

Planning Policy Wales Edition 11 published February 2021

Pembrokeshire Coast National Park Local Development Plan 2 policies

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SUMMARY

1. The purpose of this paper is to consider the implications of Planning Policy Wales 11 published February 2021 for the Pembrokeshire Coast National Park Local Development Plan 2. Local Development Plan 2 was adopted alongside Planning Policy Wales 10 which has now been superseded.
2. In summary the overall approach has been to consider if the text of the Local Development Plan 2 is fit for purpose when considered against Planning Policy Wales 11.
3. This review has resulted in no issues of a substantive nature arising for the Local Development Plan (2).

4. **Paragraph 1.9** - PPW should be read as a whole, as aspects of policy and their application to a particular development proposal could occur in several parts of the document. Where **'must'** is used in the document it reflects a legislative requirement or indicates where action is needed now to make changes in practice over the long term to achieve strategic outcomes. Where **'should'** is used it reflects Welsh Government expectations of an efficient and effective planning system.

5. **Figure 7:** Figure 7 asks that development plans and proposals be assessed against the national sustainable placemaking outcomes (in Figure 5) and the strategic and spatial choices (Figure 5) and then the placemaking themes (Figure 6) and the detailed chapters of Planning Policy Wales Edition 11.

PLACEMAKING OUTCOMES AND THE OBJECTIVES OF LOCAL DEVELOPMENT PLAN 2

6. Table1 below picks up on the relationship between the outcomes in Planning Policy Wales 11 and the objectives of the Plan shown in brackets. The objectives themselves as set out in the Plan include specific Local Development Plan policy references. Focus is on where immediate positive relationships can be identified. No obvious areas of conflict were identified. All denote a direction of travel which is consistent in approach.

7. The Authority also attempted a comparison of the Placemaking outcomes with the Vision of the Plan but the analysis was too ephemeral to be meaningful.

TABLE 1 PLACEMAKING OUTCOMES AND THE OBJECTIVES OF THE LOCAL DEVELOPMENT PLAN

<p>1. Creating and Sustaining Communities</p> <ul style="list-style-type: none"> • Enables the Welsh language to thrive (Welsh Language & Culture) • Appropriate development densities (Landscape & Seascape) (Sustainable Design) (Affordable Housing and Housing) • Homes and jobs to meet society’s needs (Scale and Location of Growth) (Employment) (Affordable Housing and Housing) (Retail) • A mix of uses (Scale and Location of Growth) (Employment), (Enjoyment), (Affordable Housing and Housing) (Community Facilities) (Retail) • Offers cultural experiences (Historic Environment) (Landscape and Seascape) (Enjoyment) (Community Facilities) (Welsh Language & Culture) • Community based facilities and services (Community Facilities)(Retail)(Transport) (Utilities)
<p>2. Growing Our Economy in a Sustainable Manner</p> <ul style="list-style-type: none"> • Fosters economic activity (Historic Environment) (Scale and Location of Growth) (Employment, Enjoyment) (Affordable Housing & Housing), (Retail), (Transport), (Utilities) • Enables easy communication (Utilities) • Generates its own renewable energy (Sustainable Design) (Renewable Energy) • Vibrant and dynamic (Community Facilities, Retail) (Scale & Location of Growth) (Employment), (Enjoyment), (Affordable Housing &Housing), (Transport) • Adaptive to change (Scale and Location of Growth) (Biodiversity & Geodiversity), (Landscape &Seascape), (Sustainable Design), (Coastal Management) (Flooding) (Employment) • Embraces smart and innovative technology (Renewable Energy) (Sustainable Design) (Employment) (Utilities)
<p>3. Making Best Use of Resources</p> <ul style="list-style-type: none"> • Makes best use of natural resources (Biodiversity & Geodiversity), (Landscape & Seascape), (Minerals), (Pollution), (Unstable land and contamination), (Renewable Energy), (Soil Air and Water Quality), (Sustainable Design) • Prevents waste (Waste), (Pollution Unstable Land & Contamination), (Renewable Energy), (Sustainable Design),

- Prioritises the use of previously developed land and existing buildings (Historic Environment), (Scale & Location of Growth)
- Unlocks potential and regenerates (Historic Environment) (Pollution, Unstable Land and Contamination) (Renewable Energy) (Employment) (Enjoyment) (Affordable Housing & Housing) (Community Facilities) (Retail) (Scale & Location of Growth)
- High quality and built to last (Sustainable Design), (Coastal Management), (Flooding) (Affordable Housing & Housing)

4. Maximising Environmental Protection and Limiting Environmental Impact

- Resilient biodiversity and ecosystems (Biodiversity and Geodiversity), (Landscape & Seascape) (Renewable Energy), (Soil, Air & Water Quality), (Sustainable Design), (Enjoyment)
- Distinctive and special landscapes (Historic Environment), (Biodiversity & Geodiversity), (Scale & Location of Growth), (Landscape and Seascape) (Minerals) (Waste), (Ministry of Defence), (Renewable Energy), (Soil Air and water Quality), (Sustainable Design), (coastal management), (flooding), (employment), (enjoyment), (utilities).
- Integrated green infrastructure (Biodiversity and Geodiversity), (Landscape & Seascape), (Scale & Location of Growth), (Sustainable Design), (Community Facilities)
- Appropriate soundscapes (Historic Environment), (Landscape and Seascape), (Scale & Location of Growth), (Minerals), (Ministry of Defence). (Sustainable Design)
- Reduces environmental risks (Biodiversity & Geodiversity) (Landscape & Seascape) (Minerals), (Waste) (Pollution & Unstable Land and Contamination), (Sustainable Design) (Soil, Air, Water Quality) (Coastal Management) (Flooding),
- Manages water resources naturally (Biodiversity & Geodiversity), (Sustainable Design) (Soil, Air, Water Quality) (Landscape & Seascape), (Pollution, Unstable Land, Contamination) (Flooding) (Utilities)
- Clean air (Biodiversity & Geodiversity), Landscape & Seascape) (Renewable Energy) (Soil, Air & Water Quality), (Sustainable Design),
- Reduces overall pollution (Biodiversity & Geodiversity) (Sustainable Design)(Soil, Air, Water Quality) (Pollution, Unstable Land Contamination) (Renewable Energy), (Transport)
- Resilient to climate change (Biodiversity & Geodiversity), (Renewable Energy), (Soil air and Water Quality) (Sustainable Design),(Coastal Management) (Flooding)
- Distinctive and special historic environments (Historic Environment), (Minerals), (Sustainable Design), (Retail), (Landscape & Seascape).

5. Facilitating Accessible and Healthy Environments

- Accessible and high quality green space (Historic Environment), (Biodiversity and Geodiversity) (Landscape and Seascape) (Community Facilities)
- Accessible by means of active travel and public transport (Scale and Location of Growth) (Sustainable Design) (Community Facilities) (Retail), (Transport)
- Not car dependent (Scale and Location of Growth), (Sustainable Design), (Employment), (Housing), (Community Facilities), (Retail),
- Minimises the need to travel (Scale and Location of Growth), (Waste), (Sustainable Design), (Employment), (Housing), (Community Facilities), (Retail)
- Provides equality of access (Landscape & Seascape), (Scale & Location of Growth), (Sustainable Design) (Employment, Enjoyment) (Affordable Housing and Housing) (Utilities)(Transport)(Community Facilities) (Retail)
- Feels safe and inclusive (Landscape & Seascape), (Scale & Location of Growth), (Sustainable Design) (Coastal Management), (Flooding), (Employment), (Enjoyment) (Affordable Housing and Housing) (Utilities)(Transport)(Community Facilities) (Retail)
- Supports a diverse population (Scale & Location of Growth), (Sustainable Design), (Employment), (Enjoyment), (Affordable Housing & Housing), (Community Facilities), (Retail), (Transport).
- Good connections (Scale and Location of Growth) (Sustainable Design), (Employment), (Affordable Housing &Housing) (Utilities)(Transport)(Community Facilities)

- Convenient access to goods and services (Scale and Location of Growth) (Waste), (Employment), (Affordable Housing & Housing), (Retail) (Utilities)(Transport)(Community Facilities)
- Promotes physical and mental health and well-being (Historic Environment), (Biodiversity & Geodiversity), (Landscape & Seascape), (Pollution, Unstable land, Contamination) (Sustainable Design), (coastal management), (flooding), (enjoyment), (employment), (Scale and Location of Growth) (Utilities)(Transport)(Community Facilities)

8. The degree to which the detail of Planning Policy Wales 11 under the Strategic and Spatial Choices and placemaking chapters are reflected in the various policies of the Local Development Plan are analysed in Table 2 overleaf.
9. The table below identifies each policy reference in Local Development Plan 2, the equivalent Planning Policy Wales reference along with any additional considerations that are required (beyond application of the Plan) as a result of the publication of Planning Policy Wales 11. Topic areas under the various strategic choices and placemaking themes are highlighted in pink in column 3.

TABLE 2 LOCAL DEVELOPMENT PLAN 2 AND PLANNING POLICY WALES 11

LDP Topic/ Policy Area	ADOPTED LDP2 Ref	Planning Policy Wales Edition 11	Verdict (edits needed for Review in blue)
Introduction	1.6 refers to PPW10	No change in PPW11	No change in policy approach from LDP2 to flag up here– At Review Stage update to PPW reference only 'Planning Policy Wales Edition 10, December 2018' Replace with: 'Planning Policy Edition 11, February 2021'
Objectives Minerals	Footnote 22 paragraph 5.14.35	No change in PPW 11	No change in policy approach from LDP2 to flag up here – At Review Stage update to PPW reference only 'Planning Policy Wales, Edition 10, December 2018, paragraph 5.14.35' Replace with: 'Planning Policy Wales Edition 11, February 2021, paragraph 5.14.35'
Objectives: Major Development	Footnote 23 refers to PPW 10	No change in PPW 11 – Major Development test	No change in policy approach from LDP2 – At Review Stage update to PPW reference only 'Planning Policy Wales, Edition 10, December 2018, paragraph 6.3.10' Replace with: 'Planning Policy Wales, Edition 11, February 2021, paragraph 6.3.10'
Key Outcomes	Footnote 24 paragraph 6.3.10 and 5.14.35	No change in PPW 11 – Major Development test and Minerals	No change in policy approach from LDP2 – At Review Stage update to PPW reference only 'Planning Policy Wales, Edition 10 December 2018, paragraph 6.3.10 and 5.14.35' Replace with: 'Planning Policy Wales. Edition 11 February 2021, paragraph 6.3.10 and 5.14.35'
Objectives Pollution etc.	Footnote 26 Chapter 6	See Chapter 6	No change in policy approach from LDP2 – At Review Stage update to PPW reference only 'Planning Policy Wales, Edition 10 December 2018, Chapter 6' Replace with 'Planning Policy Wales, Edition 11 February 2021, Chapter 6'
Objectives Soil etc.	Footnote 27 Chapter 6	See Chapter 6	No change in policy approach from LDP2 – At Review Stage update to PPW reference only 'Planning Policy Wales, Edition 10 December 2018, Chapter 6' Replace with 'Planning Policy Wales, Edition 11 February 2021, Chapter 6'
Policy 1		Spatial Strategy and Site Search Sequence para 3.41, page 33, Accessibility 3.49, page 35, Previously developed land para 3.55, page 35	No change in policy approach from LDP 2
Policy 2		Spatial Strategy and Site Search Sequence para 3.41, page 33, Accessibility 3.49, page 35,	No change in policy approach from LDP2

LDP Topic/ Policy Area	ADOPTED LDP2 Ref	Planning Policy Wales Edition 11	Verdict (edits needed for Review in blue)
		Previously developed land para 3.55, page 35	
Policy 3		Spatial Strategy and Site Search Sequence para 3.41, page 33, Accessibility 3.49, page 35, Previously developed land para 3.55, page 35	No change in policy approach from LDP2
Policy 4		Spatial Strategy and Site Search Sequence para 3.41, page 33, Accessibility 3.49, page 35, Previously developed land para 3.55, page 35	No change in policy approach from LDP2
Policy 5		Spatial Strategy and Site Search Sequence para 3.41, page 33, Accessibility 3.49, page 35, Previously developed land para 3.55, page 35	No change in policy approach from LDP2
Policy 6		Spatial Strategy and Site Search Sequence para 3.41, page 33, Accessibility 3.49, page 35, Previously developed land para 3.55, page 35	No change in policy approach from LDP2
Policy 7		Placemaking in Rural Areas para 3.38, page 32 Development in the Countryside para 3.60 page 38 Sustainable Transport para 4.1.9, page 47 Accessibility 3.49, page 35	No change in policy approach from LDP2
Countryside: Para 4.41 Reasoned Justification to Policy 7	Footnote 46: Refers to paragraph 3.56 of PPW10 – strictly controlling development in the countryside.	Development in the Countryside See Paragraph 3.60, page 38	No change in policy approach from LDP2 – At Review Stage update to PPW reference only 'Planning Policy Wales, Edition 10 December 2018, paragraph 3.56' Replace with: 'Planning Policy Wales, Edition 11 February 2021, paragraph 3.60'
Countryside Policy 7 Criterion a) rural enterprise dwelling	Footnote 48 refers to paragraphs 4.2.36 to 4.2.37 of PPW 10 which refers to policy for rural enterprise dwellings and TAN6 and rural	Rural Enterprise Dwellings 4.2.36 to 4.2.37 – No change.	LDP 2 is wholly reliant on PPW for policy advice. The text of PPW11 still refers to the need to follow the Guidance in: Technical Advice Note 6, Planning for Sustainable Rural Communities (2010) https://gov.wales/topics/planning/policy/tans/tan6/?lang=en No change in policy approach from LDP2 – At Review Stage update to PPW reference only 'Planning Policy Wales, Edition 10, December 2018, paragraphs 4.2.36 to 4.2.37' Replace with:

LDP Topic/ Policy Area	ADOPTED LDP2 Ref	Planning Policy Wales Edition 11	Verdict (edits needed for Review in blue)
	enterprise dwellings.		'Planning Policy Wales, Edition 11, February 2021, paragraphs 4.2.36 to 4.2.37'
Countryside Policy 7 Criterion b) farm diversification including farm shops		4.3.42 – sets out criteria for farm shops. Rural Business Diversification – see paragraphs 5.6.10 to 5.6.13.	No change in policy approach from LDP2. TAN 6 paragraph 3.8 still applies for farm shops and 3.7 for farm diversification.
Countryside Policy 7 Criterion c) conversion		5.6.10 Planning authorities should also adopt a positive approach to the conversion of rural buildings for business re-use.	No change In policy approach from LDP2
Policy 7 Criterion g) new farm buildings	Footnote 49 refers to PPW 10 para 5.6.7	5.6.9 - intensive livestock developments	No change in policy approach from LDP2 – At Review Stage update to PPW reference only 'Planning Policy Wales, Edition 10, December 2018, paragraph 5.6.7' Replace with 'Planning Policy Wales, Edition 11, February 2021, paragraph 5.6.9'
Policy 7) Criterion h)	Footnote 50 refers to PPW 10 Para 5.6.4	Para 5.6.6 – employment locations	No change in policy approach from LDP2 –At Review Stage update to PPW reference only 'Planning Policy Wales, Edition 10, December 2018, paragraph 5.6.4' Replace with 'Planning Policy Wales, Edition 11, February 2021, paragraph 5.6.6'
Para 4.50 farm buildings	Refers to PPW 10 para 5.6.6	Para 5.6.8	No change in policy approach from LDP2 –At Review Stage update to PPW reference only 'Planning Policy Wales, Edition 10, December 2018, paragraph 5.6.6' Replace with 'Planning Policy Wales, Edition 11, February 2021, paragraph 5.6.8'
Para 4.51 Agricultural land	Refers to PPW 10 para 3.54	Para 3.58	No change in policy approach from LDP2 –At Review Stage update to PPW reference only 'Planning Policy Wales, Edition 10, December 2018, paragraph 3.54' Replace with 'Planning Policy Wales, Edition 11, February 2021, paragraph 3.58'
Policy 8 Special Qualities	Footnote 58 refers sections 6.6-6.9 of PPW 10 re pollution issues	Climate Change, Decarbonisation and Sustainable Management of Natural Resources (3.30) pg. 30 Green Infrastructure (6.2) pg. 131 Landscape (6.3) pg. 133 Biodiversity and Ecological Networks (6.4) pg. 136 Air Quality and Soundscape (6.7) pg. 154	Paras 3.30-3.33 in the Sustainable Management of Natural Resources has been updated to refer to the declaration of a climate emergency in 2019, the decarbonisation of the energy system as well as the sustainable management of natural resources. Targets for the reduction of greenhouse gases to net zero by 2050 are also included. Para 3.22 of Promoting Healthier Places refers to the incorporation of drinking water fountains or refill stations in public places. At Review Stage update to PPW reference only

LDP Topic/ Policy Area	ADOPTED LDP2 Ref	Planning Policy Wales Edition 11	Verdict (edits needed for Review in blue)
		<p>Promoting Healthier Places (3.19) See above for references to pollution with water air and soil, waste water management. Noise pollution in Soundscape section 6.7 Also air borne pollution with transport 4.1.15, noise pollution with transport assessment 4.1.55.</p>	<p>'Chapter 6 Planning Policy Wales Edition 10, December 2018 sections 6.6 to 6.9... Replace with 'Chapter 6 Planning Policy Wales, Edition 11, February 2021 sections 6.6 to 6.9...</p>
Policy 8d)	Footnote 59 refers to Chapter 6 of PPW 10 and TAN 24	<p>See - Recognising the Special Characteristics of Places 6.1 The Historic Environment Para 6.1.24 – additional text to clarify historic environment best practice guidance on giving consideration to the settings of archaeological remains as part of development proposals.</p>	<p><u>Policy 8 criterion d) relies on Planning Policy Wales Edition 11 Chapter 10. Please note that additional text has been added to Planning Policy Wales Edition 11 regarding the historic environment which advises that it will only be in exceptional circumstances that planning permission will be granted if development would result in an adverse impact on a scheduled monument (or an archaeological site shown to be of national importance) or has a demonstrably and unacceptably damaging effect upon its setting.</u> At Review Stage update to PPW reference only 'Chapter 6 Planning Policy Wales. Edition 10, December 2018' Replace with 'Chapter 6 Planning Policy Wales, Edition 11, February 2021'</p>
Policy 8e)	Footnote 60 refers to Chapter 6 PPW 10	Chapter 6	<p>At Review Stage update to PPW reference only 'Planning Policy Wales, Edition 10, December 2018, Chapter 6' Replace with 'Planning Policy Wales, Edition 11, February 2021, Chapter 6'</p>
	Footnote 66 refers to PPW 10 section 6.5	<p>6.5 Coastal Areas Development on the Coast 6.5.9 – relies on TAN Technical Advice Note (Wales) 14, Coastal Planning, Welsh Office, 1998. Development should not normally be proposed in coastal locations unless it needs to be on the coast. Directing to the developed areas but avoiding areas likely to subject to coastal change</p>	<p>At Review Stage update to PPW reference only 'Planning Policy Wales, Edition 10, December 2018, section 6.5' Replace with 'Planning Policy Wales, Edition 11, February 2021, section 6.5'</p>
Biodiversity	Para 4.63 refers to PPW 10 – Chapter 6	<p>Biodiversity (6.4) pg. 136 No change in PPW 11</p>	<p>No change – At Review Stage update to PPW references only 'Planning Policy Wales, Edition 10, December 2018' Replace with 'Planning Policy Wales, Edition 11, February 2021'</p>
Policy 9		Lighting (6.8) pg. 159	No change.

LDP Topic/ Policy Area	ADOPTED LDP2 Ref	Planning Policy Wales Edition 11	Verdict (edits needed for Review in blue)
Policy 10		European (paras 6.4.18, 6.4.22 and 6.4.23)	No change.
Policy 11		National (para 6.4.5)	No change.
Policy 12		Biodiversity and Ecological Networks (6.4) pg. 136	No change
Policy 13		Welsh Language and Placemaking (3.25) pg.30	No change.
Historic Environment	Para 4.79 refers to PPW 10 Chapter 6	The Historic Environment (6.1) pg. 125	Please note that Planning Policy Wales Edition 11 Para 6.1.24 - <u>includes additional text to PP10 - that it will only be in exceptional circumstances that planning permission will be granted if development would result in an adverse impact on a scheduled monument (or an archaeological site shown to be of national importance) or has a demonstrably and unacceptably damaging effect upon its setting.</u> At Review Stage update PPW reference 'Planning Policy Wales, Edition 10, December 2018' Replace with 'Planning Policy Wales, Edition 11, February 2021'
Policy 14	Para 4.82 refers to PPW 10 para 6.3.5	Landscape Refer to PPW 11 Additional paragraph included in PPW11 to emphasise the importance of National Parks in light of the involvement of NPAs in the preparation of SDPs, reflecting the relevant policy in Future Wales.	No change to policy – At Review Stage update PPW reference only 'Planning Policy Wales, Edition 10, December 2018 paragraph 6.3.5 onwards' Replace with 'Planning Policy Wales, Edition 11, February 2021 paragraph 6.3.5 onwards' <u>Additional para 6.3.11 in Planning Policy Wales 11 – additional text highlights involvement of NPAs in SDP preparation. SDP areas will be the area of the CJC and include all or any part of any NPA within the CJC area. Membership of a CJC does not affect the statutory purposes of National Parks. This is of relevance to us when we are participating in Strategic Development Plan preparation.</u>
Policy 15 Open Space	Para 4.90 refers to PPW 10 section 4.5 and paragraphs 4.1.18 to 4.1.24 and 3.60 – 3.73	Recreational Spaces (4.5) pg. 70 Managing Settlement Form (3.64) pg. 38 Active and Social Streets (4.1.19) pg. 49	At review Stage update PPW reference only 'Planning Policy Wales, Edition 10, December 2018. Please refer to section 4.5 and paragraphs 4.1.18 to 4.1.24 and 3.60 to 3.73' Replace with 'Planning Policy Wales, Edition 11, February 2021. Please refer to section 4.5 and paragraphs 4.1.19 to 4.1.25 and 3.64 to 3.78'
Policy 16 Green Wedges	Para 4.94 refers to PPW 10 para 3.69 re planning applications in green wedges	Promoting Healthier Places (3.19 – 3.24) Managing Settlement Form (3.64) pg. 38 Para 3.73 (pg. 40) – planning applications in green wedges	No change – At Review Stage update PPW reference only 'Planning Policy Wales, Edition 10, December 2018 paragraph 3.69' Replace with: 'Planning Policy Wales, Edition 11, February 2021 paragraph 3.69'

LDP Topic/ Policy Area	ADOPTED LDP2 Ref	Planning Policy Wales Edition 11	Verdict (edits needed for Review in blue)
Policy 17 Shore based facilities	Para 4.95 refers to PPW 10 Chapter 6, section 6.5	Coastal Areas (6.5) pg. 145 6.5.2 Reference to the Marine Plan followed by references to interactions between land and sea. 6.5.9 Directing development to developed parts of the coast.	No change – At Review Stage update PPW reference only 'Planning Policy Wales, Edition 10, December 2018' Replace with: 'Planning Policy Wales, Edition 11, February 2021'
Policy 18 Harbours	Para 4.102 refers to PPW 10 paras 5.3.14-5.3.16	Ports, Harbours, Marinas and Inland Waterways (5.3.14) pg. 82 No change in PPW 11	No change – At Review Stage update PPW reference only 'Planning Policy Wales, Edition 10, December 2018' Replace with: 'Planning Policy Wales, Edition 11, February 2021'
Major Development	Paragraph 4.107 refers to para 6.3.10 and 5.14.35	No change in PPW 11	No change – At Review Stage update PPW reference only 'Planning Policy Wales Edition 10, December 2018' Replace with: 'Planning Policy Wales, Edition 11, February 2021'
Policy 19 Hazardous Installations		Hazardous Installations 5.4.13 – last bullet page 84 – no change in PPW 11	No change.
Para 4.121 e)	Paragraph 14.3.2	5.14.35 – no change in PPW 11	No change.
Policy 20 Scale of Growth	Footnote 76 refers to PPW 10 para 6.3.10 and footnote 77 refers to PPW 10 para 5.14.35	No change to references in PPW 11.	No change to policy approach. At Review Stage update PPW reference only 'Planning Policy Wales, Edition 10, December 2018, paragraph 6.3.10 / 5.14.35' Replace with: 'Planning Policy Wales, Edition 11, February 2021, paragraph 6.3.10/5.14.35'
Minerals 4.122 and footnote 78	Refers to PPW 10 para 5.14.35	Minerals (5.14) pg. 106 No change to reference in PPW 11.	No change. At Review Stage update PPW reference only 'Planning Policy Wales, Edition 10, December 2018, paragraph 5.14.35' Replace with: 'Planning Policy Wales, Edition 11, February 2021, paragraph 5.14.35'
Minerals	Para 4.126 and footnote 82 refers to PPW 10 section 5.14	No change to reference in PPW 11.	No change. At Review Stage update PPW reference only 'Planning Policy Wales, Edition 10, December 2018, Section 5.14' Replace with: 'Planning Policy Wales, Edition 11, February 2021, paragraph 5.14'
Policy 21 Safeguarding		5.14.7 Safeguarding of minerals – no change	No change.
Policy 22 Buffer Zones		Buffer Zones 5.14.44, page 116	No change.
Para 4.128	Refers to 5.14.44	No change to reference in PPW 11.	No change. At Review Stage update to PPW reference only

LDP Topic/ Policy Area	ADOPTED LDP2 Ref	Planning Policy Wales Edition 11	Verdict (edits needed for Review in blue)
			'Planning Policy Wales, Edition 10. December 2018 (paragraph 5.14.44 onwards' Replace with: 'Planning Policy Wales, Edition 11, February 2021 (paragraph 5.14.44 onwards'
Policy 23 Borrow Pits criterion f)	Footnote 87 refers to PPW 10 para 5.14.34	Borrow Pits (5.14.33) pg. 114 No change to reference in PPW 11.	No change. At Review Stage update to PPW reference only 'Planning Policy Wales, Edition 10. December 2018 paragraph 5.14.34' Replace with: 'Planning Policy Wales, Edition 11, February 2021 paragraph 5.14.34'
Policy 25 Local Building Stone	Para 4.132 refers to PPW 10 para 5.14.35	No change to reference in PPW 11	No change. At Review Stage update PPW reference only 'Planning Policy Wales Edition 10, December 2018' Replace with: 'Planning Policy Wales, Edition 11, February 2021' Footnote updated as above and with paragraph 5.14.35
Para 4.139	Para 4.139 refers to PPW 10 Chapter 6 re unstable land	No change to reference in PPW 11	No change. At Review Stage update PPW reference only 'Planning Policy Wales Edition 10, December 2018' Replace with: 'Planning Policy Wales, Edition 11, February 2021'
Waste	Paragraph 4.140 refers to PPW 10	Climate Change, Decarbonisation and the Sustainable Management of Natural Resources (3.30) pg. 30 Waste (Making Best Use of Material Resources and Promoting the Circular Economy) (5.11) pg.100 5.11.2 Places emphasis on the Circular Economy principles that should underpin all developments. 5.11.3 emphasises the role that the planning system has to play in facilitating sustainable waste management and a clear waste hierarchy. 5.13.7 Refers to the Collections, Infrastructure and Markets (CIM) Sector Plan 2012 indicating a move towards the reduction of disposal and recovery options in favour of high volume source segregated collection followed by reprocessing as well as preparation for re-use and prevention.	No change. At Review Stage update PPW reference only 'Planning Policy Wales Edition 10, December 2018' Replace with: 'Planning Policy Wales, Edition 11, February 2021'
Policy 27 Local Waste		No change.	No change.

LDP Topic/ Policy Area	ADOPTED LDP2 Ref	Planning Policy Wales Edition 11	Verdict (edits needed for Review in blue)
Policy 28 Composting		No change.	No change.
Para 4.145	Refers to PPW10 – sustainable waste management facilities	PPW 11 – Para 5.13.1	No change. At Review Stage update PPW reference only 'Planning Policy Wales Edition 10, December 2018' Replace with: 'Planning Policy Wales, Edition 11, February 2021'
Policy 29 Sustainable Design		<p>Good Design (3.3) pg. 24 Promoting Healthier Places (3.20 & 3.22) Sustainable Transport – additional text in para 4.1.11 Active and Social Streets (4.1.19) page 49 Active Travel (4.1.34) Public Transport (4.1.36 and 4.1.39 which has additional text in response to feedback on the Active Travel (Wales) Act 2013 Ultra Low Emission Vehicles (4.1.40 and 4.1.41) – now only 2 paragraphs – the deleted paragraphs relate to non-residential development and have been transferred to Future Wales. Traffic Management (4.1.42) page 53 Car Parking (4.1.49) page 53 Reduce Energy Demand and Use of Energy Efficiency (5.8) page 90 Water and Flood Risk (6.6) page 148</p>	<p>Para 4.1.11 – additional text relating to infrastructure – <u>Importantly, sustainable transport infrastructure and services should be prioritised and put in place from the outset, before people have moved in and travel patterns have been established.</u> Commentary: This requirement is likely to affect only the largest developments – which will be captured with the Planning Obligations. We should continue to direct development to locations which are accessible by means other than cars. Our Parking standards SPG also uses an accessibility hierarchy to determine private parking provision. In other words – we already do all this. No need to change approach.</p> <p>Para 4.1.39 – additional text – <u>As outlined in paragraph 4.1.11, new public transport infrastructure and services should be put in place early on in a development, and before the people living there move in, to support sustainable travel patterns from the outset.</u></p> <p>Para 4.1.40 relating to Ultra Low Emission Vehicles has been amended as elements of it have been transferred to Future Wales – additional text – <u>Future Wales sets out the Welsh Government's requirements for the provision of electric vehicle charging points for non-residential development.</u></p> <p>Design Guidance: Active Travel (Wales) Act 2013 https://beta.gov.wales/active-travel-design-guidance Listed alongside the Manual for Streets 2 , Design Bulletin 32</p>
Policy 30 Amenity		<p>Promoting Healthier Places (3.19) Air Quality and Soundscape (6.7)</p>	No change.
Policy 31 Minimising Waste		5.12.9, page 103 – no change to reference in PPW 11	No change.
Policy 32 Surface Water Drainage		<p>Active and Social Streets (4.1.19) page 49 Sustainable Drainage Systems (6.6.17) page 150- no change to references in PPW 11</p>	No change.

LDP Topic/ Policy Area	ADOPTED LDP2 Ref	Planning Policy Wales Edition 11	Verdict (edits needed for Review in blue)
Policy 33 Renewable Energy	Footnote 106 refers to PPW 10 para 5.17.19 (this is a typo and should refer to 5.7.19)	Para 5.9.6 – updated reference.	No change in PPW policy. Update PPW to reference only. At Review Stage update to PPW reference only 'Planning Policy Wales, Edition 10, December 2018 paragraph 5.17.19' Replace with: 'Planning Policy Wales, Edition 11, February 2021 paragraph 5.9.6
Policy 33 Renewable Energy	Plan relies on a tailored approach that has been progressed through LDP Examination.	<p>Energy (5.7) pg. 88 Renewable and Low Carbon Energy 5.9 page 91</p> <p>5.9.14 – Planning authorities should support and guide renewable energy development to ensure their area's potential is maximised. Planning authorities should assess opportunities for renewable energy in their areas and use this evidence to establish spatial policies in their development plan which identify the most appropriate locations for development of energy developments below 10MW. There should be a presumption in favour of development in identified areas, including an acceptance of landscape change, with clear criteria-based policies setting out detailed location issues to be considered at the planning application stage. Outside these areas, policies should be developed with criteria against which planning applications will be determined.</p> <p>Future Wales sets out the Welsh Government's policies for the determination of renewable energy schemes of 10MW and more under the Developments of National Significance procedure, with a presumption in favour of large scale development within pre-assessed areas (5.9.17). Local planning authorities should not seek to amend the pre-assessed areas as they form part of the development plan (5.9.18)</p>	National Park purposes are set out in primary legislation. No change to policy.

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		<p>In terms of development management, planning authorities should identify suitable ways to avoid, mitigate or compensate adverse impacts of renewable energy development (5.9.20). These should take into account cumulative impact amongst other factors.</p> <p>Planning authorities have a statutory duty to have regard to National Parks' and AONBs' purposes (6.3.5) and these areas must be afforded the highest status of protection from inappropriate developments (6.3.8). This duty applies in relation to all activities affecting the designated areas whether those activities lie within each area or in their setting. Planning authorities should give great weight to the statutory purposes which are to conserve and enhance natural beauty, wildlife and cultural heritage and to promote opportunities for public understanding and enjoyment of their special qualities (6.3.6). The special qualities should be given weight in the development planning and development management processes and proposals must be carefully assessed to ensure that their effects on features which the designation is intended to protect are acceptable (6.3.9) As a coastal planning authority both landward and seaward pressures and the impacts of these pressures need to be considered (6.5.4). The impacts associated with such activities can be widespread and overlap between sea and coastline. They may relate to inappropriate land use, pressure for services and facilities, and impacts on existing businesses and</p>	

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		employment as well as the natural and historic character of the coastline and seascape where there is extensive inter-visibility between land and sea along the coastline.	
Para 4.175	Refers to TAN 8	<p>TAN 8 has now been revoked. Large-scale wind energy is now dealt with in Future Wales – The National Plan 2040. It sets out two policies relating to wind energy and identifies ‘pre-assessed areas’.</p> <p>FUTURE WALES Policy 17 – Renewable and Low Carbon Energy and Associated Infrastructure states that the Welsh Government strongly supports the principle of developing renewable energy at all scales. Decision-makers must give significant weight to the need to meet the target to generate 70% of consumer electricity by renewable means by 2030. In pre-assessed areas for wind energy policy states that the Welsh Government has modelled the likely impact on the landscape and have found them capable of accommodating development in an acceptable way. There is a presumption in favour of large-scale wind energy development including repowering in these areas subject to the criteria in Policy 18. Applications for large scale wind energy development will not be permitted in National Parks and AONBs and all proposal should demonstrate that they will not have an unacceptable adverse impact on the environment.</p> <p>FUTURE WALES Policy 18 – Renewable and Low Carbon Energy Developments of National Significance states that renewable energy projects qualifying as Developments of National Significance (DNS)</p>	<p>No change – no pre-assessed areas are within the National Park.</p> <p>At Review Stage, an update to paragraph 4.175 will be required due to revocation of TAN 8. Local Involvement and Community Benefit is dealt with in Planning Policy Wales, Edition 11, February 2021 paragraphs 5.9.24 to 5.9.28.</p> <p>The Welsh Government Policy Statement on Local ownership of energy generation in Wales – benefitting Wales today and for future generations now states that energy projects can provide financial and non-financial benefits in the following ways:</p> <ul style="list-style-type: none"> • Ownership • Payments to landowners • Supply chain jobs / profit during construction and Operation and Maintenance • Non-domestic rates payments • Legacy infrastructure such as roads, grid and broadband • Investor profit • Community Benefit Funds • Non-financial benefits <p>Paragraph 4.175 to be updated with the Policy Statement as above.</p>

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		<p>will be permitted subject to policy 17 and criteria including:</p> <ol style="list-style-type: none"> 1) Outside of the pre-assessed areas for wind developments the proposal does not have an unacceptable adverse impact on the surrounding landscape (particularly on the setting of National Parks and Areas of Outstanding Natural Beauty). 2) There are no unacceptable adverse visual impacts on nearby communities and individual dwellings. <p>Cumulative impacts of existing and consented renewable energy schemes should also be considered.</p> <p>The background text recognises landscapes across Wales whose intrinsic value should be protected from inappropriate development and cites National Parks and AONBs/ However, outside these areas a positive policy framework exists. The pre-assessed areas are intended to provide certainty where, in principle, developments would be acceptable. In these areas there is a presumption in favour of large-scale onshore wind energy development and the associated landscape change subject to criteria in Policy 18. Outside these areas a positive policy framework still exists.</p> <p>Irrespective of location or scale the design and micro-siting of proposals must seek to minimise the landscape and visual impact, particularly those in close proximity to homes and tourism receptors. Both within and outside the</p>	

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		pre-assessed areas, communities should be protected from significant cumulative impacts to avoid unacceptable situations such as where smaller settlements could be potentially surrounded by large wind schemes.	
Para 4.176	Footnote 111 refers to development on the undeveloped coast – para 6.5.9	No change to reference in PPW 11	No change. At Review Stage update PPW reference only. 'Planning Policy Wales, Edition 10, December 2018, paragraph 6.5.9' Replace with: 'Planning Policy Wales, Edition 11, February 2021, paragraph 6.5.9'
Policy 34 Flooding & Coastal Inundation	Footnote refers to national policy prescriptions in relation to dealing with flooding and coastal inundation PPW 10	Footnote 114 – refer to PPW 11 Climate Change, Decarbonisation and the Sustainable Management of Natural Resources (3.30) pg. 30 Water and Flood Risk (6.6) pg. 148 Water Quality and Surface Water Flooding 6.6.14 Development and Flood Risk – 6.6.22 onwards – slight amendment to text to refer to the climate emergency rather than climate change. Technical Advice Note 15, Development and Flood Risk, Welsh Assembly Government 2004 www.wales.gov.uk/topics/planning/policy/tans/tan15%3Flang%3Den	No change – At review Stage update PPW reference only 'Planning Policy Wales, Edition 10, December 2018' Replace with: 'Planning Policy Wales, Edition 11, February 2021'
Policy 35 Dev. in Coastal Change Management Area		No change.	No change.
Policy 36 Relocation (Residential)		No change.	No change.
Policy 37 Relocation (non- residential)		No change.	No change.
Policy 38 Visitor Economy		Tourism (5.5) pg.85 - additional text to para 5.5.3 to	Para 5.5.3 — In rural areas, tourism-related development is an essential element in providing for a healthy and diverse economy. <u>In addition to more</u>

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		include active/green/cultural tourism in rural areas. The Rural Economy (5.6) pg. 86	<u>traditional forms of rural tourism, planning authorities should plan positively for active, green and cultural tourism where they are appropriate.</u> Development should be sympathetic in nature and scale to the local environment. Policy 38 Visitor Economy provides a context for considering proposals. There is reference to taking account of the Special Qualities within the policy wording.
Policy 39 Loss of Hotels		No change.	No change.
Policy 40 Self Catering		No change.	No change.
Para 4.205	Footnote 119 refers to PPW 10 paras 4.2.26 and 4.2.30	No change.	No change to policy approach. At Review Stage update PPW reference only 'Paragraph 4.2.26 and 4.2.30 Planning Policy Wales, Edition 10, December 2018' Replace with: 'Paragraph 4.2.26 and 4.2.30 Planning Policy Wales, Edition 11, February 2021'
Policy 41 Camping		No change.	No change.
Policy 42		No change.	No change.
Employment developments in rural areas	4.232 relies on Planning Policy Wales	Economic Development (5.4) pg. 83 The Rural Economy (5.6) pg. 86 The Rural Economy provides advice about the principal of allowing within <u>and adjacent to settlements, allowing the expansion of business in the countryside.</u> Section 5.6 has additional text to reflect economic uncertainty as a result of the climate emergency, coronavirus and Brexit and the need to plan positively to meet rural employment needs. Additional paragraphs are 5.6.1, 5.6.2 and 5.6.4	Additional paragraphs relating to rural economy: 5.6.1 relates to the need to respond flexibly to uncertainty to ensure success in rural areas. 5.6.2 relates to the need for planning authorities to support the development of a broad range of employment opportunities in rural areas to support the future well-being and sustainability of rural communities. 5.6.4 relates to the unlocking the potential of rural areas by adopting a positive approach to employment arising from foundation, innovative and technology based sectors including R&D in addition to those arising from traditional agriculture, forestry and leisure sectors. Proposals for diversification, new start-ups and microbusinesses should also be encouraged, where appropriate. Commentary: We just need to bear this in mind when considering proposals. I think we already do support a broad range of employment opportunities. Para 4.232: At Review Stage update PPW reference 'Planning Policy Wales, Edition 10, December 2018' Replace with: 'Planning Policy Wales, Edition 11, February 2021'
Policy 44 Protection of Employment		No change	No change.

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Policy 45 Farm Diversification		Rural Business Diversification Para 5.6.10 - 5.6.13 Farm diversification	No change.
Housing		Housing (4.2) pg. 54	
Policy 46 Housing		Para 4.2.3 Housing Requirement Para 4.3.10 Housing Delivery – updated section to reflect the policy changes regarding housing land supply. Paragraph 4.2.15 in PPW 10 relating to JHLAS has been deleted.	Para 4.2.10 states the preparation of the housing trajectory as part of the development plan. Specific requirements are set out in the Local Development Plan Manual 3. The adopted Local Development Plan includes a trajectory and the Manual provides advice on preparing the Annual Monitoring Report. No change to the Plan required. 4.2.11 states planning authorities must use their housing trajectory as the basis for monitoring the delivery of their housing requirement through the AMR process. See comment above. No change to policy.
Policy 47 Housing Requirements		Para 4.2.3 Housing Requirement Para 4.3.10 Housing Delivery	No change.
Para 4.278	Refers to PPW 10 para 4.2.31	No change to reference in PPW 11	No change. At Review Stage update PPW reference only 'Planning Policy Wales, Edition 10, December 2018 (paragraph 4.2.31)' Replace with: 'Planning Policy Wales, Edition 11, February 2021 (paragraph 4.2.31)'
Policy 48 Affordable Housing	Para 4.282 criterion d)	Affordable Housing 4.2.25, page 59 Section has been updated regarding the need for LPAs to make provision for affordable housing led sites in LDPs and Welsh Government's development quality standards. ¹ Para 4.232 in PPW 10 relating to 100% affordable housing sites has been replaced by text relating to affordable housing led sites.	Para 4.232 – Planning authorities must make provision for affordable housing led housing sites in their development plans. Such sites will include 50% affordable housing based on criteria reflecting local circumstances which are set out in the development plan and relate to the creation of sustainable communities. This issue was addressed through the Examination on the back of a letter from the WG Minister to all planning authorities. No further change to the LDP is needed. No change – criterion d) relating to delivery of affordable led housing added at examination.

¹ <https://gov.wales/sites/default/files/publications/2021-08/development-quality-requirements-for-housing-associations.pdf> Welsh Development Quality Requirements 2021. *'The standard will be applied in full to all publicly-funded affordable housing schemes submitted to Welsh Government at "concept" stage for technical scrutiny from 01 October 2021. New affordable homes delivered through planning agreements (under section 106 of the Town and Country Planning Act 1990) and planning conditions will only be required to meet the Appendix A and Appendix B "space requirements" for agreements entered into after 01 October 2021. We will keep this under regular review.'*

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Policy 49 Affordable Housing Exception Sites	Para 4.289 refers to national planning policy	Para 4.2.34	No change.
Policy 50 Housing Developments		No change	No change
Policy 51 Housing Densities		Appropriate development densities, pg.19, 72 and 169. Para 4.2.11 – full range of housing types. Older people/people with disabilities. Lifetime homes standards. 4.2.13 A range of site types Para 4.2.14 Prepare a site register	The policy provides a framework for evidence to support the mix and design of housing required. Working with Pembrokeshire County Council on a new Local Housing Market Assessment. See also Equalities Impact Assessment commentary on this issue. Sites of different sizes are included. This would be done outside the Plan. Discuss with Pembrokeshire County Council regarding this. The Authority is willing to work with a developer/owner with an interest in self build. No change to policy
Policy 52 Housing Mix	Paragraph 4.297	4.2.1 & 4.2.29 mix of housing 4.2.15 Self build Para 4.2.29 – all affordable housing, including that provided through planning obligations and planning conditions, must meet the Welsh Government’s development quality standards. ²	No change. No change. This is an additional requirement that will need to apply in development control decision making. Paragraph 4.297 of the Local Development Plan will need updating at review stage.
Policy 53 Gypsy and		Gypsy and Travellers (4.2.35)	No change.

² WG Email: 07 July 2021 Planning Policy Wales (PPW) Edition 11 includes a clarification that the Welsh Government’s development quality standards (currently DQR 2005) apply to all affordable housing (as defined in TAN 2), including that delivered through planning obligations and planning conditions. This will continue to be the case when the new standards are introduced.

To be clear, the standards are applicable to all housing provided as “affordable housing” within the TAN 2 definitions delivered by RSL’s, LA’s or “others”.

The latest DQR: [Welsh Development Quality Requirements 2021 \(gov.wales\)](https://gov.wales) Extract :The standard will be applied in full to all publicly-funded affordable housing schemes submitted to Welsh Government at “concept” stage for technical scrutiny from 01 October 2021. New affordable homes delivered through planning agreements (under section 106 of the Town and Country Planning Act 1990) and planning conditions will only be required to meet the Appendix A and Appendix B “space requirements” for agreements entered into after 01 October 2021. We will keep this under regular review.

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Traveller Sites			
Policy 54 Community Facilities		Community Facilities (4.4) pg. 70 Local and Village Shops (4.3.40) page 68	No change.
Policy 55 Infrastructure		Supporting Infrastructure (3.61) pg.38	No change.
Retail	Footnote 152 relates to PPW 10 Section 4.3 and edge of centre or out of centre retail at PPW 10 para 4.3.18	Retail and Commercial (4.3) pg. 62 No change to references in PPW 11.	No change. At Review stage update PPW reference only 'Planning Policy Wales, Edition 10, December 2018 section 4.3 / Planning Policy Wales, Edition 10, December 2018 starting at paragraph 4.3.18' Replace with: 'Planning Policy Wales, Edition 11, February 2021 section 4,3 / Planning Policy Wales, Edition 11, February 2021 starting at paragraph 4.3.18'
Policy 56 Retail	Footnote 154 refers to PPW 10 para 4.3.10 re retail hierarchy	No change to reference in PPW 11.	No change. At Review Stage update PPW reference only 'Planning Policy Wales, Edition 10, December 2018, section 4.3.10' Replace with: 'Planning Policy Wales, Edition 11, February 2021, section 4.3.10'
Para 4.310	Refers to PPW 10 Chapter 4 'Active and Social Places'	No change to Chapter 4 in PPW 11.	No change. At Review Stage update PPW reference only 'Planning Policy Wales, Edition 10, December 2018' Replace with: 'Planning Policy Wales, Edition 11, February 2021'
Policy 57 Town and District Shopping Centres		Mixed Uses and Primary and Secondary Shopping Areas 4.3.30. Town Centres first policy (para 4.3.18) Edge-of-centre or out-of centre sites (para 4.3.19-4.3.20) Paragraph 4.3.40 refers to Local and Village Shops, including shops ancillary to other uses, such as farm shops. The Importance of Evening and Night Time Economies (Para 4.3.43) page 69 No change to references in PPW 11.	No change.

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Policy 58 Garden Centres		No change.	No change.
Traffic	Para 4.323 refers advises PPW 10 sets out clear statements of national development control policy on traffic management , transport considerations in development control, transport assessments and travel plans and access to development.	<p>Transport (4.1) pg. 46 Active Travel (4.1.26) pg. 50 Public Transport (4.1.36) pg 51 Ultra Low Emission Vehicles (4.1.40) pg 52 Traffic Management (4.1.42) pg 53</p> <p>Update to reference numbers only.</p>	<p>Para 4.1.11 – additional text relating to infrastructure – <u>Importantly, sustainable transport infrastructure and services should be prioritised and put in place from the outset, before people have moved in and travel patterns have been established.</u> Para 4.1.39 – additional text – <u>As outline in paragraph 4.1.11, new public transport infrastructure and services should be put in place early on in a development, and before the people living there move in, to support sustainable travel patterns from the outset.</u></p> <p>Para 4.1.40 relating to Ultra Low Emission Vehicles has been amended as elements of it have been transferred to Future Wales – additional text – <u>Future Wales sets out the Welsh Government’s requirements for the provision of electric vehicle charging points for non-residential development.</u></p> <p>At review Stage <u>update</u> PPW reference ‘Planning Policy Wales, Edition 10, December 2018’ <u>Replace with:</u> ‘Planning Policy Wales, Edition 11, February 2021’</p>
Policy 59		<p>Transportation Infrastructure (5.3) pg. 79 Active Travel (4.1.26) Public Transport (4.1.36) Car Parking (4.1.49) Traffic Management (4.1.42)</p> <p>Update to reference numbers only.</p>	As above
Policy 60 Impacts of traffic		<p>Promoting Healthier Places (3.21 & 3.22) Transport Assessments (4.1.55 & 4.1.56)</p> <p>Update to reference numbers only.</p>	No change
Policy 61 Cycleways		<p>Active Travel 4.1.25, pg 50 – section expanded to make it a requirement to put active travel infrastructure in place early in the development process.</p> <p>4.1.33 cycle ways/Active Travel</p>	<p>Para 4.1.11 – additional text relating to infrastructure – <u>Importantly, sustainable transport infrastructure and services should be prioritised and put in place from the outset, before people have moved in and travel patterns have been established.</u> Para 4.1.39 – additional text – <u>As outline in paragraph 4.1.11, new public transport infrastructure and services should be put in place early on in a development, and before the people living there move in, to support sustainable travel patterns from the outset.</u></p>

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Utility Services	4.330 PPW 10 sets out clear statements of national development control policy on water supply and quality and waste water management . Chapter 6	No change to references in PPW 11	No change. At Review Stage update PPW reference only 'Planning Policy Wales, Edition 10, December 2018' Replace with: 'Planning Policy Wales, Edition 11, February 2021'
Policy 62 Powerlines and Pipelines		Supporting Infrastructure (3.61) pg 38 5.7.8 Electricity Grid Network and Energy Storage (5.7.8) pg 89 5.9.20 Update to references only.	No change.
Policy 63 Tele-communications		Telecommunications (under Electronic Communications) (5.2) pg. 77 Section has been updated to reflect Future Wales. Additional text in para 5.2.1 relates to the need for fast reliable connections to reflect greater numbers of people working from home. 5.2.7 refers to Welsh Government collaboration with planning authorities for improving digital communications. 5.2.17 states that new development proposals should include the provision of 'gigabit capable' broadband infrastructure from the outset rather than just broadband services.	Para 5.2.1 additional text – <u>Fast reliable connections are essential to meet the needs of businesses and other organisations, and to those at home whether accessing new digital services or working. Greater numbers of individuals working from home are a growing trend and planning authorities should take this into account when preparing their development plans.</u> Para 5.2.7 – additional text – <u>The Welsh Government will work closely with planning authorities when, for example, it is pursuing initiatives or programmes aimed at improving digital telecommunications services and coverage across Wales.</u> Para 5.2.17 – additional text – <u>New development should include the provision of 'gigabit capable' broadband infrastructure from the outset, typically in the form of underground ducting on site, to enable broadband operators to connect easily to residents or businesses. 'Gigabit capable' would normally mean infrastructure suitable for fibre connectivity, but could also include fixed wireless infrastructure.</u> Commentary: On para 5.2.17 – this is a new requirement and something that DM need to be aware of.