



**Geraint John Planning**

Geraint John  
E: [geraint@gjplanning.co.uk](mailto:geraint@gjplanning.co.uk)  
T : 02920 660244  
F : 02920 660243  
M : 07531 324325

Office 16 (House 1, 2<sup>nd</sup> Floor)  
The Maltings  
East Tyndall Street  
Cardiff  
CF24 5EA  
[www.geraintjohnplanning.co.uk](http://www.geraintjohnplanning.co.uk)

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Simon Gilbert  
Head of Planning  
Planning Department  
Cardiff City Council  
County Hall  
Cardiff  
CF10 4UW

[developmentcontrol@cardiff.gov.uk](mailto:developmentcontrol@cardiff.gov.uk)

Dear Sir,

**Land at Rover Way, Cardiff.  
Application for The Removal of Fill Material and the Construction of Industrial  
Accommodation (B8 Use Class), New Access Roads and Associated Landscaping Works  
Planning Portal Ref: PP-10091974**

On behalf of our client, Parc Calon Gwrydd Ltd, please find enclosed documentation in relation to an outline (all matters reserved except access) planning application (submitted via Planning Portal - Ref. PP -10091974) for the following proposal:

*'The Removal of Fill Material and the Construction of Industrial Accommodation (B8 Use Class), New Access Roads and Associated Landscaping Works'*

The development incorporates the following elements:

- Removal of fill material;
- 50,000 sq.m. of B8 Industrial Accommodation;
- The creation of a new access point on Rover Way to access the site, in addition to the access point from Tide Fields Road;
- Bunding around the site for, amongst other reasons, screening of and from the site.

The scheme is effectively a "replacement" scheme for the extant planning permission for the removal of fill material and the construction of a biomass power plant (and associated uses and works). There are two principal elements to the proposals: (a) the removal of fill material; and (b) the construction of industrial accommodation (B8 Use Class), and associated works. The first of these elements (the removal of fill material) is common to the previous proposals for, and approvals on, the site. The second (end use and form) element of the proposals are however materially different - being for the

construction of industrial accommodation (B8 Use Class) and associated works, as opposed to the construction of a biomass power plant (and associated uses and works).

This application, and the associated accompanying Environmental Statement has considered and assessed the scheme proposals afresh. Notwithstanding this, substantial similarities exist between this proposal and the extant planning permission, not least in respect to the first principal elements of the scheme (removal of fill and access works). Where appropriate, the conclusions and findings of the previous (extant permission) scheme are set out - as these continue to be relevant and applicable, not least given the recent (January 2021) reassessment and revaluation of the previous (approved) scheme.

### **Enclosed Documentation**

In relation to the above application, please find enclosed the following documentation:

- Planning Application Form and Certificates;
- Planning Application Fee (paid under separate cover);
- Application Drawings and Plans, including:
  - A21021-SASA-90101-A-ZZ-XX-DR - Option 1
  - A21021-SASA-90102-A-ZZ-XX-DR - Option 2
  - A21021-SASA-90103-A-ZZ-XX-DR - Option 3
  - A21021-SASA-90104-A-ZZ-XX-DR - Option 4
  - A21021-SASA-90110-A-ZZ-XX-DR - Location Plan
  - A21021-SASA-90112-A-ZZ-XX-DR - Existing Site Plan
  - A21021-SASA-90113-A-ZZ-XX-DR - Proposed Site Plan
  - A21021-SASA-90301-A-ZZ-XX-DR - Existing Site Sections
  - A21021-SASA-90302-A-ZZ-XX-DR - Proposed Site Sections 01
  - A21021-SASA-90303-A-ZZ-XX-DR - Proposed Site Sections Plan
  - VD18765-100 E – General Arrangement Plan
- Design and Access Statement (Southgate & Sarabia Architects);
- Environmental Statement (Various);
- Environmental Statement Technical Appendices:
  - Trial Pit Log Analysis (Integral Geotechnique);
  - Sequence of Work Plans (Downs Merrifield Architects);
  - Transport Statement (Vectos);
  - Flood Consequences Assessment (Vectos);
  - Site Investigation (Integral Geotechnique and MDA Consult);
  - Ecology Survey (Sturgess Ecology);
  - Aculeate Survey (Liam T Olds for MDA Consult LTD);
  - Reptile Survey (Wildwood Ecology);
  - Energy Statement (Aecom);
  - Job Creation Statement (La Salle Investment Management);
- PAC Report (GJP).

### **EIA Screening**

A Screening Opinion has not been sought from Cardiff City Council as it has been assumed, consistent with previous applications at the site, that the development falls to be considered as EIA development. This is the case notwithstanding that the proposed end use and form of the site (B8

floor space) is materially different than the former proposed and approved use - a Biomass plant and associated uses / works.

### **EIA Scoping**

Following ongoing informal dialogue with Cardiff City Council, the responses received to the Pre-Application Consultation (PAC) process and drawing on the extensive acquired knowledge from the extant permission on site (including the former EIA, consultation responses to that application, and its consideration and evaluation), the applicant has taken an informed view with regards to the matters to be 'scoped in' to the ES for consideration. These include:

- Geotechnical Conditions and Contaminated Land;
- Ecology;
- Highways and Transportation;
- Visual Impacts; and
- Hydrology and Flooding;

The applicant welcomes confirmation of this via the screening and scoping exercise undertaken by the Local Planning Authority during the determination of the application, in accordance with Part 4 of the Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2017.

The issues 'scoped-in' for consideration are assessed in detail in chapters 7-11 of the Environmental Statement submitted as part of this application.

### **Site Description**

The site is located on the south-eastern extent of the city and on the eastern side of Rover Way adjoining existing industrial uses, a sewage treatment works (STW) and the adjoining Anaerobic Digestion (AD) renewable energy plant. This area is considered to be the main industrial core of the city where heavy industry has long been located. The range and type of uses and activities present is a product of its proximity to the coast and the docks.

The site, which was previously used as a non-domestic land fill site - known as the former 'frag tip' site, is currently used as an off-road motorcycle facility managed by Cardiff Council's Parks Service. The motorcycle facility utilises less than half of the area. The site extends to an area of approximately 16.65 hectares (41.0 acres).



Aerial view of the site (rough site outline in red)

### Planning History

The site has a relatively limited planning history, mainly post its use as a landfill site. The 2006 application, in respect of the motorcycle track, was implemented. Full details of the planning history of the site and its surrounds (most recent first) is set out below:

Application ref.	Proposed Development	Decision	Decision date
<b>The Site</b>			
20/01279/MJR	Renewal of ref. 17/02130/MJR for the removal of fill material and the construction of a biomass power plant (up to 9.5MW) and a maximum of 130,000 sq.ft. of industrial accommodation (B8 Use Class), new access roads and associated landscaping works	Approved	29/01/21
17/02130/MJR	The removal of fill material and the construction of a biomass power plant (up to 9.5MW) and a maximum of 130,000 sq.ft. Of industrial accommodation (B8 Use Class), new access roads and associated landscaping works	Approved	14/06/18
14/01765/DCI	A single 500kw wind turbine with associated electrical infrastructure and crane hardstanding.	Approved	27/03/15
06/02438/E	To construct an off-road motorcycle track using recycled aggregate (electric arc slag), sub soil and top soil, provide containerised facilities for office, first aid, training and drying	Approved	14/12/06
97/02263/R	Creating a new landform to be used for informal public recreation and nature conservation	Approved	05/03/98

Application ref.	Proposed Development	Decision	Decision date
<b>Surrounding the site</b>			
15/00591/MJR	Construction of A 2 MW Anaerobic Digestion Facility, Landscaping and Associated Infrastructure	Approved	15/05/15
13/00686/DCO	Construction of A 1.5 MW Anaerobic Digestion Facility, Landscaping and Associated Infrastructure	Approved	18/07/13
06/00559/E	Proposed site preparation works to facilitate future built development to include importation of material to raise the levels of the site to create three development plateaux, diversion and removal of existing infrastructure and services, installation of new land drainage system, construction of temporary haul roads and temporary bridge structures, removal and storage of topsoil and associated engineering operations	N/A	N/A
04/01598/E	Temporary construction compound for new melt shop	Approved	13/08/04

The site benefits from an extant planning permission for the removal of fill material and the construction of a biomass power plant (up to 9.5MW) and a maximum of 130,000 sq.ft. of industrial accommodation (B8 Use Class), new access roads and associated landscaping works. This is a significant material consideration in the consideration and determination of this planning application.

### Planning Policy Context

A review of the planning policy context associated with the site and proposed development (at a national and local level) has been undertaken. To summarise, the following policy / guidance at the local level is considered to be of principal relevance.

The current Development Plan which applies to the site is Cardiff Local Development Plan (LDP) 2006-2026 (adopted 28th January 2016). This is presently used for the determination of planning applications and deals with the use and conservation of land and buildings within Cardiff up to 2026.

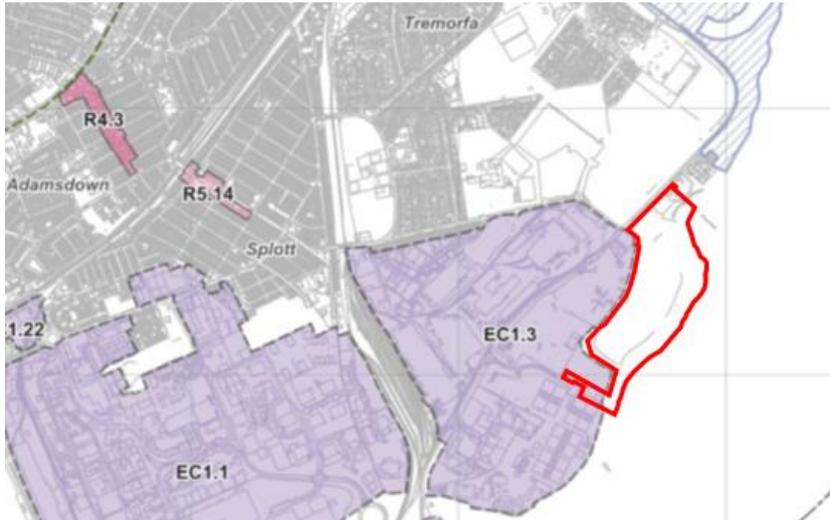
It is considered that the following policies and provisions are of relevance to the application (these are set out in more detail in Appendix A of this letter):

- Policy EC 1 – Existing Employment Land; and
- Policy EC 7 – Employment Proposals on Land Not Identified for Employment Use.

In assessing the proposed development against this policy framework, please note that the site is located partly within the *Existing Employment Land identified as EC1.3 [Rover Way (Celsa Steel Works, Tremorfa Industrial Estate, Seawall Road)]*. It is considered that the proposal would satisfy the criteria within Policies EC1 and EC7.

Other (general development management) policies will also apply and consider the details of the proposals.

In addition to the policy, a Proposals Map has also been developed as part of the LDP which illustrates the land use designations and policies allocated to the site, and which should be considered as part of any planning application, (extract shown below):

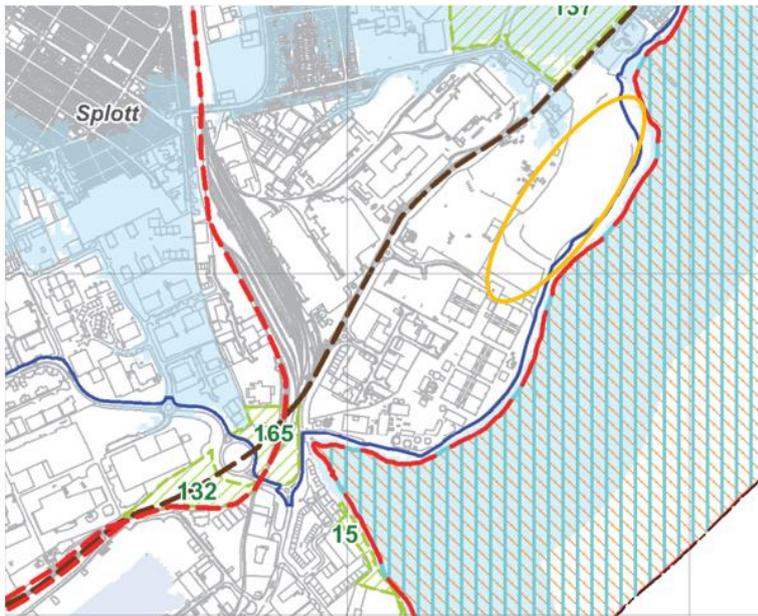


LDP Proposals Map Extract (site shown edged in red)

**Key:**

	Non-Strategic Employment Site
	River Corridor

Cardiff Council's Constraints Map has also been developed as part of the LDP with regard to the site's context and is shown below:



LDP Constraints Map Extract (site approximately shown edged in orange)

**Key:**

	Special Area Conservation
	Site of Importance for Nature Conservation
	Special Protection Area and RAMSAR
	Strategic Recreation Route
	Eastern Bay Link

With regards to National Planning Policy, the main documents to consider are *Planning Policy Wales 11* (adopted on 28<sup>th</sup> February 2021) and *Future Wales* (adopted on the 24<sup>th</sup> February 2021). To summarise, the following policy / guidance at the local level is considered to be of principal relevance.

#### *PPW 11 - Key Planning Principles*

Paragraph 2.13 states that *'the plan-led system underpins the delivery of sustainable places. To ensure all development plan and decisions taken by the planning system work together to deliver sustainable places. The 5 Key Principles (see Figure 3) represent a guiding vision for all development plans, including the NDF.* The key principles are as follows:

- Growing our economy in a sustainable manner;
- Making best use of resources;
- Facilitating accessible and healthy environments;
- Creating and sustaining communities;
- Maximising environmental protection and limiting environmental impact.

Paragraph 2.17 states *'In responding to the key principles for the planning system, the creation of sustainable places and in recognition of the need to contribute to the well-being of future generations in Wales through placemaking, development plans and development proposals must seek to deliver development that address the national sustainable placemaking outcomes'*. Similarly, paragraph 2.28 provides the key factors in the assessment process with regards to economic development. This includes:

- *'The numbers and types of long-term jobs expected to be created or retained;*
- *Whether, and how far, the development will help redress economic disadvantage or support regeneration priorities, for example by enhancing local employment opportunities or upgrading the environment;*
- *The contribution the development would make to achieving wider strategies, for example the growth or regeneration of certain areas;*
- *The contribution this economic activity will have to wider policy goals; and*
- *How the proposal would support the achievement of a more prosperous, low carbon, innovative and resource efficient Wales'*.

Significantly, PPW requires that the planning system should support economic and employment growth which generate economic prosperity and regeneration where possible. To this end, the planning system, including planning policies, should aim to ensure that the growth of output and employment in Wales as a whole is not constrained by a shortage of land for economic uses. This is outlined in further detail in Appendix B.

#### *Future Wales: The National Plan 2040*

Future Wales – The National Plan 2040 is Wales' national development framework which sets out the direction for development in Wales up to 2040. It is a development plan that sets out a strategy for addressing key national priorities including sustaining and developing a vibrant economy, achieving decarbonisation and climate-resilience, developing strong ecosystems and improving the health and wellbeing of our communities.

The spatial strategy is a guiding framework which sets out the key national policies that will guide and encourage development which supports sustainable growth in both urban and rural areas across Wales.



*Policy 33 – National Growth Area – Cardiff, Newport and the Valleys*

The above policy notes that 'growth in the South East region should primarily be focused in Cardiff, Newport and the Valleys'. In particular, the policy notes how 'Cardiff will remain the primary settlement in the region, its future strategic growth shaped by its strong housing and employment markets and it will retain its capital city role, accommodating higher level functions and attractions'. In addition to this, this policy considers how the 'Welsh Government will work with regional bodies and local authorities in the region and in neighbouring regions of England to promote and enhance Cardiff, Newport and the Valleys' strategic role and ensure key investment decisions support places in the National Growth Area and the wider region.

*Technical Advice Notes (TANs)*

Finally, with regards to National Policy, the following TANs are deemed to be of relevance to the proposals:

- TAN 5: Nature Conservation and Planning (2009);
- TAN 11: Noise (1997);
- TAN 12: Design (2016);
- TAN 14: Coastal Planning (1998);
- TAN 15: Development and Flood Risk (2004);
- TAN 18: Transport (2007);
- TAN 23: Economic Development (2014).

**Key Issues**

The site is considered to be suitable for renewable energy generation for the following reasons:

*Sustainability*

- The site is located 2.5 miles to the south east of Cardiff City Centre;
- The development proposed will further sustain the existing services and will ensure additional employment facilities are provided to assist in creating a more sustainable community.

*Economic Viability*

- There are no economic constraints which will affect the development of the site within the plan period;
- Based on the proposed scheme of 50,000 sq. m of high-quality industrial space, it is anticipated that the project will create in the region of 700 FTE jobs, as well as up to 500 roles in the wider economy through the supply chain and other multiplier impacts;
- There are no unresolvable restrictive constraints relating to the use of the land;
- The site can be served by existing utilities infrastructure.

*Highways / Transport*

- Satisfactory highway access can be provided to serve the proposed site and the current highway network can accommodate the proposed traffic movements;
- The proposal is shown to have a negligible impact on the surrounding highway network;
- The site has good access to the wider highway network and strategic highway routes;

*Environmental Health / Amenity*

- The development of the site will not create a potential nuisance in terms of air, light, noise or waste. The application is supported by an environmental statement where these issues are considered in depth;
- No adverse impact should arise from the development of the site in terms of contamination and the situation could be significantly improved by development funded remediation of the frag tip.

*Ecology*

- The location, and proximity, of the site to a sensitive area to the east i.e. SSSI, SAC, SPA, Ramsar site, the proposed use would not represent, or bring about any material, adverse impacts upon these designations.

*Landscape and Visual Impact*

- It is considered that any potential landscape impacts can be effectively managed through sensitive design of the proposals and appropriate landscaping. Accordingly, it is not considered that the proposals will cause any significant harm on the surrounding landscape.

*Flood Risk*

- The development area is located in TAN 15 Zone B – areas known to have flooded in the past, and flood risk. The proposal is considered Highly vulnerable according to TAN15.
- The proposal and its classification under TAN15 is appropriate on Zone B.
- The site needs to consider and appropriately manage any residual flood risk within the development. The management of any consequences will provide an acceptability of any consequences for the nature of use via escape/evacuation plans and procedures and will ensure that there is no increase in flooding elsewhere.

**Summary & Conclusions**

Having regard to the above key considerations, and the prevailing planning policy context, it is considered that the proposed development is fundamentally sound in principle and represents an appropriate and sustainable scheme for the following reasons:

- The site is sustainably located on the urban fringe of Cardiff and set within an existing industrial area, to which the proposed development would further sustain and ensure additional facilities are provided, to assist in creating a more sustainable community;
- Based on the proposed scheme of 50,000 sq. m of high-quality industrial space, it is anticipated that the project will create in the region of 700 FTE jobs, as well as up to 500 roles in the wider economy through the supply chain and other multiplier impacts;
- The site can be served by satisfactory highway access, with the current highway network supporting and accommodating the proposed traffic movements from such a development;
- The site has good access to the wider highway network and strategic highway routes and provides an opportunity to accommodate supporting infrastructure in the future;
- The development of the site would not have an unacceptable adverse impact upon the local environment with regard to air, light, noise, vibration or water;

- The development of the site would significantly improve the existing condition of the site and development would lead to the remediation of the 'frag' tip site;
- Any potential landscape impacts resulting from the proposed development could be effectively managed through sensitive design and appropriate landscaping; and
- The development is located in TAN 15 Zone B. However, it is considered that flood risk can be appropriately managed.

The proposed development has been carefully formulated to ensure it is considered to be acceptable and appropriate and accords with the aims and objectives of both National Planning Policy and the Development Plan (the LDP).

A significant level of pre-application dialogue and discussion has taken place with the Council and other stakeholders to ensure that the proposals have been carefully consulted upon and formulated.

The proposal is effectively a replacement scheme for the extant planning permission for a biomass facility and a limited amount of B8 development. Significant elements of the scheme proposals (removal of fill and access works) remain constant, whilst the proposed end use facility is considered to be of preferable size and form to that which already has planning permission.

We trust that the enclosed documentation and application fee cheque is sufficient, and we look forward to receiving confirmation that the application has been registered. Should you require further information, please do not hesitate to contact me.

Yours sincerely,



**Geraint John**

Director

Geraint John Planning Ltd.

Enc: As above.

**APPENDIX A - LDP POLICIES EC1 AND EC7**

<p><b>Policy EC1 – Existing Employment Land</b></p>	<p><i>'The city's existing employment areas outside of the Central and Bay Business Areas (as designated on the Proposals Map) will be protected for B Use Class employment generating uses (together with appropriate ancillary and / or complementary uses and activities as referred to in Policy EC2) as described in the table below.'</i></p> <p>NB: The site falls in close proximity, but not within, designation EC1.3 Rover Way (<i>Celsa Steel Works, Tremorfa Industrial Estate, Seawall Road</i>).</p>
<p><b>Policy EC7 – Employment Proposals on Land not identified for employment use</b></p>	<p><i>'Proposals for employment use (B Use Class) on unallocated sites will be permitted provided that:</i></p> <ul style="list-style-type: none"> <li><i>i) The proposal cannot reasonably be accommodated on existing employment land and in the case of offices in the Central Enterprise Zone (Policy KP2) and the Central and Bay Business Areas (Policy EC4);</i></li> <li><i>ii) The site falls within the settlement boundary and has no specific policy designation;</i></li> <li><i>iii) The use is compatible with uses in the surrounding area and;</i></li> <li><i>iv) The proposal is well related to the primary highway network and accessible to sustainable modes of transport'.</i> </li></ul>

**APPENDIX B – PLANNING POLICY WALES 11**

<p><b>Sustainability</b></p>	<p>Sustainable development forms a key consideration central to all policies contained within PPW11. Paragraph 1.2 states <i>‘the primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales, as required by the Planning (Wales) Act 2015, the Well-being of Future Generations (Wales) Act 2015 and other key legislation’.</i></p> <p>Paragraph 2.27 sets out how to assess the sustainable benefits of development:  <i>‘Planning authorities should ensure that economic, social, cultural and environmental benefits are given equal consideration in the decision-making process, by following the five Ways of Working, to ensure a balanced assessment is carried out and to implement the Well-being of Future Generations Act and the Sustainable Development Principle. There may be occasions when one type of benefit of a development proposal or site allocation outweighs others, and in such cases robust evidence should be presented to support these decisions, whilst seeking to maximise contribution against the well-being goals’.</i></p> <p>Moreover, in respect of the Re-Use of Previously Developed Land Paragraph 3.55 states <i>‘previously developed land in settlements should generally be considered suitable for development because their re-use will promote sustainability principles’.</i> In addition to this, Figure 6 on page 20 outlines how PPW should be used to achieve sustainable places in diagram format:</p> <div data-bbox="539 869 1329 1328" data-label="Diagram"> <p>The diagram illustrates the 'Placemaking' process, centered around four key areas:</p> <ul style="list-style-type: none"> <li><b>Strategic &amp; Spatial Choices</b> (top): Good Design / Promoting Healthier Places / The Welsh Language / Sustainable Management of Natural Resources / Strategic Planning / Placemaking in Rural Areas / Managing Settlement Form</li> <li><b>Active &amp; Social Places</b> (left): Transport / Housing, Retail &amp; Commercial Centres, Community Facilities, Recreational Spaces</li> <li><b>Distinctive &amp; Natural Places</b> (bottom): Landscape / Coastal Areas / Historic Environment / Green Infrastructure / Biodiversity / Water, Air, Soundscape &amp; Light / Flooding / De-risking</li> <li><b>Productive &amp; Enterprising Places</b> (right): Economic Development / Tourism, The Rural Economy, Transportation Infrastructure, Telecommunications, Energy / Minerals / Waste</li> </ul> </div> <p>Paragraph 2.27 sets out how to assess the sustainable benefits of development:  <i>‘Planning authorities should ensure that economic, social, cultural and environmental benefits are given equal consideration in the decision-making process, by following the five Ways of Working, to ensure a balanced assessment is carried out and to implement the Well-being of Future Generations Act and the Sustainable Development Principle. There may be occasions when one type of benefit of a development proposal or site allocation outweighs others, and in such cases robust evidence should be presented to support these decisions, whilst seeking to maximise contribution against the well-being goals. In assessing these benefits, key factors include:</i></p> <p><b>Economic Considerations</b></p> <ul style="list-style-type: none"> <li>• <i>The numbers and types of long-term jobs expected to be created or retained;</i></li> <li>• <i>Whether and how far the development will help redress economic disadvantage or support regeneration priorities, for example by enhancing local employment opportunities or upgrading the environment;</i></li> <li>• <i>A consideration of the contribution to wider strategies, for example for the growth or regeneration of certain areas;</i></li> <li>• <i>The contribution this economic activity will have to wider policy goals, for example in the green growth sector; and</i></li> <li>• <i>How does the proposal support achievement of a more prosperous, low carbon, innovative and resource efficient Wales.</i></li> </ul>
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	<p><b>Social Considerations</b></p> <ul style="list-style-type: none"> <li>• Who are the interested and affected people and communities;</li> <li>• How does the proposal change a persons way of life, which can include:</li> <li>• How people live, for example, how they get around and access services;</li> <li>• How people work, for example, access to adequate employment;</li> <li>• How people socialise, for example, access to recreation activities;</li> <li>• How people interact with one another on a daily basis;</li> <li>• Who will benefit and suffer any impacts of the proposal;</li> <li>• What are the short and long-term consequences of the proposal on a community, including its composition, cohesion, character, how it functions and its sense of place; and</li> <li>• How does the proposal support development of more cohesive communities.</li> </ul> <p><b>Cultural Considerations</b></p> <ul style="list-style-type: none"> <li>• How far the proposal supports the conditions that allow for the development and growth of the Welsh Language;</li> <li>• Whether or not the development protects areas and assets of cultural and historic significance;</li> <li>• Have the cultural links and their relationships with the tourism industry been appropriately maximised; if the proposal protects areas known for their cultural value in terms of music, literature, sport and the arts; and</li> <li>• Vibrant cultural experiences.</li> </ul> <p><b>Environmental Considerations</b></p> <ul style="list-style-type: none"> <li>• Will important features of the natural, historic and built environment be protected and enhanced;</li> <li>• Are the environmental impacts of development on health and amenity limited to acceptable levels and the resilience of ecosystems improved;</li> <li>• Is environmental protection for people, natural and cultural resources, property and infrastructure maximised and environmental risks prevented or appropriately managed;</li> <li>• Will high standards of restoration, remediation, decommissioning and beneficial after uses be achieved;</li> <li>• Will the depletion of non-renewable resources be minimised, waste prevented and the efficient and most appropriate use of materials made and re-use and recycling promoted;</li> <li>• Will the causes and impacts of climate change be fully taken into account through location, design, build, operation, decommissioning and restoration; and</li> <li>• Does it support decarbonisation and our transition to a low carbon economy.</li> </ul>
<p><b>Good Design</b></p>	<p>Paragraph 2.27 states:</p> <p><i>'Good design is fundamental to creating sustainable places where people want to live, work and socialise and enjoy. Design is not just about the architecture of a building but the relationship between all elements of the natural and built environment. To achieve sustainable development, design must go beyond aesthetics and include the social, environmental, cultural and economic aspects of the development, including its construction, operation and management, and the relationship with its surroundings.'</i> Paragraph 3.4 sets out the above in an illustrative / diagrammatic manner.'</p> <p>Figure 8: Objectives of Good Design</p>

<p><b>Economic Development</b></p>	<p>Paragraph 5.4.1 states that the Welsh Government defines economic development as development of land and buildings for activities that generate wealth, jobs and incomes.</p> <p>Paragraph 5.4.13 states that <i>'planning authorities should aim to:</i></p> <ul style="list-style-type: none"> <li>• <i>Co-ordinate development with all forms of infrastructure provision such as transport and utilities;</i></li> <li>• <i>Support national, regional, and local economic policies and strategies;</i></li> <li>• <i>Align jobs and services with housing and sustainable transport infrastructure, to reduce the need for travel, and dependency on travel by car;</i></li> <li>• <i>Promote the re-use of previously developed vacant and underused land;</i></li> <li>• <i>Deliver physical regeneration and employment opportunities to disadvantaged communities;</i></li> <li>• <i>Control and manage the release of unwanted employment sites to other uses;</i></li> <li>• <i>Propose specific locations for locally and strategically important industries which are detrimental to amenity and may be a source of pollution; and</i></li> <li>• <i>Identify protection zones around land and premises that hold hazardous substances and protect the ability of existing businesses to operate or expand by preventing the incremental development of vulnerable uses in the locality.'</i></li> </ul> <p>Paragraph 5.4.13 outlines that <i>'Planning authorities should aim to:</i></p> <ul style="list-style-type: none"> <li>• <i>Co-ordinate development with all forms of infrastructure provision such as transport and utilities;</i></li> <li>• <i>Support national, regional, and local economic policies and strategies;</i></li> <li>• <i>Align jobs and services with housing and sustainable transport infrastructure, to reduce the need for travel, and dependency on travel by car;</i></li> <li>• <i>Promote the re-use of previously developed, vacant and underused land'.</i></li> </ul>
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