in an open and transparent manner - “open book” basis

# New Policy Content

## ACTIVE AND SOCIAL PLACES - HOUSING

- Housing for older people
- Custom and self build housing
- Proposals for housing on infill and windfall sites within settlements should be supported

# PPW – Links with NDF

## Role and Purpose

### Planning Policy Wales (PPW)

- Overarching planning policy document for Wales
- Policy advice for decision makers and those formulating Development Plans at all levels

### National Development Framework (NDF)

- Spatial expression of planning policy for Wales
- Vision and strategy for development
- Identification of DNS projects
- Development plan status

Common structure around 4 themes and similar design so read across between both documents is simple and easy to identify and understand

# Next Steps...

- Consultation
  - 12 February to 18 May 2018
- Consultation - Number of opportunities
  - WG website
  - Social Media
  - Awareness raising at events / meetings
- Final version published: Summer 2018

# Questions?

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