Schedule of Changes to the draft National Development Framework

Laid to the Senedd on 21 September 2020

Schedule of Changes

This document sets out the text of the draft NDF that was consulted on in August 2019; the text as it will appear when amended by the changes the Minister for Housing and Local Government intends to make to the August 2019 draft NDF; and combines as tracked changes the draft NDF text and the NDF as it will be amended by the Minister's proposed changes.

	Text of NDF as amended by Minister's changes Sept 2020		Text of draft NDF consulted on in August 2019	Combined August 2019 and Sept 2020 text

The maps, graphics and diagrams referred to in this document are shown in the annexe which starts on page 144.

Section or Policy Number	Updated Version	Draft NDF Section or Policy Number	Draft NDF Section or Policy	Tracked Changed Version
Inside Cover	**Updated Map of Wales**	**Inside Cover**	**Map of Wales**	**Updated Map of Wales**
Chapter 1	**Introduction** ***Managing change and planning development that will last for generations is one of the most important responsibilities of government. This document is the Welsh Government's twenty year plan for shaping the future growth and development of our country.*** **What is this document?** ***Future Wales – the national plan 2040*** is our national development framework, setting the direction for development in Wales to 2040. It is a development plan with a strategy for addressing key national priorities through the planning system, including sustaining and developing a vibrant economy, achieving decarbonisation and climate-resilience, developing strong ecosystems and improving the health and well-being of our communities. We face a climate emergency which is actively changing our environment and directly affecting communities; we have an ecological emergency, where the behaviours and decisions of the human race are causing harm to the resilience of ecosystems and species; we have suffered the effects of a global health pandemic and must re-energise our economy in a sustainable way, demonstrating that we have learnt from previous excesses that have resulted in inequitable wealth and access to services. The Welsh Government will face these challenges and find the opportunities for a better Wales with every mechanism at our disposal. Our national development framework, in this context, is an important lever to deliver the change we need. Future Wales is a *spatial* plan, which means it sets a direction for where we should be investing in infrastructure and development for the greater good of Wales and its people. Future Wales sets the challenge of delivering these improvements to the public, private and third sectors. It makes clear the importance of *planning* new infrastructure and development in such a way that they are complementary rather than competing priorities, ensuring opportunities are maximised and multiple benefits are achieved. The Well-being of Future Generations (Wales) Act 2015 influences the way we plan for new development; it demands	**Chapter 1**	**Introduction** **Managing change and planning development that will last for generations is one of the most important responsibilities of government. This document is the Welsh Government's twenty year plan for shaping the future growth and development of our country.** **What is the National Development Framework?** The National Development Framework (NDF) is a new development plan which will set the direction for development in Wales from 2020 to 2040. It sets a strategy for addressing key national priorities through the planning system, including sustaining and developing a vibrant economy, decarbonisation, developing resilient ecosystems and improving the health and well-being of our communities. The NDF is a spatial plan, which means it sets a direction for where we should be investing in infrastructure and development for the greater good of Wales and its people. The NDF sets the challenge of delivering these improvements to public, private and third sectors. It makes clear the importance of planning new infrastructure and development in such a way they are complementary rather than competing priorities, ensuring opportunities are maximised and multiple benefits are achieved. The Well-being of Future Generations (Wales) Act 2015 influences the way we plan for new development; it demands that development and use of land contribute to improving the economic, social, environmental and cultural well-being of Wales. Under the commitment to delivering sustainable development we will maximise our contribution to each of the well-being goals. Choosing where to invest or considering whether a development is suitable in a certain place are difficult decisions where a balance often has to be found between competing priorities. We must strive to find solutions which maximise our contribution to the goals and well-being	**Introduction** ***Managing change and planning development that will last for generations is one of the most important responsibilities of government. This document is the Welsh Government's twenty year plan for shaping the future growth and development of our country.*** **What is ~~the National Development Framework~~this document?** ~~The National Development Framework (NDF)~~***Future Wales – the national plan 2040*** is ~~a new~~our national development ~~plan which will set~~framework, setting the direction for development in Wales ~~from 2020~~ to 2040. ~~.~~ It ~~sets~~is a development plan with a strategy for addressing key national priorities through the planning system, including sustaining and developing a vibrant economy, achieving decarbonisation and climate-resilience, developing ~~resilient~~strong ecosystems and improving the health and well-being of our communities. ~~The NDF~~We face a climate emergency which is actively changing our environment and directly affecting communities; we have an ecological emergency, where the behaviours and decisions of the human race are causing harm to the resilience of ecosystems and species; we have suffered the effects of a global health pandemic and must re-energise our economy in a sustainable way, demonstrating that we have learnt from previous excesses that have resulted in inequitable wealth and access to services. The Welsh Government will face these challenges and find the opportunities for a better Wales with every mechanism at our disposal. Our national development framework, in this context, is an important lever to deliver the change we need. Future Wales is a *spatial* plan, which means it sets a direction for where we should be investing in infrastructure and development for the greater good of Wales and its people. ~~The NDF~~ Future Wales sets the challenge of delivering these improvements to the public, private and third sectors. It makes clear the importance of *planning* new infrastructure and

	that development and use of land contribute to improving the economic, social, environmental and cultural well-being of Wales. Under the commitment to delivering sustainable development we will maximise our contribution to each of the well-being goals. Choosing where to invest or considering whether a development is suitable in a certain place are difficult decisions where a balance often has to be found between competing priorities. We must strive to find solutions which maximise our contribution to the goals and well-being objectives. Future Wales provides leadership and strategic direction for taking these decisions. As the national development framework, Future Wales is the highest tier of development plan and is focused on solutions to issues and challenges at a national scale. Its strategic nature means it does not allocate development to all parts of Wales, nor does it include policies on all land uses. It is a framework which will be built on by Strategic Development Plans at a regional level and Local Development Plans at local authority level. These plans will identify the location of new infrastructure and development. Strategic and Local Development Plans are required to be in conformity with Future Wales and must be kept up to date to ensure they and Future Wales work together effectively. Planning decisions at every level of the planning system in Wales must be taken in accordance with the development plan as a whole. Future Wales replaces the Wales Spatial Plan.		objectives. The NDF provides leadership and strategic direction for taking these decisions. The NDF is the highest tier of development plan and is focused on issues and challenges at a national scale. Its strategic nature means it does not allocate development to all parts of Wales, nor does it include policies on all land uses. It is a framework which will be built on by Strategic Development Plans (SDPs) at a regional level and Local Development Plans (LDPs) at local authority level. These plans will identify the location of new infrastructure and development. SDPs and LDPs are required to be in conformity with the NDF and must be kept up to date to ensure they and the NDF work together effectively. Planning decisions at every level of the planning system in Wales must be taken in accordance with the development plan as a whole.	development in such a way that they are complementary rather than competing priorities, ensuring opportunities are maximised and multiple benefits are achieved. The Well-being of Future Generations (Wales) Act 2015 influences the way we plan for new development; it demands that development and use of land contribute to improving the economic, social, environmental and cultural well-being of Wales. Under the commitment to delivering sustainable development we will maximise our contribution to each of the well-being goals. Choosing where to invest or considering whether a development is suitable in a certain place are difficult decisions where a balance often has to be found between competing priorities. We must strive to find solutions which maximise our contribution to the goals and well-being objectives. ~~The NDF~~Future Wales provides leadership and strategic direction for taking these decisions. ~~The NDF~~As the national development framework, Future Wales is the highest tier of development plan and is focused on solutions to issues and challenges at a national scale. Its strategic nature means it does not allocate development to all parts of Wales, nor does it include policies on all land uses. It is a framework which will be built on by Strategic Development Plans ~~(SDPs)~~ at a regional level and Local Development Plans ~~(LDPs)~~ at local authority level. These plans will identify the location of new infrastructure and development. ~~SDPs~~Strategic and ~~LDPs~~Local Development Plans are required to be in conformity with ~~the NDF~~Future Wales and must be kept up to date to ensure they and ~~the NDF~~Future Wales work together effectively. Planning decisions at every level of the planning system in Wales must be taken in accordance with the development plan as a whole. Future Wales replaces the Wales Spatial Plan.
	Well-being of Future Generations (Wales) Act 2015 and Future Wales The Act gives a legally-binding common purpose – the seven well-being goals – for national government, local government, local health boards and other specified public bodies. It details the ways in which these bodies must work, and work together, to improve the well-being of Wales. It is through the Act that Wales will make its contribution to the achievement of the 17 United Nations Sustainable Development Goals. In developing Future Wales we have recognised our obligations under the Act. Embedding the principles of the Act, including the five ways of working (long-term thinking, prevention, collaboration, integration and involvement), within our strategic thinking and policy development has informed,		Well-being of Future Generations Act 2015 and the National Development Framework The Act gives a legally-binding common purpose – the seven well-being goals – for national government, local government, local health boards and other specified public bodies. It details the ways in which these bodies must work, and work together, to improve the well-being of Wales. It is through the Act that Wales will make its contribution to the achievement of the 17 United Nations Sustainable Development Goals. In developing the NDF, we have recognised our obligations under the Act. Embedding the principles of the Act, including the 5 ways of working (long-term thinking, prevention,	Well-being of Future Generations (Wales) Act 2015 and ~~the National Development Framework~~Future Wales The Act gives a legally-binding common purpose – the seven well-being goals – for national government, local government, local health boards and other specified public bodies. It details the ways in which these bodies must work, and work together, to improve the well-being of Wales. It is through the Act that Wales will make its contribution to the achievement of the 17 United Nations Sustainable Development Goals. In developing ~~the NDF,~~Future Wales we have recognised our obligations under the Act. Embedding the principles of the Act, including the ~~5~~five ways of working (long-term thinking, prevention, collaboration, integration and involvement), within

	influenced and shaped Future Wales. We have carefully considered how Future Wales reflects, aligns with and maximises its contribution to the well-being goals, objectives and ways of working. **Integrated Sustainability Appraisal** The approach taken to assess Future Wales follows the established and recognised approach of Strategic Environmental Assessment and Sustainability Appraisal, which has been broadened to integrate a number of other impact assessments, as illustrated in Figure A. The Well-being of Future Generations Act has been fundamental in the development of this approach. This has enabled the embedding of the principles of sustainable development at all stages and ensures we comply with our statutory requirements. We have involved and engaged stakeholders to support the plan, ensuring that a collaborative approach has been undertaken, sharing knowledge and recognising the links between topics. Ensuring effects are recognised at the earliest stage and engaging stakeholders throughout this process, seeks to ensure Future Wales is as sustainable as possible. Habitats Regulations Assessment of Future Wales Under Article 6 of the Habitats Directive (and Regulation 105 of the Habitats Regulations), a Habitats Regulations Assessment is required where a plan or project has the potential to impact upon European designated sites and Ramsar sites (collectively known as Natura 2000 sites). Planning Policy Wales and Technical Advice Note 5 also provide guidance in relation to Natura 2000 sites, including refusing development where there are adverse effects on the features for which a site has been designated. Specific mitigation measures have been developed within the Habitats Regulations Assessment which will provide a strong guide to lower-tier plans and projects (refer to table 6 and Appendix A of the Habitats Regulations Assessment report). Development at the lower-tier plan or project stage will need to demonstrate there are no adverse effects on the features for which a Natura 2000 site has been designated, and Future Wales does not support lower-tier plans or projects where this is not concluded. The Welsh Government therefore expects the findings of the Habitats Regulations Assessment to be taken into consideration during the preparation and implementation of all Strategic and Local Development Plans. The Habitats Regulations Assessment concludes that, on the assumption that the findings of the Habitats Regulations Assessment are adopted at the lower-tier		collaboration, integration and involvement), within our strategic thinking and policy development has informed, influenced and shaped the NDF. We have carefully considered how the NDF reflects, aligns with and maximises its contribution to the well-being goals, objectives and ways of working. **The NDF and Habitats Regulation Assessment** Under Article 6 of the Habitats Directive (and Regulation 102 of the Habitats Regulations), an assessment is required where a plan or project is likely to have a significant effect upon a Natura 2000 (European designated) site. Specific mitigation measures have been recommended in the Habitats Regulations Assessment of the NDF to provide a strong guide to lower-tier plans and projects. It concludes that, on the assumption that these mitigation measures are adopted at the lower-tier planning or project scales, significant effects would be avoided. The Welsh Government therefore expects the findings of the Habitats Regulations Assessment of the NDF to be taken into consideration during their preparation and implementation of all development plans, including Strategic and Local Development Plans.	our strategic thinking and policy development has informed, influenced and shaped ~~the NDF~~Future Wales. We have carefully considered how ~~the NDF~~Future Wales reflects, aligns with and maximises its contribution to the well-being goals, objectives and ways of working. ~~**The NDF and Habitats Regulation Assessment**~~ **Integrated Sustainability Appraisal** The approach taken to assess Future Wales follows the established and recognised approach of Strategic Environmental Assessment and Sustainability Appraisal, which has been broadened to integrate a number of other impact assessments, as illustrated in Figure A. The Well-being of Future Generations Act has been fundamental in the development of this approach. 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	planning or project scales, adverse effects on the integrity of Natura 2000 sites can be avoided as a result of implementing the policies within Future Wales.			Wales and Technical Advice Note 5 also provide guidance in relation to Natura 2000 sites, including refusing development where there are adverse effects on the features for which a site has been designated. Specific mitigation measures have been ~~recommended in~~developed within the Habitats Regulations Assessment ~~of the NDF to~~which will provide a strong guide to lower-tier plans and projects~~. It concludes that, on the assumption that these mitigation measures are adopted at the lower-tier planning or project scales, significant effects would be avoided.~~ (refer to table 6 and Appendix A of the Habitats Regulations Assessment report). Development at the lower-tier plan or project stage will need to demonstrate there are no adverse effects on the features for which a Natura 2000 site has been designated, and Future Wales does not support lower-tier plans or projects where this is not concluded. The Welsh Government therefore expects the findings of the Habitats Regulations Assessment ~~of the NDF~~ to be taken into consideration during ~~their~~the preparation and implementation of all ~~development plans, including~~ Strategic and Local Development Plans. The Habitats Regulations Assessment concludes that, on the assumption that the findings of the Habitats Regulations Assessment are adopted at the lower-tier planning or project scales, adverse effects on the integrity of Natura 2000 sites can be avoided as a result of implementing the policies within Future Wales.
	How does Future Wales fit with wider Welsh Government policies? Future Wales is one of a number of documents concerned with infrastructure and development in Wales. The specific purpose of Future Wales is to ensure the planning system at all levels is consistent with, and supports the delivery of, Welsh Government strategic aims and policies. The role of Future Wales is defined by legislation and by the Programme for Government - *Prosperity for All: the national strategy.* This states that it has an important role in driving sustainable growth and combating climate change by guiding strategic development over the next 20 years. A number of Welsh Government strategies and policies have informed and helped shape Future Wales, including the Welsh National Marine Plan, the Transport Strategy, the National Natural Resources Policy and the Low Carbon Wales plan. The relationship is two-way with Future Wales taking their strategic direction and providing a means of delivery and a framework for maximising the potential outcomes. As other documents are reviewed and updated they will reflect and take account of the spatial priorities identified in Future Wales.		**How does the NDF fit with wider Welsh Government policy?** The NDF gives a spatial expression to Welsh Government policies of national importance. Policies and strategies on wide-ranging matters such as housing, transport, energy, natural resources and health have implications for all parts of Wales and can be supported if the planning system is aligned to deliver their aims. The NDF ensures the aims of the planning system across Wales are consistent with, and support the delivery of, Welsh Government policies. The role and purpose of the NDF is defined by legislation and by the Programme for Government. The NDF is highlighted in Prosperity for All: the national strategy as holding an important role in driving sustainable growth and combating climate change by guiding strategic development over the next 20 years. The NDF should be read alongside Planning Policy Wales (PPW) which provides planning policy on an all-Wales basis. The NDF complements PPW, with a shared commitment to placemaking and by setting	**How does ~~the NDF~~Future Wales fit with wider Welsh Government ~~policy?~~** ~~The NDF gives a spatial expression to Welsh Government~~ **policies** ~~of national importance. Policies and strategies on wide-ranging matters such as housing, transport, energy, natural resources and health have implications for all parts of Wales and can be supported if~~**?** Future Wales is one of a number of documents concerned with infrastructure and development in Wales. The specific purpose of Future Wales is to ensure the planning system ~~is aligned to deliver their aims. The NDF ensures the aims of the planning system across Wales are~~ at all levels is consistent with, and ~~support~~supports the delivery of, Welsh Government strategic aims and policies. The role ~~and purpose~~ of ~~the NDF~~Future Wales is defined by legislation and by the Programme for Government~~. The NDF is highlighted in~~ - *Prosperity for All: the national strategy* ~~as holding~~. This states that it has an important role in driving sustainable growth and combating climate change by guiding strategic development over the next 20 years. ~~The NDF should be read alongside Planning Policy Wales (PPW) which provides planning policy on an all-Wales basis. The NDF complements PPW, with a shared commitment to placemaking and by setting out the spatial priorities for~~

	The ambitions of this document reflect and address the main themes highlighted by the National Infrastructure Commission for Wales in 2019 in their first annual report. Future versions of Future Wales will benefit from the Commission's infrastructure assessment – the first of which is due in November 2021.Future Wales will be used to guide both public and private investment. Our aim is to ensure investments in infrastructure and development – whether large or small in scale – contribute to our broader ambitions of greater well-being and the creation of better places. We will lead the way with our own investments. Future Wales will complement the Wales Infrastructure Investment Plan and Regional Economic Frameworks by enabling development that maximises the impacts of our investment. The scale of ambition for change outlined in Future Wales reflects the ability of the public sector to deliver new development. Future Wales' spatial strategy will inform the Wales Infrastructure Investment Plan in determining our capital investment priorities, aligning the planned programme of infrastructure investments in Wales with Future Wales' spatial approach.		out the spatial priorities for planning and development where national-level consideration is required. In combination, and supplemented by Technical Advice Notes and procedural guidance, the NDF and PPW ensure the planning system across Wales is fully aligned in working towards national ambitions and well-being goals. The NDF does not repeat PPW nor cover all of the same policy areas. Together they set out how the planning system responds to and addresses national challenges and opportunities. The NDF will be used to guide both public and private investment. Our aim is to ensure investments and developments – whether large or small in scale – contribute to the broader ambitions of the Welsh Government and to the well-being of communities. A broad range of Government strategies and policies have helped shape the NDF, including the Welsh National Marine Plan, the Transport Strategy and the Low Carbon Wales plan. The relationship is two-way with the NDF taking strategic direction and providing a means of delivery and a framework for maximising the potential outcomes. We will lead the way with our own investments. The NDF will complement the Wales Infrastructure Investment Plan and Regional Economic Development Plans by enabling development that maximises the impacts of our investment. The scale of ambition for change outlined in the NDF reflects the ability of the public sector to deliver new development. The NDF spatial strategy will inform the Wales Infrastructure Investment Plan in determining our capital investment priorities, aligning the planned programme of infrastructure investments in Wales with the NDF's spatial approach. The Welsh National Marine Plan is the first marine plan for Wales and represents the start of a process of shaping our seas to support economic, social, cultural and environmental objectives. Marine planning will guide the sustainable development of our marine area by setting out how proposals will be considered by decision-makers. The NDF and Marine Plan work together to provide a framework for the management of change around our coast. Co-ordination between marine and terrestrial planning is important to sustain and facilitate the development of port, harbour and marina businesses and	~~planning and development where national-level consideration is required. In combination, and supplemented by Technical Advice Notes and procedural guidance, the NDF and PPW ensure the planning system across Wales is fully aligned in working towards national ambitions and well-being goals. The NDF does not repeat PPW nor cover all~~A number of ~~the same policy areas. 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The scale of ambition for change –outlined in ~~the NDF~~Future Wales reflects the ability of the public sector to deliver new development. ~~The NDF~~Future Wales' spatial strategy will inform the Wales Infrastructure Investment Plan in determining our capital investment priorities, aligning the planned programme of infrastructure investments in Wales with ~~the NDF's~~Future Wales' spatial approach.

			associated enterprises; coastal communities; tourism opportunities; energy generation; and seascapes. The Welsh National Marine Plan has informed the preparation of the NDF and, where relevant, should inform Strategic and Local Development Plans and decisions made through the development management process. The NDF replaces the Wales Spatial Plan.	~~The Welsh National Marine Plan is the first marine plan for Wales and represents the start of a process of shaping our seas to support economic, social, cultural and environmental objectives.~~ ~~Marine planning will guide the sustainable development of our marine area by setting out how proposals will be considered by decision-makers.~~The NDF and Marine Plan work together to provide a framework for the management of change around our coast. Co-ordination between marine and terrestrial planning is important to sustain and facilitate the development of port, harbour and marina businesses and associated enterprises; coastal communities; tourism opportunities; energy generation; and seascapes. The Welsh National Marine Plan has informed the preparation of the NDF and, where relevant, should inform Strategic and Local Development Plans and decisions made through the development management process. ~~The NDF replaces the Wales Spatial Plan.~~
	Model of Future Wales Influence – diagram		Model of Influence – diagram	Model of Future Wales Influence – diagram
	Future Wales and… **National Natural Resources Policy** The Natural Resources Policy identifies the key priorities, risks and opportunities to achieve the sustainable management of natural resources, including addressing the climate change emergency and reversing biodiversity decline. Its objectives are to maintain and enhance the resilience of ecosystems and the benefits they provide. Planning Policy Wales outlines how the planning system should contribute towards these goals and Future Wales builds on this policy by setting out specific policies that: - safeguard areas for the purposes of improving the resilience of ecological networks and ecosystems services, to identify areas for the provision of green infrastructure and to secure biodiversity enhancement (net benefit); - ensure resilient location and design choices by promoting a sustainable growth strategy as well as ensuring the consideration of natural resources and health and well-being form part of site and design choices; and - facilitate the decarbonisation of the economy, including energy and transport choices, and promote the principles of a circular economy. **Welsh National Marine Plan** The Welsh National Marine Plan is the first of its kind for Wales and represents the start of a process of shaping our seas to support economic, social, cultural and environmental objectives. Marine planning will guide the sustainable development of our marine area by setting out how proposals will be considered by decision-makers.			**Future Wales and…** **National Natural Resources Policy** The Natural Resources Policy identifies the key priorities, risks and opportunities to achieve the sustainable management of natural resources, including addressing the climate change emergency and reversing biodiversity decline. Its objectives are to maintain and enhance the resilience of ecosystems and the benefits they provide. Planning Policy Wales outlines how the planning system should contribute towards these goals and Future Wales builds on this policy by setting out specific policies that: - safeguard areas for the purposes of improving the resilience of ecological networks and ecosystems services, to identify areas for the provision of green infrastructure and to secure biodiversity enhancement (net benefit); - ensure resilient location and design choices by promoting a sustainable growth strategy as well as ensuring the consideration of natural resources and health and well-being form part of site and design choices; and - facilitate the decarbonisation of the economy, including energy and transport choices, and promote the principles of a circular economy. **Welsh National Marine Plan** The Welsh National Marine Plan is the first of its kind for Wales and represents the start of a process of shaping our seas to support economic, social, cultural and environmental objectives. Marine planning will guide the sustainable development of our marine area by setting out how proposals will be considered by decision-makers

	The Marine Plan has informed the preparation of Future Wales and, where relevant, it should inform Strategic and Local Development Plans and planning decisions. The timescales for the production of the Marine Plan and Future Wales have overlapped, enabling the production of both plans to be joined up. This link will continue as both plans are implemented and reviewed. Future Wales and the Marine Plan work together to provide a framework for the management of change around our coast. Co-ordination between marine and terrestrial planning is important to sustain and facilitate the development of port, harbour and marina businesses and associated enterprises; coastal communities; tourism opportunities; energy generation; and seascapes. **Wales Transport Strategy** The Wales Transport Strategy provides the framework for transport related activities and sets out the strategic priorities of a safe, integrated, sustainable, efficient and economic transport system serving Wales. It provides the context for the Welsh Government's aim to reduce the need to travel, particularly by private car, and supports a modal shift to walking, cycling and public transport. This is reflected in Planning Policy Wales and Future Wales, which put placemaking at the heart of the planning system. This modal shift is supported by the sustainable transport hierarchy, which prioritises walking, cycling and public transport. The current Wales Transport Strategy, One Wales: Connecting the Nation, was published in 2008. Since then the Active Travel (Wales) Act 2013 has been introduced, which is increasingly influential in the way we integrate active travel with new development. This is essential to enable people to walk and cycle as part of their everyday activities. Metro schemes are also being developed in the South East, South West and the North, which are being driven by significant investment from the Welsh Government and its delivery partners. The metro projects will provide significant opportunities for communities and new development to be supported by good quality public transport. Transport technologies have also advanced significantly in recent years, with ultra-low emission vehicles capable of having a transformative effect on the decarbonisation of transport. A new Wales Transport Strategy is being developed which will recognise these changes and look to address future opportunities and challenges. The existing and emerging Wales Transport Strategy, along with the associated transport policies and projects, have directly contributed to the spatial strategy, outcomes and policies of Future Wales.			The Marine Plan has informed the preparation of Future Wales and, where relevant, it should inform Strategic and Local Development Plans and planning decisions. The timescales for the production of the Marine Plan and Future Wales have overlapped, enabling the production of both plans to be joined up. 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A new Wales Transport Strategy is being developed which will recognise these changes and look to address future opportunities and challenges. The existing and emerging Wales Transport Strategy, along with the associated transport policies and projects, have directly contributed to the spatial strategy, outcomes and policies of Future Wales.
	The structure of the Welsh planning system *A plan-led system* Our planning system is development plan led. Development plans are prepared at national, regional and local scales,		**How does the NDF fit with Strategic and Local Development Plans?** There are three different tiers to the development plan in Wales – the NDF, Strategic Development Plans and Local	~~**How does the NDF fit with Strategic and Local Development Plans?**~~ ~~There are three different tiers to the development plan in Wales – the NDF, Strategic Development Plans and Local Development Plans. The NDF is all Wales; Strategic~~

	with the three tiers together in combination comprising 'the development plan'. The Welsh Government by producing Future Wales contributes the national tier of the development plan. Strategic Development Plans cover regional and sub-regional scales and Local Development Plans consider issues at the local scale. The three tiers of the development plan should be aligned and complement each other. Strategic Development Plans, which have not yet been prepared in any region, are required to be in conformity with Future Wales. Similarly, Local Development Plans must be in conformity with Future Wales and the Strategic Development Plan for their area. Strategic and Local Development Plans must be kept up to date to ensure they and Future Wales work together effectively. Planning decisions at every level of the planning system in Wales must be taken in accordance with the development plan as a whole. Future Wales and its spatial strategy has been prepared in the context of the three tiered development plan system. Future Wales does not seek to take decisions that are most appropriately taken at the regional or local level. It provides strategic direction for all scales of planning and sets out policies and key issues to be taken forward at the regional scale. It does not seek to identify the exact location for new development or the scale of growth in individual settlements. The regional and local tiers are the most appropriate level at which to take these decisions, involving communities as they do so. *Planning Policy and the Development Plan* The content and policies of all three tiers of the development plan are strongly influenced by Planning Policy Wales. This is the complete land use planning policy document for Wales. It contains policy statements on all main land uses and is therefore the foundation of all national, regional and local planning policies. The land use policies set out in Planning Policy Wales do not need to be addressed by every tier of the development plan; some issues have Wales-wide connotations while other matters should be addressed at a regional and local scale. Every authority preparing a development plan is responsible for considering which elements of Planning Policy Wales need to be addressed within their tier of the development plan. Some policies in Planning Policy Wales are not spatial; these do not need to be repeated in development plans.		Development Plans. The NDF is all Wales; Strategic Development Plans are prepared at a regional level covering more than one local planning authority area; Local Development Plans are prepared by each individual local planning authority. Strategic and Local Development Plans must support the implementation of the NDF, and the strategic decisions they take must conform with the direction provided by the NDF. The role of each development plan is to plan and manage land use at its spatial scale. The NDF therefore considers issues at the national scale, Strategic Development Plans cover regional or sub-regional scales and Local Development Plans consider issues at the local scale. All three tiers are important and it is the collective effect of all tiers working together that is the strength of the planning system in Wales. The NDF and its spatial strategy has been prepared in the context of the three tiered development planning system. The NDF does not seek to take decisions that are most appropriately taken at the regional or local level. It provides direction and in the case of Strategic Development Plans, sets out the policies and key issues the Welsh Government requires the regions to take forward. It does not seek to identify the exact location for new development, the scale of growth in individual settlements or prescribe precise boundaries of areas where development should not take place. The regional and local tiers are the most appropriate level at which to take these decisions, involving communities as they do so.	~~Development Plans are prepared at a regional level covering more than one local planning authority area; Local Development Plans are prepared by each individual local planning authority.~~ ~~Strategic and Local Development Plans must support the implementation of the NDF, and the strategic decisions they take must conform with the direction provided by the NDF.~~ ~~The role of each~~ **The structure of the Welsh planning system** *A plan-led system* Our planning system is development plan ~~is to plan and manage land use at its spatial scale. The NDF therefore considers issues at the~~ led. Development plans are prepared at national ~~scale,~~, regional and local scales, with the three tiers together in combination comprising 'the development plan'. The Welsh Government by producing Future Wales contributes the national tier of the development plan. Strategic Development Plans cover regional ~~or~~and sub-regional scales and Local Development Plans consider issues at the local scale. ~~All~~ The three tiers ~~are important~~ of the development plan should be aligned and complement each other. Strategic Development Plans, which have not yet been prepared in any region, are required to be in conformity with Future Wales. Similarly, Local Development Plans must be in conformity with Future Wales and the Strategic Development Plan for their area. Strategic and Local Development Plans must be kept up to date to ensure they and ~~it is the collective effect of all tiers working~~Future Wales work together ~~that is the strength~~effectively. Planning decisions at every level of the planning system in Wales~~.~~ must be taken in accordance with the development plan as a whole. ~~The NDF~~Future Wales and its spatial strategy has been prepared in the context ~~–~~of the three tiered development ~~planning~~plan system. ~~The NDF~~Future Wales does not seek to take decisions that are most appropriately taken at the regional or local level. It provides strategic direction for all scales of planning and ~~in the case of Strategic Development Plans,~~ sets out ~~the~~ policies and key issues ~~the Welsh Government requires the regions~~ to ~~take~~be taken forward~~.~~ at the regional scale. It does not seek to identify the exact location for new development~~,~~ or the scale of growth in individual settlements ~~or prescribe precise boundaries of areas where development should not take place.~~. The regional and local tiers are~~—~~ the most appropriate level at which to take these

				decisions, involving communities as they do so. *Planning Policy and the Development Plan* The content and policies of all three tiers of the development plan are strongly influenced by Planning Policy Wales. This is the complete land use planning policy document for Wales. It contains policy statements on all main land uses and is therefore the foundation of all national, regional and local planning policies. The land use policies set out in Planning Policy Wales do not need to be addressed by every tier of the development plan; some issues have Wales-wide connotations while other matters should be addressed at a regional and local scale. Every authority preparing a development plan is responsible for considering which elements of Planning Policy Wales need to be addressed within their tier of the development plan. Some policies in Planning Policy Wales are not spatial; these do not need to be repeated in development plans.
	Figure B illustrates how different tiers of the development plan cumulatively address issues contained in Planning Policy Wales			*Figure B illustrates how different tiers of the development plan cumulatively address issues contained in Planning Policy Wales*
	Future Wales does not contain statements on all land use planning issues set out in Planning Policy Wales. It has policies on issues where the Welsh Government considers them a national priority at this time, or matters which are distinctly spatial and require national leadership. For example, we believe affordable housing is currently a critically important issue in all parts of Wales, while deciding where to locate renewable energy generation technology is a spatial issue of such significance that national ambitions are unlikely to be achieved without national planning policies.			Future Wales does not contain statements on all land use planning issues set out in Planning Policy Wales. It has policies on issues where the Welsh Government considers them a national priority at this time, or matters which are distinctly spatial and require national leadership. For example, we believe affordable housing is currently a critically important issue in all parts of Wales, while deciding where to locate renewable energy generation technology is a spatial issue of such significance that national ambitions are unlikely to be achieved without national planning policies.
	Planning policy and development plans – weight in decision-making Decisions on planning applications must be taken in accordance with the development plan. Planning Policy Wales is not part of the development plan, but as the principal statement of national planning policy it has substantial weight in the planning process. Development plans must be consistent with national policy, and if a development plan is absent or has lapsed, these national policies assume significant weight in the planning decision-making process; this means Planning Policy Wales is a 'material consideration'. Development plans are tested to ensure they are consistent with Planning Policy Wales.			*Planning policy and development plans – weight in decision-making* Decisions on planning applications must be taken in accordance with the development plan. Planning Policy Wales is not part of the development plan, but as the principal statement of national planning policy it has substantial weight in the planning process. Development plans must be consistent with national policy, and if a development plan is absent or has lapsed, these national policies assume significant weight in the planning decision-making process; this means Planning Policy Wales is a 'material consideration'. Development plans are tested to ensure they are consistent with Planning Policy Wales.

	To help show the link with national planning policy, every Future Wales policy is cross-referenced against relevant parts of Planning Policy Wales, using icons to indicate key chapters and references to specific sections. Both Planning Policy Wales and Future Wales should be considered in their entirety. The cross-references help identify links between both documents but they are not the only links and the relationship between Planning Policy Wales and Future Wales can be wider than those identified. *= Strategic and Spatial Choices;* *= Active and Social Places,* *= productive & enterprising places;* *= distinctive and natural places* *.* *Hover over the* *symbol for a specific cross-reference to Planning Policy Wales to find the specific paragraph.*			*<u>To help show the link with national planning policy, every Future Wales policy is cross-referenced against relevant parts of Planning Policy Wales, using icons to indicate key chapters and references to specific sections. Both Planning Policy Wales and Future Wales should be considered in their entirety. The cross-references help identify links between both documents but they are not the only links and the relationship between Planning Policy Wales and Future Wales can be wider than those identified.</u>* *<u>= Strategic and Spatial Choices;</u>* *<u>= Active and Social Places,</u>* *<u>= productive & enterprising places;</u>* *<u>= distinctive and natural places</u>* *<u>.</u>* *<u>Hover over the</u>* *<u>symbol for a specific cross-reference to Planning Policy Wales to find the specific paragraph.</u>*
	Document Structure The document follows a sequential structure, with each section building on the previous one. ***Sequence diagram*** The introductory first chapter explained the purpose of Future Wales and how it fits within wider Welsh Government policy objectives. Key challenges and opportunities facing Wales over the next 20 years are highlighted in Chapter 2. Chapter 2 also introduces the four regions of Wales: **The North | Mid Wales | The South West | The South East** The challenges and opportunities inform Future Wales' Outcomes, which taken together are a vision for change over the next 20 years. These Outcomes, set out in Chapter 3, form the basis and the context for the remaining chapters. Chapter 3 also explains how the impact of Future Wales will be measured and assessed. A spatial strategy is presented in Chapter 4. The strategy focuses on the main areas of change where the planning system at a national scale will focus to achieve Future Wales' Outcomes. The spatial strategy is the overarching framework for deciding where to locate nationally significant developments in order to maximise their contribution to the well-being goals. A strategic diagram shows the main components of the spatial		Document Structure The document follows a sequential structure, with each section building on the previous one. ***Sequence diagram*** The first chapter explains how the NDF fits within wider Welsh Government policy objectives and the purpose of the NDF. Key challenges and opportunities facing Wales over the next 20 years are highlighted in Chapter 2. It also introduces the three regions of Wales and provides a background to the economic, environmental, cultural and social conditions in each region: **North Wales | Mid and South West Wales | South East Wales** The challenges and opportunities inform the NDF outcomes, which taken together are a vision for change over the next 20 years. These outcomes, set out in Chapter 3, form the basis and the context for the remaining chapters. A spatial strategy is presented in Chapter 4. The strategy focuses on the major patterns of development and areas of change on which the planning system at a national scale will focus to achieve the NDF outcomes. The spatial strategy is the overarching framework for deciding where to locate nationally significant developments, in order to	**Document Structure** The document follows a sequential structure, with each section building on the previous one. ***Sequence diagram*** The <u>introductory</u> first chapter ~~explains how the NDF~~<u>explained the purpose of Future Wales and how it</u> fits within wider Welsh Government policy objectives ~~and the purpose of the NDF.~~ <u>.</u> Key challenges and opportunities facing Wales over the next 20 years are highlighted in Chapter 2. ~~It~~ <u>Chapter 2</u> also introduces the ~~three~~<u>four</u> regions of Wales ~~and provides a background to the economic, environmental, cultural and social conditions in each region~~: <u>**The**</u> **North** ~~**Wales**~~ **|** **Mid** ~~**and**~~<u>**Wales | The**</u> **South West** ~~**Wales | The**~~ **South East** ~~**Wales**~~ The challenges and opportunities inform ~~the NDF outcomes~~<u>Future Wales' Outcomes</u>, which taken together are a vision for change over the next 20 years. <u>These</u> ~~outcomes~~<u>Outcomes</u>, set out in Chapter 3, form the basis and the context for the remaining chapters. <u>Chapter 3 also explains how the impact of Future Wales will be measured and assessed.</u> A spatial strategy is presented in Chapter 4. <u>The strategy focuses on the</u> ~~major patterns of development and~~<u>main areas of change</u> ~~on which~~<u>where</u> the planning system at a national

	strategy. Chapter 4 also provides a policy framework for all-Wales issues of national importance, including urban and rural development, affordable housing, transport, digital communications, ecological networks and low-carbon energy. Chapter 5 sets the Welsh Government's ambitions and policies for nationally important growth and development in the four regions. It highlights the key locations for development, identifies opportunities for developing infrastructure and sets a framework for regional and local planning.		maximise their contribution to the well-being goals. A strategic diagram shows the main components of the spatial strategy. Chapter 4 also provides a policy framework for all-Wales issues of national importance, including renewable energy, affordable housing, mobile communications, ecological networks and charging infrastructure for electric vehicles. Chapter 5 sets the Welsh Government's ambitions and policies for nationally important growth and development in the three regions. It highlights the key locations for development, identifies opportunities for developing infrastructure and sets a framework for regional and local planning.	scale will focus to achieve ~~the NDF outcomes.~~Future Wales' Outcomes. The spatial strategy is the overarching framework for deciding where to locate nationally significant developments~~,~~ in order to maximise their contribution to the well-being goals. A strategic diagram shows the main components of the spatial strategy. Chapter 4 also provides a policy framework for all-Wales issues of national importance, including ~~renewable energy~~urban and rural development, affordable housing, ~~mobile~~transport, digital communications, ecological networks and ~~charging infrastructure for electric vehicles~~low-carbon energy. Chapter 5 sets the Welsh Government's ambitions and policies for nationally important growth and development in the ~~three~~four regions. It highlights the key locations for development, identifies opportunities for developing infrastructure and sets a framework for regional and local planning.

Section or Policy Number	Updated Version	Draft NDF Section or Policy Number	Draft NDF Section or Policy	Tracked Changed Version
Chapter 2	**Wales: An Overview** Wales is a nation with a long and proud history and a rich social and cultural heritage. We face challenges and opportunities and are committed to protecting the well-being of our future generations.	**Chapter 2**	**Wales: An Overview – Challenges and Opportunities** Wales is a nation with a long and proud history and a rich social and cultural heritage. We face challenges and opportunities and are committed to protecting the well-being of our future generations.	**Wales: An Overview~~ – Challenges and Opportunities~~** Wales is a nation with a long and proud history and a rich social and cultural heritage. We face challenges and opportunities and are committed to protecting the well-being of our future generations.
	Our Population We are a nation of over 3 million people, whose population has grown by 8% between 1997 and 2017 and is projected to rise by a further 3.7% by 2043. 698,400 people live in the six local authority areas in the north, 205,000 in the two local authority areas in mid Wales and 2,232,000 in the 14 local authorities across the south. [Map 1] We are an ageing nation. Between 1998 and 2018, the proportion of the population aged 65 and over increased from 17.4% to 20.8% and the proportion of the population aged 15 and under fell from 20.6% to 17.9%.We will have 30.6% more people aged 65 and over, and 64.9% more people aged 75 and over by 2043. [Graphic 1] We are living longer but life expectancy is below the UK as a whole. People born in Wales in 2016-18 have a life expectancy of 82.3 years for females and 78.3 years for males compared to 82.9 years for females and 79.3 years for males for the UK as a whole. General health reporting shows pronounced spatial differences across Wales, with Gwynedd reporting the highest rates of good or very good general health and Blaenau Gwent the lowest. [Map 2] Communities are spread across the whole of Wales. The mid and western areas of Wales are more sparsely populated and rural in character, the southern and northern areas less sparse and more urban. [Map 3] *Text supported by:* • *Map 1 – Population map*		**Changing population** We are a nation of over 3 million people, whose population has grown by 8% between 1997 and 2007 and are projected to rise by a further 4% between 2018 and 2038. We are an ageing nation, reflecting wider UK and European trends, and will have a third more people aged 65 and over by 2038. We are living longer but life expectancy is below the UK as a whole. Communities are spread across Wales from the populated northern and southern areas to sparsely populated mid Wales.	**~~Changing population~~** **Our Population** We are a nation of over 3 million people, whose population has grown by 8% between 1997 and ~~2007~~2017 and ~~are~~is projected to rise by a further ~~4% between 2018~~3.7% by 2043. 698,400 people live in the six local authority areas in the north, 205,000 in the two local authority areas in mid Wales and ~~2038.~~ 2,232,000 in the 14 local authorities across the south. [Map 1] We are an ageing nation~~, reflecting wider UK~~. Between 1998 and ~~European trends, and~~ 2018, the proportion of the population aged 65 and over increased from 17.4% to 20.8% and the proportion of the population aged 15 and under fell from 20.6% to 17.9%.We will have ~~a third~~30.6% more people aged 65 and over~~ by 2038.~~ , and 64.9% more people aged 75 and over by 2043. [Graphic 1] We are living longer but life expectancy is below the UK as a whole. People born in Wales in 2016-18 have a life expectancy of 82.3 years for females and 78.3 years for males compared to 82.9 years for females and 79.3 years for males for the UK as a whole. General health reporting shows pronounced spatial differences across Wales, with Gwynedd reporting the highest rates of good or very good general health and Blaenau Gwent the lowest. [Map 2] Communities are spread across the whole of Wales~~ from the populated northern~~. The mid and ~~southern~~western areas ~~to~~of Wales are more sparsely populated ~~mid Wales.~~and rural in character, the southern and northern areas less sparse and more urban. [Map 3]

	• *Graphic 1 - chart showing population distribution by age and gender* • *Map 2 - map showing percentage of adults reporting they are in good or very good general health by local authority area* • *Map 3 - map of Rural Urban Classifications*			*Text supported by:* • *Map 1 – Population map* • *Graphic 1 - chart showing population distribution by age and gender* • *Map 2 - map showing percentage of adults reporting they are in good or very good general health by local authority area* • *Map 3 - map of Rural Urban Classifications*
	Our Language Welsh is a living language, with over 562,000 speakers across all parts of the nation. Our ambition for the Welsh language is to reach a million Welsh speakers, as well as increasing the percentage of people who speak Welsh daily by 10% by 2050. [Map 4] *Text supported by* • *Map 4 - map showing Welsh speakers*		**A living, thriving Welsh language** Welsh is a living language, with over 562,000 speakers across all parts of the nation. Our ambition for the Welsh language is to reach a million Welsh speakers, as well as increase the percentage of people who speak Welsh daily by 10% by 2050. Communities in the Welsh speaking heartlands in the north-west and west of Wales continue to live everyday life through a language spoken in our nation for 1,500 years.	~~**A living, thriving Welsh language**~~ **Our Language** Welsh is a living language, with over 562,000 speakers across all parts of the nation. Our ambition for the Welsh language is to reach a million Welsh speakers, as well as ~~increase~~increasing the percentage of people who speak Welsh daily by 10% by 2050. ~~Communities in the Welsh speaking heartlands in the north-west *and* west Wales continue to live everyday life through a language spoken in our nation for 1,500 years.~~ [Map 4] *Text supported by* • *Map 4 - map showing Welsh speakers*
	Our Natural Resources We are committed to living within our means, using only our share of the planet's resources and using them efficiently. Natural resources and resilient biodiversity and ecosystems support our well-being and prosperity. They have shaped our past and will shape our future. This map indicates broad areas where nationally important ecological networks may exist. It gives an indication of the connectivity of ecological networks at a strategic scale where connectivity across a range of habitats and between biodiversity hotspots provides a potential indication of ecosystem resilience. Darker areas have most resilience and lighter areas have least resilience. [Map 5] Welsh coal, steel and iron drove the industrial revolution, and our wind, solar and tidal resources point forward to a clean, sustainable future. [Map 6] We depend on high quality natural resources to fuel our industries, provide our food, clean air and water and create jobs and wealth. We must carefully manage the use of our natural resources and ensure that through a strong circular		**Natural resources** Natural resources and resilient biodiversity and ecosystems support our well-being and prosperity; they have shaped our past and will shape our future. Welsh coal, steel and iron drove the industrial revolution, and our wind, solar and tidal resources point forward to a clean, sustainable future. We depend on high quality natural resources to fuel our industries, provide our food, clean air and water and create jobs and wealth. We are committed to living within our means, using only our share of the planet's resources and using them efficiently.	**Our Natural ~~resources~~Resources** We are committed to living within our means, using only our share of the planet's resources and using them efficiently. Natural resources and resilient biodiversity and ecosystems support our well-being and prosperity~~; they~~. They have shaped our past and will shape our future. This map indicates broad areas where nationally important ecological networks may exist. It gives an indication of the connectivity of ecological networks at a strategic scale where connectivity across a range of habitats and between biodiversity hotspots provides a potential indication of ecosystem resilience. Darker areas have most resilience and lighter areas have least resilience. [Map 5] Welsh coal, steel and iron drove the industrial revolution, and our wind, solar and tidal resources point forward to a clean, sustainable future. [Map 6] We depend on high quality natural resources to fuel our industries, provide our food, clean air and water and create jobs and wealth. We must carefully manage the use of our natural resources and ensure that through a strong circular economy, we maximise their use and contribution to

	economy, we maximise their use and contribution to society. [Map 7] Our productive land is a vital resource. Agriculture has shaped our landscapes and supported our rural and market towns for generations. We must continue to value and protect our agricultural land and ensure it can feed and support us. [Map 8] Our climate and geography ensure we are supplied with and are able to collect and manage our water resources. As our climate changes, we will need to ensure that we use and manage our resources efficiently. [Map 9] *Text supported by:* • *Map 5 - map showing relative ecological connectivity;* • *Map 6 - map showing wind speeds* • *Map 7 - map of national mineral resources* • *Map 8 - map of best quality agricultural land* • *Map 9 - map of large raised reservoirs*			society. ~~We are committed to living within our means, using only our share of the planet's resources and using them efficiently.~~ [Map 7] Our productive land is a vital resource. Agriculture has shaped our landscapes and supported our rural and market towns for generations. We must continue to value and protect our agricultural land and ensure it can feed and support us. [Map 8] Our climate and geography ensure we are supplied with and are able to collect and manage our water resources. As our climate changes, we will need to ensure that we use and manage our resources efficiently. [Map 9] *Text supported by:* • *Map 5 - map showing relative ecological connectivity;* • *Map 6 - map showing wind speed* • *Map 7 - map of national mineral resources* • *Map 8 - map of best quality agricultural land* • *Map 9 - map of large raised reservoirs*
	Our Landscape and Ecology Our landscapes are amongst the best in the world and tell the story of our nation from volcanoes, glaciers, mountains and river valleys to castles, farms, industrial heritage and ports. A quarter of our country is covered by our three national parks and five areas of outstanding natural beauty. We have a number of World Heritage Sites and nature conservation areas, and our coast on three sides connects communities and people to the sea. [Map 10] [Map 11] [Map 12] *Text supported by* • *Map 10 – a map showing nature conservation designations* • *Map 11 - a map showing landscape and nature conservation designations* • *Map 12 – a map showing heritage and coast*		**A living landscape** Our landscapes are amongst the best in the world and tell the story of our nation from volcanoes, glaciers, mountains and river valleys to castles, farms, industrial heritage and ports. A quarter of our country is covered by our three national parks and five areas of outstanding natural beauty. We have a number of World Heritage Sites and nature conservation areas, and our coast on three sides connects communities and people to the sea.	~~**A living landscape**~~ **Our Landscape and Ecology** Our landscapes are amongst the best in the world and tell the story of our nation from volcanoes, glaciers, mountains and river valleys to castles, farms, industrial heritage and ports. A quarter of our country is covered by our three national parks and five areas of outstanding natural beauty. We have a number of World Heritage Sites and nature conservation areas, and our coast on three sides connects communities and people to the sea. [Map 10] [Map 11] [Map 12] *Text supported by* • *Map 10 - a map showing nature conservation designations.* • *Map 11 - a map showing landscape and nature conservation designations.* • *Map 12 – a map showing heritage and coast*

	Our Economy Our economy changed profoundly in the late 20th Century and will change again through the 21st. Wales' main population centres in the south and north were strongly tied to the traditional heavy industries they grew up around, and as these industries declined, so too did the local economies and the communities that relied upon them. [Map 13] Despite steady improvements, economic activity, wages and productivity in Wales are lower than the UK average. [Graphic 2] Our economy now is more service-based. The fastest-growing sectors between 2008 and 2018 were Professional, scientific and technical services, administrative and support duties; and Public administration, defence, education and health. [Graphic 3] Small and medium sized enterprises are an important part of our economy and grew more in Wales in 2018 than within the UK as a whole. There were 14,045 enterprise births in Wales in 2018, giving it an enterprise birth rate of 13.3%, the third highest rate of the twelve UK countries and regions. Of businesses started in Wales in 2013, 93.6% survived their first year, 60.6% year three and 42.0% were still operating after five years. [Graphic 4] In 2019 across Wales the majority of enterprises had fewer than 10 employees. Around 64% of large enterprises fell under two sectors: Wholesale, retail, transport, hotels, food and Communication and financial and business services. The sector with the highest proportion of enterprises in the micro size-band was Agriculture, forestry and fishing. Half of workplace employment is based in the south east. [Graphic 5] Commuting patterns are a distinctive feature of our regional economies, with significant daily movements of people to their place of work. These patterns reflect long-standing and well-developed regional hierarchies and centres of employment. [Map 14] People in Wales travel on average 16.7 miles to work, with those in more rural areas travelling on average over 22 miles. [Graphic 6]		**Industrial legacy** Our economy changed profoundly in the late 20th Century and will change again through the 21st. Wales' main population centres in south and north Wales were strongly tied to the traditional heavy industries they grew up around, and as these industries declined, so too did the local economies and the communities that relied upon them. On average, economic activity, wages and productivity in Wales are lower than the UK average. Gross Value Added (GVA) per head in Wales in 2017 was £19,900 compared to the UK average of £27,300. **A changing economy** Our economy now is more service-based and there is an increasing focus on technology and the digital sector. Over the last 10 years the fastest growing parts of our economy in terms of employment have been in the information and communication sectors. Small and medium sized enterprises are an important part of our economy and grew more in Wales in 2018 than within the UK as a whole. Research and innovation are recognised as twin drivers for competitive economic advantage and driving productivity. The importance of developing an innovative and knowledge based society, built upon research and innovation, is an integral factor for driving our global competitiveness and supports our sustainable economic and social improvement ambitions.	~~**Industrial legacy**~~ **Our Economy** Our economy changed profoundly in the late 20th Century and will change again through the 21st. Wales' main population centres in the south and north ~~Wales~~ were strongly tied to the traditional heavy industries they grew up around, and as these industries declined, so too did the local economies and the communities that relied upon them. ~~On average, economic activity, wages and productivity in Wales are lower than the UK average. Gross Value Added (GVA) per head in Wales in 2017 was £19,900 compared to the UK average of £27,300.~~ ~~**A changing economy**~~ [Map 13] Despite steady improvements, economic activity, wages and productivity in Wales are lower than the UK average. [Graphic 2] Our economy now is more service-based ~~and there is an increasing focus on technology and the digital sector. Over the last 10 years the~~ fastest ~~-~~growing ~~parts of our economy in terms of employment have been in the information and communication~~ sectors~~.~~ between 2008 and 2018 were Professional, scientific and technical services, administrative and support duties; and Public administration, defence, education and health. [Graphic 3] Small and medium sized enterprises are an important part of our economy and grew more in Wales in 2018 than within the UK as a whole. ~~Research and innovation are recognised as twin drivers for competitive economic advantage and driving productivity. The importance of developing an innovative and knowledge based society, built upon research and innovation, is an integral factor for driving our global competitiveness and supports our sustainable economic and social improvement ambitions.~~There were 14,045 enterprise births in Wales in 2018, giving it an enterprise birth rate of 13.3%, the third highest rate of the twelve UK countries and regions. Of businesses started in Wales in 2013, 93.6% survived their first year, 60.6% year three and 42.0% were still operating after five years. [Graphic 4] In 2019 across Wales the majority of enterprises had fewer than 10 employees. Around 64% of large enterprises fell under two sectors: Wholesale, retail, transport, hotels, food and Communication and financial and business services.

	The value of exports for Wales for the year ending September 2019 was £17.8 billion, up £0.8 billion (4.9%) compared with the previous year. There was an increase in exports to EU countries of £503 million (4.9%) and an increase in exports to non-EU countries of £333 million (5.0%), compared with the year ending September 2018. Exports to the EU accounted for 60.9% of Welsh exports compared with 48.8% for the UK. Germany continued to be the top export destination for Wales, accounting for 16.6% of exports. Welsh exports are dominated by 'Machinery and Transport Equipment' which make up 49.7% of exports. The value of imports to Wales in 2019 was £18.1 billion, down £232 million (1.3%) compared with 2018. There was a decrease in imports of goods from the EU of £372 million (5.2%) and an increase to non-EU countries of £140 million (1.2%). Imports from the EU accounted for 37.6% of Welsh goods imports in 2019, compared with 54.3% for the UK. The USA continued to be the top import partner country for Wales, accounting for 17.6% of Welsh goods imports. Imports to Wales continued to be dominated by 'Machinery and Transport Equipment' which made up 37.4% of goods imports. The value of mineral and material resources and the industry this supports is important at the local, regional and UK levels. In 2015 the minerals products industry supported 3,800 jobs directly, almost £650 million of sales/turnover and over £220 million of GVA in Wales. The industry plays a vital role in supporting the Welsh construction sector, which represents 6% of the Welsh economy, provides 88,000 jobs and has a turnover of £3 billion. *Text supported by:* • *Map 13 - Welsh index of multiple deprivation map* • *Graphic 2 - graphic showing GVA per head* • *Graphic 3 - graphic showing change in workplace employment by sector* • *Graphic 4 - graphic showing business survival rates* • *Graphic 5 - graphic showing workplace employment levels on a regional basis* • *Map 14 & Graphic 6 - commuting patterns map and graphic*			The sector with the highest proportion of enterprises in the micro size-band was Agriculture, forestry and fishing. Half of workplace employment is based in the south east. [Graphic 5] Commuting patterns are a distinctive feature of our regional economies, with significant daily movements of people to their place of work. These patterns reflect long-standing and well-developed regional hierarchies and centres of employment. [Map 14] People in Wales travel on average 16.7 miles to work, with those in more rural areas travelling on average over 22 miles. [Graphic 6] The value of exports for Wales for the year ending September 2019 was £17.8 billion, up £0.8 billion (4.9%) compared with the previous year. There was an increase in exports to EU countries of £503 million (4.9%) and an increase in exports to non-EU countries of £333 million (5.0%), compared with the year ending September 2018. Exports to the EU accounted for 60.9% of Welsh exports compared with 48.8% for the UK. Germany continued to be the top export destination for Wales, accounting for 16.6% of exports. Welsh exports are dominated by 'Machinery and Transport Equipment' which make up 49.7% of exports. The value of imports to Wales in 2019 was £18.1 billion, down £232 million (1.3%) compared with 2018. There was a decrease in imports of goods from the EU of £372 million (5.2%) and an increase to non-EU countries of £140 million (1.2%). Imports from the EU accounted for 37.6% of Welsh goods imports in 2019, compared with 54.3% for the UK. The USA continued to be the top import partner country for Wales, accounting for 17.6% of Welsh goods imports. Imports to Wales continued to be dominated by 'Machinery and Transport Equipment' which made up 37.4% of goods imports. The value of mineral and material resources and the industry this supports is important at the local, regional and UK levels. In 2015 the minerals products industry supported 3,800 jobs directly, almost £650 million of sales/turnover and over £220 million of GVA in Wales. The industry plays a vital role in supporting the Welsh construction sector, which represents 6% of the Welsh economy, provides 88,000 jobs and has a turnover of £3 billion. *Text supported by:* • *Map 13 - Welsh index of multiple deprivation map* • *Graphic 2 - graphic showing GVA per head* • *Graphic 3 - graphic showing change in workplace employment by sector*

				• *Graphic 4 - graphic showing business survival rates* • *Graphic 5 - graphic showing workplace employment levels on a regional basis* • *Map 14 & Graphic 6 - commuting patterns map and graphic*
			Our visitors We attract visitors from all over the world, with 10% of our overnight visitors coming from outside the UK. There were 96 million tourist day visits in 2018, 10 million overnight stays and around £6.3 billion generated from tourism for the Welsh economy.	~~**Our visitors**~~ ~~We attract visitors from all over the world, with 10% of our overnight visitors coming from outside the UK. There were 96 million tourist day visits in 2018, 10 million overnight stays and around £6.3 billion generated from tourism for the Welsh economy.~~
	Our Digital Infrastructure We are an increasingly connected nation. In September 2019 93% of homes and businesses had access to superfast broadband speed and 31% to ultrafast. We are broadly in line with UK access to superfast (94%) but some way behind the UK rate for ultrafast (54%). This is a consequence of our dispersed settlements and distinctive topography, and increasing coverage is a key goal. [Map 15] *Text supported by* • *Map 15 - a map of broadband availability*		**A connected nation** We are an increasingly connected nation. 93% of homes and businesses have access to a superfast fixed broadband speed, though only 38% of homes in Wales use the service. The next stage is to develop access to ultrafast fixed broadband speeds. In 2018, ultrafast coverage rose by almost 20 percentage points, to cover 29% of Welsh homes and businesses. This figure remains behind the UK average, which is a consequence of our dispersed settlements and distinctive topography, and increasing coverage is a key goal.	~~**A connected nation**~~ **Our Digital Infrastructure** We are an increasingly connected nation. In September 2019 93% of homes and businesses ~~have~~had access to ~~a~~ superfast ~~fixed~~ broadband speed~~, though only 38% of homes~~ and 31% to ultrafast. We are broadly in ~~Wales use the service. The next stage is to develop~~ line with UK access to ~~ultrafast fixed broadband speeds. In 2018,~~superfast (94%) but some way behind the UK rate for ultrafast ~~coverage rose by almost 20 percentage points, to cover 29% of Welsh homes and businesses.~~(54%). This ~~figure remains behind the UK average, which~~ is a consequence of our dispersed settlements and distinctive topography, and increasing coverage is a key goal. [Map 15] *Text supported by* • *Map 15 - a map of broadband availability*
	Our Connections We live alongside our neighbours, with close ties across the border in north, mid and south Wales. There are almost 8 million people living within 50 miles of the Wales-England border. More than a fifth of our population was born in England. People travel daily in both directions to work, to shop, to socialise and access services and institutions. [Map 16] We visit and trade with Ireland, Europe and beyond and our ports, roads and rail lines are key connections into wider European networks. Total freight traffic at ports in Wales fell 4.8% in 2018 to 49.2 million tonnes, its lowest level since comparable records began in 1976. Our ports serve our different shipping needs. Milford Haven handles mainly crude oil, oil products and liquefied natural gas. Port Talbot imports iron ore and coal, mostly for the adjacent steelworks. Holyhead is the main port for freight and sea passenger		**Our place in the world** We live alongside our neighbours, with close ties across the border in north, mid and south Wales. There are almost 8 million people living within 50 miles of the Wales-England border. More than a fifth of our population was born in England. People travel daily in both directions to work, to shop, to socialise and access services and institutions. We visit and trade with Ireland, Europe and beyond and our ports, roads and rail lines are key connections into wider European networks. We are well connected to Europe but peripheral in a wider geographic context and will strive to maintain	**Our ~~place in the world~~Connections** We live alongside our neighbours, with close ties across the border in north, mid and south Wales. There are almost 8 million people living within 50 miles of the Wales-England border. More than a fifth of our population was born in England. People travel daily in both directions to work, to shop, to socialise and access services and institutions. [Map 16] We visit and trade with Ireland, Europe and beyond and our ports, roads and rail lines are key connections into wider European networks. ~~We are well connected to Europe but peripheral in a wider geographic context and will strive to maintain and enhance these connections.~~Total freight traffic at ports in Wales fell 4.8% in 2018 to 49.2 million tonnes, its lowest level since comparable records began in 1976. Our ports serve our different shipping needs. Milford

	transport with Ireland, with Fishguard and Pembroke providing key passenger and freight connections between the south of Wales and southern Ireland. Trips to Wales by international visitors returned above one million in recent years. International visitors comprise around 10% of overnight visitors but 20% of expenditure due to their higher spending. Average spend per trip is more than double the level of GB domestic visitors. Ireland provides the highest volume of visits to Wales, followed by Germany, USA and France. Expenditure from all of these markets is around £30-40 million per annum. Enjoying the landscape and heritage are the primary motivations for international travellers visiting Wales. Across Wales there were 52.5 million rail station entries/exits in 2017/18, accounting for 1.8% of the UK total. The number of train journeys made in Wales increased by 30% between 2007/08 and 2017/18. The vast majority of this increase was in journeys starting and/or finishing in the south east. The Wales Route, which represents 11% of the UK rail network, has received just over 1% of rail enhancements in recent years. [Graphic 7] *Text supported by:* • *Map 16 - a map of transport infrastructure* • *Graphic 7 - a graphic showing rail journeys*		and enhance these connections.	Haven handles mainly crude oil, oil products and liquefied natural gas. Port Talbot imports iron ore and coal, mostly for the adjacent steelworks. Holyhead is the main port for freight and sea passenger transport with Ireland, with Fishguard and Pembroke providing key passenger and freight connections between the south of Wales and southern Ireland. Trips to Wales by international visitors returned above one million in recent years. International visitors comprise around 10% of overnight visitors but 20% of expenditure due to their higher spending. Average spend per trip is more than double the level of GB domestic visitors. Ireland provides the highest volume of visits to Wales, followed by Germany, USA and France. Expenditure from all of these markets is around £30-40 million per annum. Enjoying the landscape and heritage are the primary motivations for international travellers visiting Wales. Across Wales there were 52.5 million rail station entries/exits in 2017/18, accounting for 1.8% of the UK total. The number of train journeys made in Wales increased by 30% between 2007/08 and 2017/18. The vast majority of this increase was in journeys starting and/or finishing in the south east. The Wales Route, which represents 11% of the UK rail network, has received just over 1% of rail enhancements in recent years. [Graphic 7] *Text supported by:* • *Map 16 - a map of transport infrastructure* • *Graphic 7 - a graphic showing rail journeys*
			Diverse regions The North Wales region comprises Conwy, Denbighshire, Flintshire, Gwynedd, the Isle of Anglesey and Wrexham and is home to almost 700,000 people, of whom over 200,000 speak Welsh. Its dramatic landscape includes low lying coastal plains, mountain ranges and industrialised former coal fields. The population is concentrated in an arc along the coast from the Menai Straits to the border with England. The main concentration of population is in the east around Wrexham- Deeside. The Mid and South West Wales region comprises Carmarthenshire, Ceredigion, Neath Port Talbot, Pembrokeshire, Powys and Swansea and has a population of over 900,000 people, of whom over 200,000 speak Welsh. This large and diverse region	~~**Diverse regions**~~ ~~The North Wales region comprises Conwy, Denbighshire, Flintshire, Gwynedd, the Isle of Anglesey and Wrexham and is home to almost 700,000 people, of whom over 200,000 speak Welsh. Its dramatic landscape includes low lying coastal plains, mountain ranges and industrialised former coal fields. The population is concentrated in an arc along the coast from the Menai Straits to the border with England. The main concentration of population is in the east around Wrexham- Deeside.~~ ~~The Mid and South West Wales region comprises Carmarthenshire, Ceredigion, Neath Port Talbot, Pembrokeshire, Powys and Swansea and has a population of over 900,000 people, of whom over 200,000 speak Welsh. This large and diverse region includes some of the most rural and sparsely populated parts of the UK, and the urban, industrialised areas around Wales' second city, Swansea. The region has a renowned coastal environment and it includes two of Wales, three national~~

			includes some of the most rural and sparsely populated parts of the UK, and the urban, industrialised areas around Wales' second city, Swansea. The region has a renowned coastal environment and it includes two of Wales, three national parks. The South East Wales region is geographically the smallest. It comprises Blaenau Gwent, Bridgend, Caerphilly, Cardiff, Merthyr Tydfil, Monmouthshire, Newport, Rhondda Cynon Taf, Torfaen and the Vale of Glamorgan and is the most populous region of Wales, with over 1.5 million residents, of whom over 150,000 speak Welsh. The region includes the coastal cities of Cardiff and Newport and the former industrial heartlands of the South Wales Valleys.	~~parks.~~ ~~The South East Wales region is geographically the smallest. It comprises Blaenau Gwent, Bridgend, Caerphilly, Cardiff, Merthyr Tydfil, Monmouthshire, Newport, Rhondda Cynon Taf, Torfaen and the Vale of Glamorgan and is the most populous region of Wales, with over 1.5 million residents, of whom over 150,000 speak Welsh. The region includes the coastal cities of Cardiff and Newport and the former industrial heartlands of the South Wales Valleys.~~
	Wales 2020 to 2040: Challenges & Opportunities We face a number of challenges and opportunities and these have shaped Future Wales.		**Challenges & Opportunities** We face a number of challenges and opportunities and these have shaped our first NDF.	**Wales 2020 to 2040: Challenges & Opportunities** We face a number of challenges and opportunities and these have shaped ~~our first NDF~~Future Wales.
	Climate Change The climate is already changing and in the most recent State of the UK Climate 2017 report, trends show the UK climate is continuing to warm and sea levels continue to rise. In terms of the future, the latest climate projections for Wales come from the 2018 UK Climate Projections. State of the art modelling is used to provide detailed projections of climate change up to 2100 (and to 2300 on sea level rise). The projections show an increased chance of milder, wetter winters and hotter, drier summers, rising sea levels and an increase in the frequency and intensity of extreme weather events. Changes to our climate and weather patterns will have a significant impact on well-being on both current and future generations. Increasing temperatures and extreme weather events caused by climate change are putting pressure on ecosystems, infrastructure, built environment and our unique landscape and cultural heritage, which all contribute to social, economic and ecological resilience. Climate change is an equality issue as it will disproportionately affect the most vulnerable communities in Wales and the wider world. This is despite the most vulnerable communities historically contributing the least to the problem of climate changing emissions. Vulnerable communities are more likely to be exposed to the risks and impacts of climate change without the ability to cope with or recover from those impacts.		Climate change and the decline in biodiversity are global challenges and the biggest issues faced by our nation. Addressing these is our greatest responsibility when considering the legacy we will leave for future generations and as a consequence we have declared a Climate Emergency. In response to the challenge, we are committed to decarbonising Wales and to delivering healthy, resilient ecosystems. The NDF, together with Planning Policy Wales, will ensure the planning system nationally, regionally and locally focusses on delivering a decarbonised and resilient Wales through the places we create, the energy we generate and use, a circular economy, the houses we live in and the way we travel.	**Climate** ~~change~~ **Change** The climate is already changing and in the ~~decline in biodiversity are global challenges and~~ most recent State of the ~~biggest issues faced by our nation. Addressing these is our greatest responsibility when considering the legacy we will leave for future generations and as a consequence we have declared a~~UK Climate ~~Emergency. In response~~2017 report, trends show the UK climate is continuing to warm and sea levels continue to rise. In terms of the ~~challenge, we are committed to decarbonising~~ future, the latest climate projections for Wales come from the 2018 UK Climate Projections. State of the art modelling is used to provide detailed projections of climate change up to 2100 (and to 2300 on sea level rise). The projections show an increased chance of milder, wetter winters and ~~to delivering healthy, resilient ecosystems. The NDF,~~ hotter, drier summers, rising sea levels and an increase in the frequency and intensity of extreme weather events. Changes to our climate and weather patterns will have a significant impact on well-being on both current and future generations. Increasing temperatures and extreme weather events caused by climate change are putting pressure on ecosystems, infrastructure, built environment and our unique landscape and cultural heritage, which all contribute to social, economic and ecological resilience. Climate change is an equality issue as it will disproportionately affect the most vulnerable communities

	It is vital that we reduce our emissions to protect our own well-being and to demonstrate our global responsibility. Future Wales together with Planning Policy Wales will ensure the planning system focuses on delivering a decarbonised and resilient Wales through the places we create, the energy we generate, the natural resources and materials we use and how we live and travel. *Text supported by:* • *Climate change graphics*			in Wales and the wider world. This is despite the most vulnerable communities historically contributing the least to the problem of climate changing emissions. Vulnerable communities are more likely to be exposed to the risks and impacts of climate change without the ability to cope with or recover from those impacts. It is vital that we reduce our emissions to protect our own well-being and to demonstrate our global responsibility. Future Wales together with Planning Policy Wales~~,~~ will ensure the planning system ~~nationally, regionally and locally focusses~~focuses on delivering a decarbonised and resilient Wales through the places we create, the energy we generate~~ and~~, the natural resources and materials we use~~, a circular economy, the houses~~ and how we live ~~in~~ and ~~the way we~~ travel. *Text supported by:* • *Climate change graphics*
	Covid-19 The Covid-19 pandemic is the biggest public health emergency in generations. It continues to impact all parts of the world and the legacy of the pandemic will shape public debate and decisions for years to come. Here in Wales many families have lost loved ones and the pandemic has had a dramatic effect on communities, the economy, how we live and on the environment. It has reminded us that the resilience of our communities and the places where we live can at times be fragile. The quality and accessibility of our local areas was hugely important for people's health and their well-being during the toughest stages of the pandemic. There was a collective appreciation of the value of parks and green spaces, walking and cycling routes, local shops and amenities, and the cleaner air that emerged during the lockdown. Among the many important challenges in the recovery period will be ensuring all communities enjoy access to these fundamentally important things. Many of the urgent actions and changes in behaviour that were introduced in response to the pandemic are emerging as permanent features of life. These have implications for the planning system as people are using places differently, travelling less and spending more time working from home. The planning system must respond to these changes and contribute to a sustainable recovery, shaping places around a vision for healthy and resilient places.			**Covid-19** The Covid-19 pandemic is the biggest public health emergency in generations. It continues to impact all parts of the world and the legacy of the pandemic will shape public debate and decisions for years to come. Here in Wales many families have lost loved ones and the pandemic has had a dramatic effect on communities, the economy, how we live and on the environment. It has reminded us that the resilience of our communities and the places where we live can at times be fragile. The quality and accessibility of our local areas was hugely important for people's health and their well-being during the toughest stages of the pandemic. There was a collective appreciation of the value of parks and green spaces, walking and cycling routes, local shops and amenities, and the cleaner air that emerged during the lockdown. Among the many important challenges in the recovery period will be ensuring all communities enjoy access to these fundamentally important things. Many of the urgent actions and changes in behaviour that were introduced in response to the pandemic are emerging as permanent features of life. These have implications for the planning system as people are using places differently, travelling less and spending more time working from home. The planning system must respond to these changes and contribute to a sustainable recovery, shaping places around a vision for healthy and resilient places.
	Low Carbon Economy Our low carbon economy is currently estimated to consist of 9,000 businesses, employing 13,000 people and generating £2.4 billion turnover in 2016. Over the past 20 years carbon greenhouse gas emissions have fallen, whilst Gross Value Added has risen. To increase our economic prosperity we must focus on delivering the clean growth aim and preparing the Welsh economy for the markets of the future and demand for low carbon goods and services.			**Low Carbon Economy** Our low carbon economy is currently estimated to consist of 9,000 businesses, employing 13,000 people and generating £2.4 billion turnover in 2016. Over the past 20 years carbon greenhouse gas emissions have fallen, whilst Gross Value Added has risen. To increase our economic prosperity we must focus on delivering the clean growth aim and preparing the Welsh economy for the markets of the future and demand for low carbon goods and services.

	Renewable Energy Wales can become a world leader in renewable energy technologies. Our wind and tidal resources, our potential for solar generation, our support for both large and community scaled projects and our commitment to ensuring the planning system provides a strong lead for renewable energy development, mean we are well placed to support the renewable sector, attract new investment and reduce carbon emissions.		Wales can become a world leader in renewable energy technologies. Our wind and tidal resources, our potential for solar generation, our support for both large and community scaled projects and our commitment to ensuring the planning system provides a strong lead for renewable energy development mean we are well placed to support the renewable sector, attract new investment and reduce carbon emissions.	**Renewable Energy** Wales can become a world leader in renewable energy technologies. Our wind and tidal resources, our potential for solar generation, our support for both large and community scaled projects and our commitment to ensuring the planning system provides a strong lead for renewable energy development, mean we are well placed to support the renewable sector, attract new investment and reduce carbon emissions.
	Natural Resources Wales has a rich variety of nature conservation sites, covering a diverse range of important and unique habitats and protected species. Ecosystems underpin our well-being, health, economy, culture and identity. We depend on them to provide us with food, raw materials and clean water, and to regulate our climate and air quality. The need to reverse biodiversity decline and assist nature recovery is of imperative importance in its own right. Environmental pressures are causing global biodiversity declines at rates not previously encountered in human history and the rate of species extinctions is accelerating. Many of our key industries such as agriculture, forestry, fisheries, energy, water and tourism rely on healthy, functioning ecosystems to prosper and to support communities across Wales. We must align the response to the climate emergency with the need to address the twin challenge for biodiversity. Ensuring the resilience of our ecosystems will reverse biodiversity decline and provide an opportunity to promote green growth and innovation to create sustainable jobs, sustain a more resource efficient economy and maintain healthy, active, sustainable and connected communities. Future Wales will help support our national strategy for woodlands and trees. Aggregates underpin economic growth, providing construction related products essential for the delivery of placemaking, housing and infrastructure. When construction leads to a spike in demand, caused for instance by major infrastructure projects, pressures are placed on the minerals industry to provide the necessary materials. Effective planning ensures that a reliable supply of minerals, which is capable of simultaneously meeting demand in all regions of Wales, is always available. This is vital for our economy and future growth. Whilst Wales will still depend on the sustainable use of primary mineral resources, more will need to be done to increase the use of secondary and recycled materials. The Welsh Government target to increase the proportion of aggregates production in Wales from secondary and recycled sources to at least 25% of total aggregates supply has been exceeded, but more will need to be done to move beyond the current estimate of 30% of supply deriving from such sources as part of progress towards a truly circular economy.		Wales has a rich variety of nature conservation sites, protecting a diverse range of important and unique habitats and protected species. Ecosystems underpin our well-being, health, economy, culture and identity. We depend on them to provide us with food, raw materials and clean water, and to regulate our climate and air quality. 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			Aggregates underpin economic growth, providing construction related products essential for the delivery of placemaking, housing and infrastructure. When construction leads to a spike in demand, caused for instance by major infrastructure projects, pressures are placed on the minerals industry to provide the necessary materials. Effective planning ensures a good stock of permitted reserves is available to supplement existing productive capacity at any given time. A reliable supply of minerals, capable of meeting demand in all regions of Wales simultaneously, is vitally important.	~~Aggregates underpin economic growth, providing construction related products essential for the delivery of placemaking, housing and infrastructure. When construction leads to a spike in demand, caused for instance by major infrastructure projects, pressures are placed on the minerals industry to provide the necessary materials.~~ ~~Effective planning ensures a good stock of permitted reserves is available to supplement existing productive capacity at any given time. A reliable supply of minerals, capable of meeting demand in all regions of Wales simultaneously, is vitally important.~~
	Water & Coasts As our climate changes, pressure on water resources is predicted to increase. The supply and management of water will be of increasing importance. Currently, Wales can meet its water needs and we are able to transport water from source to areas of demand. By identifying the locations of national and regional growth there is an opportunity to consider where we will need water and how we can safeguard our resources in the future. Focusing development in existing built-up areas may reduce the likelihood of a need for significant new sources of water, but we must recognise the potential impact of all future development patterns and climate change on the supply and availability of water. The management of our coasts is important for all regions as the built-up coastal areas are where the majority of people live. Shoreline Management Plans identify opportunities to build ecosystems resilience and help ensure choices on where development should be are informed by erosion and current and future flood risks.		As our climate changes, pressure on water resources is predicted to increase. The supply and management of water will be of increasing importance. Currently, Wales can meet its water needs and we are able to transport water from source to areas of demand. The location of future growth provides an opportunity to consider where we will need water and how we safeguard our resources in the future. Focussing development in existing built-up areas reduces the likelihood of a need for significant new sources of water, but we must recognise the potential impact of climate change on the supply and availability of water. The management of our coasts is important for all regions in Wales. The built-up coastal areas are where the majority of people live. In coastal areas Shoreline Management Plans identify opportunities to build ecosystems resilience and inform spatial choices in relation to development, taking into account erosion and current and future flood risks.	**Water & Coasts** As our climate changes, pressure on water resources is predicted to increase. The supply and management of water will be of increasing importance. Currently, Wales can meet its water needs and we are able to transport water from source to areas of demand. ~~The location~~By identifying the locations of ~~future~~national and regional growth ~~provides~~there is an opportunity to consider where we will need water and how we can safeguard our resources in the future. ~~Focussing~~Focusing development in existing built-up areas ~~reduces~~may reduce the likelihood of a need for significant new sources of water, but we must recognise ~~–~~the potential impact of all future development patterns and climate change on the supply and availability of water. The management of our coasts is important for all regions ~~in Wales. The~~as the built-up coastal areas are where the majority of people live. ~~In coastal areas~~ Shoreline Management Plans identify opportunities to build ecosystems resilience and ~~inform spatial~~help ensure choices ~~in relation to~~on where development~~, taking into account~~ should be are informed by erosion and current and future flood risks.
	A Changing Society Our society is ageing. We need to think about the type of homes in which we will live in the future; where they are; the social and healthcare services that will support us; and the type of places that we as an ageing population would like to live in. We also need to think about how we will retain and attract young people to all parts of Wales, provide opportunities to		Our society is ageing and we need to think about the type of houses in which we will live in the future; where they are; the social and healthcare services that will support us; and the type of places that we as an ageing population would like to live in. It is also a reminder that we need to retain and attract	**A Changing Society** Our society is ageing~~ and we~~. We need to think about the type of ~~houses~~homes in which we will live in the future; where they are; the social and healthcare services that will support us; and the type of places that we as an ageing population would like to live in. ~~It is~~ We also ~~a reminder that we~~ need to think about how we will retain and attract young people to all parts of Wales,

	support children and young people and promote active lifestyles. Future Wales together with Planning Policy Wales places a strong focus on the places we create through our planning system. Building new houses or infrastructure is not an end itself and we are determined to create places that support our well-being across the whole of our lives. Future Wales has been prepared at a time when the UK is changing its relationship with Europe. Since 2016 Brexit has been central to public debate and has given rise to profound uncertainty on our future relationship with Europe and a wide-range of well-established policy frameworks which impact all aspects of our lives. Having left the European Union, we are especially vulnerable to potential impacts arising from future new arrangements. Both agricultural funding and regeneration programmes are areas of major public policy which have been shaped by European funding policies over a long time. In response to this uncertainty and the forging of new relationships, Future Wales seeks to provide a positive, proactive framework to give certainty and direction on where Wales will grow and where we will invest. It also provides a framework responsive to changing circumstances to ensure that we are able to take decisions on future policy issues that are still to be defined.		young people and promote active lifestyles. The NDF, together with Planning Policy Wales, places a strong focus on the places we create through our planning system. Building new houses or infrastructure is not an end itself; we are determined to create places that support our well-being across the whole of our lives. The NDF has been prepared at a time when the UK is changing its relationship with Europe. Since 2016 Brexit has been central to public debate and has given rise to profound uncertainty on our future relationship with Europe and a wide-range of well established policy frameworks, which impact all aspects of our lives. As a nation, we are especially vulnerable to the impacts of Brexit. Both agricultural funding and regeneration programmes are areas of major public policy which have been shaped by wider European policies and funding. In response the NDF seeks to provide a positive, proactive framework to give certainty and direction on where Wales will grow and where we will invest. It also provides a framework responsive to changing circumstances to ensure that we are able to take decisions on future policy issues that are still to be defined.	provide opportunities to support children and young people and promote active lifestyles. ~~The NDF,~~Future Wales together with Planning Policy Wales~~,~~ places a strong focus on the places we create through our planning system. Building new houses or infrastructure is not an end itself~~;~~ and we are determined to create places that support our well-being across the whole of our lives. ~~The NDF~~Future Wales has been prepared at a time when the UK is changing its relationship with Europe. Since 2016 Brexit has been central to public debate and has given rise to profound uncertainty on our future relationship with Europe and a wide-range of well~~ -~~established policy frameworks~~,~~ which impact all aspects of our lives.~~ As a nation~~ Having left the European Union, we are especially vulnerable to ~~the~~potential impacts ~~of Brexit~~arising from future new arrangements. Both agricultural funding and regeneration programmes are areas of major public policy which have been shaped by ~~wider~~ European funding policies ~~and funding.~~ over a long time. In response to this uncertainty and the ~~NDF~~forging of new relationships, Future Wales seeks to provide a positive, proactive framework to give certainty and direction on where Wales will grow and where we will invest. It also provides a framework responsive to changing circumstances to ensure that we are able to take decisions on future policy issues that are still to be defined.
	Housing Good quality affordable homes are the bedrock of communities and form the basis for individuals and families to flourish in all aspects of their lives. Future Wales provides evidence of the need for housing across Wales at both a national and regional level. This evidence demonstrates the need for a focus on increasing the delivery of social and affordable homes. The Welsh Government is targeting its housing and planning interventions towards achieving this aim within the broader context of increasing supply and responding to different needs, including our ageing society and climate change.		Good quality affordable homes are the bedrock of communities and form the basis for individuals and families to flourish in all aspects of their lives. The NDF provides evidence of the need for housing across Wales at both a national and regional level. In particular, this evidence demonstrates the need for a focus on increasing the delivery of affordable homes. The Welsh Government is targeting its housing and planning interventions towards achieving this aim within the broader context of increasing supply and responding to different needs.	**Housing** Good quality affordable homes are the bedrock of communities and form the basis for individuals and families to flourish in all aspects of their lives. ~~The NDF~~Future Wales provides evidence of the need for housing across Wales at both a national and regional level. ~~In particular, this~~This evidence demonstrates the need for a focus on increasing the delivery of social and affordable homes. The Welsh Government is targeting its housing and planning interventions towards achieving this aim within the broader context of increasing supply and responding to different needs, including our ageing society and climate change.

	Prosperity The pace of change in technology is a challenge and opportunity for all nations. The jobs that future generations will do may not yet have been invented. Automation and artificial intelligence technologies will impact on all occupations. Advancements in technologies like electric vehicles, coupled with mobile applications which provide bespoke transport services, have the potential to re-shape the way we travel, the vehicles we own, public transport and the places we will live in. Our universities can play an important role both nationally and regionally, leading innovation and research and providing opportunities for students of all ages to grow and develop. They play a key role in their local communities, attracting students from all around the world to different parts of Wales and supporting local economies and businesses. Work patterns have the potential for change too, becoming more flexible in terms of location and hours. Future Wales and Planning Policy Wales support the provision of the infrastructure required to support new technologies and to ensure the places we create in the future can support our changing society. The Welsh Government recognises and supports the important role of businesses of all sizes, from major international manufacturers to micro businesses, in strengthening, diversifying and increasing the resilience of our economy. There is no 'one size fits all' approach and it is important that positive steps are taken to support new and existing businesses of all sizes. Prosperity and reducing inequality remain priorities for the Welsh Government. Prosperity is not equal across all parts of the country. Health varies across Wales with our poorest communities experiencing pronounced differences in health outcomes compared to more affluent areas. Future Wales provides a framework for regional planning to tackle regional inequalities and ensure that the most prosperous parts of Wales play a role in supporting their wider regions. It will ensure we take action to meet the needs of those struggling to access housing and that the places we create make us happier and healthier. The Ministry of Defence is an important landowner with many strategic assets across Wales which provide significant levels of employment and contribute economically, socially and culturally to many local communities. Military assets in Wales are important to the UK's strategic defence systems and Future Wales seeks to protect these areas for these uses and from the impacts of development which could impinge upon them.		The pace of change in technology is a challenge and opportunity for all nations. The jobs that future generations will do may not have been invented yet. Automation and Artificial Intelligence technologies will impact on all occupations. Advancements in technologies like electric vehicles, coupled with mobile applications which provide bespoke transport services, have the potential to re-shape the way we travel, the vehicles we own, public transport and the places we will live in. Work patterns have the potential for change too, becoming more flexible in terms of location and hours. The NDF and Planning Policy Wales support the provision of the infrastructure required to support new technologies and to ensure the places we create in the future can support our changing society. Prosperity and reducing inequality remain the priorities Welsh Government policies. Prosperity is not equal across all parts of Wales, and West Wales and the Valleys continues to be recognised within Europe as one of the less developed regions. Health varies across Wales, with our poorest communities experiencing pronounced differences in health outcomes. 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The Ministry of Defence is an important landowner with many strategic assets across Wales which provide significant levels of employment and contribute economically, socially and culturally to many local communities. Military assets in Wales are important to the UK's strategic defence systems and Future Wales seeks to protect these areas for these uses and from the impacts of development which could impinge upon them.

	Travel Movement across Wales is shaped by our topography and the distance between the main built-up areas in the north and south. Connections between the north and south are fragmented and it is not possible to travel by train without leaving the country. East-west connections are better, but the road and rail networks can be congested. Significant investment in public transport, including Metro schemes and active travel infrastructure, including the walking and cycling routes being developed as a result of the Active Travel Act, provide an opportunity to re-think how our places work. Growth should be shaped around sustainable forms of transport and places that make us and the environment healthier. The National Cycle Network is an important part of our national infrastructure and its planned improvements are supported.		Travel across Wales is shaped by our topography and the distance between the main built-up areas in the north and south. Connections between North Wales and South Wales are fragmented and it is not possible to travel by train without leaving the country. East-West connections are better, but the road and rail networks can be congested. Significant investment in public transport, including Metro schemes and active travel infrastructure, including the walking and cycling routes being developed as a result of the Active Travel Act, provide an opportunity to re-think how our places work. Growth should be shaped around sustainable forms of transport and deliver places that make us and the environment healthier. The National Cycle Network is an important part of our national infrastructure and its planned improvements are supported.	**Travel** Movement across Wales is shaped by our topography and the distance between the main built-up areas in the north and south. Connections between ~~North Wales~~the north and ~~South Wales~~south are fragmented and it is not possible to travel by train without leaving the country. East-~~West~~west connections are better, but the road and rail networks can be congested. Significant investment in public transport, including Metro schemes and active travel infrastructure, including the walking and cycling routes being developed as a result of the Active Travel Act, provide an opportunity to re-think how our places work. Growth should be shaped around sustainable forms of transport and ~~deliver~~ places that make us and the environment healthier. The National Cycle Network is an important part of our national infrastructure and its planned improvements are supported.
	Our four regions We have four strong, diverse and proud regions. Future Wales supports the North, Mid Wales, the South West and the South East regions in shaping their futures and proactively using the planning system to deliver a better Wales. Many of the opportunities and challenges we face will be best met by co-ordinated actions at the national and regional levels. Each region through co-ordinated and joined-up working and the preparation of Strategic Development Plans, can plan and manage their futures together.			**Our four regions** We have four strong, diverse and proud regions. Future Wales supports the North, Mid Wales, the South West and the South East regions in shaping their futures and proactively using the planning system to deliver a better Wales. Many of the opportunities and challenges we face will be best met by co-ordinated actions at the national and regional levels. Each region through co-ordinated and joined-up working and the preparation of Strategic Development Plans, can plan and manage their futures together.
			The NDF will help us prepare for the future. The NDF Outcomes set out the Wales we wish to pass on to future generations.	~~The NDF will help us prepare for the future. The NDF Outcomes set out the Wales we wish to pass on to future generations.~~

Section or Policy Number	Updated Version	Draft NDF Section or Policy Number	Draft NDF Section or Policy	Tracked Changed Version
Chapter 3	**Chapter 3: Setting and achieving our ambitions** ***We have a clear vision of Wales in 2040 and the steps we need to take to get there. Everyone has a role to play in shaping a future that is sustainable, healthy, equitable and fair.*** Identifying what we want to achieve is an important step in preparing a strategy for a development plan. Future Wales' Outcomes are overarching ambitions based on the national planning principles and national sustainable placemaking outcomes set out in Planning Policy Wales. The 11 Outcomes are collectively a statement of where we want to be in 20 years' time. Every part of Future Wales, from the spatial strategy to regional policies, is concerned with achieving the Outcomes. Most policy areas will contribute to multiple Outcomes. The 11 Outcomes can be achieved over the next 20 years if the planning system – through Future Wales and other development plans – is focused on the long-term and provides quality development in the right places for the right reasons. These Outcomes are inter-related and inter-dependent, and will improve places and well-being across Wales. We will measure the impact and effect of Future Wales continually. After no more than five years from its publication, we will need to decide whether to update Future Wales. The review process for measuring the impact of Future Wales, assessing if it is successful and deciding whether to update it, is set out below.	**Chapter 3**	**NDF Outcomes** Identifying what we want to achieve is an important step in preparing a strategy for a development plan. The NDF Outcomes are overarching ambitions based on the national planning principles and national sustainable placemaking outcomes set out in Planning Policy Wales. The 11 outcomes are collectively a statement of where we want to be in 20 years time. Every part of the NDF, from the spatial strategy to regional policies, is concerned with achieving the NDF Outcomes. Most policy areas will contribute to multiple outcomes. Through the NDF, we will develop: A Wales where people live.... 1. and work in connected, inclusive and healthy places 2. in vibrant rural places with access to homes, jobs and services 3. in distinctive regions that tackle health and socio-economic inequality through sustainable growth 4. in places with a thriving Welsh Language 5. and work in towns and cities which are a focus and springboard for sustainable growth 6. in places where prosperity, innovation and culture are promoted 7. in places where travel is sustainable 8. in places with world-class digital infrastructure 9. in places that sustainably manage their natural resources and reduce pollution 10. in places with biodiverse, resilient and connected ecosystems 11. in places which are decarbonised. The 11 Outcomes can be achieved over the	~~NDF Outcomes~~ **Chapter 3: Setting and achieving our ambitions** ***We have a clear vision of Wales in 2040 and the steps we need to take to get there. Everyone has a role to play in shaping a future that is sustainable, healthy, equitable and fair.*** Identifying what we want to achieve is an important step in preparing –a strategy for a development plan. ~~The NDF~~Future Wales' Outcomes are overarching ambitions based on the national planning principles and national sustainable placemaking outcomes set out in Planning Policy Wales. The 11 ~~outcomes~~Outcomes are collectively a statement of where we want to be in 20 ~~years~~years' time. Every part of ~~the NDF~~Future Wales, from the spatial strategy to regional policies, is concerned with achieving the ~~NDF~~ Outcomes. Most policy areas will contribute to multiple ~~outcomes~~Outcomes. ~~Through the NDF, we will develop:~~ ~~**A Wales where people live....**~~ ~~1. and work in connected, inclusive and healthy places~~ ~~2. in vibrant rural places with access to homes, jobs and services~~ ~~3. in distinctive regions that tackle health and socio-economic inequality through sustainable growth~~ ~~4. in places with a thriving Welsh Language~~ ~~5. and work in towns and cities which are a focus and springboard for sustainable growth~~ ~~6. in places where prosperity, innovation and culture are promoted~~ ~~7. in places where travel is sustainable~~ ~~8. in places with world-class digital infrastructure~~ ~~9. in places that sustainably manage their natural resources and reduce pollution~~

			next 20 years if the planning system – through the NDF and other development plans – is focussed on the long-term and provides quality development in the right places for the right reasons. These Outcomes are inter-related and inter-dependent, and will improve places and well-being across Wales.	~~10.in places with biodiverse, resilient and connected ecosystems~~ ~~11.in places which are decarbonised.~~ The 11 Outcomes can be achieved over the next 20 years if the planning system – through ~~the NDF~~Future Wales and other development plans – is ~~focussed~~focused on the long-term and provides quality development in the right places for the right reasons. These Outcomes are inter-related and inter-dependent, and will improve places and well-being across Wales. We will measure the impact and effect of Future Wales continually. After no more than five years from its publication, we will need to decide whether to update Future Wales. The review process for measuring the impact of Future Wales, assessing if it is successful and deciding whether to update it, is set out below.
	The Future Wales Outcomes **A Wales where people live....**		**Outcomes**	**The Future Wales Outcomes** **A Wales where people live....**
1	**And work in connected, inclusive and healthy places** Our cities, towns and villages will be physically and digitally well connected places, offering good quality of life to their residents. High-quality homes meeting the needs of society will be well-located in relation to jobs, services and accessible green and open spaces. Incorporating placemaking principles in all development will ensure that places meet and suit the needs of a diverse population, with accessible community facilities and services.	**1**	Our cities, towns and villages will be physically and digitally well connected, offering good quality of life to their residents. High-quality homes meeting the needs of society will be well-located in relation to jobs, services and accessible green and open spaces. Places will meet and suit the needs of a diverse population, with accessible community facilities and services.	**And work in connected, inclusive and healthy places** Our cities, towns and villages will be physically and digitally well connected places, offering good quality of life to their residents. High-quality homes meeting the needs of society will be well-located in relation to jobs, services and accessible green and open spaces. ~~Places will~~Incorporating placemaking principles in all development will ensure that places meet and suit the needs of a diverse population, with accessible community facilities and services.
2	**In vibrant rural places with access to homes, jobs and services** In rural areas, job opportunities and community services will be supported to help attract and retain people. A balance will be found between development and preserving the character of rural Wales, ensuring our small towns and villages have bright futures as attractive places to live and work. The rural economy will be thriving and communities will be well connected digitally and physically. There will be support for the agricultural sector and its supply chains to boost resilience through diversification.	**2**	In rural areas, job opportunities and community services will be supported to help attract and retain people. A balance will be found between development and preserving the character of rural Wales, ensuring our small towns and villages have bright futures as attractive places to live and work. There will be support for the agricultural sector and its supply chains to boost resilience through diversification.	**In vibrant rural places with access to homes, jobs and services** In rural areas, job opportunities and community services will be supported to help attract and retain people. A balance~~–~~ will be found between development and preserving the character of rural Wales, ensuring our small towns and villages have bright futures as attractive places to live and work. The rural economy will be thriving and communities will be well connected digitally and physically. There will be support for the agricultural sector and its supply chains to boost resilience through diversification.

3	**In distinctive regions that tackle health and socio-economic inequality through sustainable growth** The regional approach will recognise that different parts of Wales work differently to each other, with distinct underlying characteristics and challenges. Inequalities in the four regions will be addressed by building stronger links between public services, communities and business. Each region will be encouraged to build on their existing strengths and pursue opportunities to achieve greater prosperity and well-being.	**3**	The regional approach will recognise that different parts of Wales work differently to each other, with distinct underlying characteristics and challenges. The three regions will address inequalities by building stronger links between public services, communities and business. Each region will be encouraged to build on their existing strengths and pursue opportunities to achieve greater prosperity and well-being.	**In distinctive regions that tackle health and socio-economic inequality through sustainable growth** The regional approach will recognise that different parts of Wales work differently to each other, with distinct underlying characteristics and challenges. ~~The three~~ Inequalities in the four regions will ~~address inequalities~~be addressed by building stronger links between public services, communities and business. Each region will be encouraged to build on their existing strengths and pursue opportunities to achieve greater prosperity and well-being.
4	**In places with a thriving Welsh Language** We aim to have a million Welsh speakers in Wales by 2050 – an increase of almost 80% on current levels. The language will be an embedded consideration in the spatial strategy of all development plans. Where Welsh is the everyday language of the community, development will be managed to ensure there are jobs and homes to enable the language to remain central to those communities' identities. Elsewhere development will be a positive force towards encouraging the creation of education and social infrastructure to enable the language to develop as a natural, thriving part of communities.	**4**	We aim to have a million Welsh speakers in Wales by 2050 – an increase of almost 80% on current levels. Where Welsh is the everyday language of the community, development will be managed to ensure there are jobs and homes to enable the language to remain central to those communities' identities. Elsewhere education authorities will lead in developing infrastructure to enable the language to develop as a natural, thriving part of communities.	**In places with a thriving Welsh Language** We aim to have a million Welsh speakers in Wales by 2050 – an increase of almost 80% on current levels. The language will be an embedded consideration in the spatial strategy of all development plans. Where Welsh is the everyday language of the community, development will be managed to ensure there are jobs and homes to enable the language to remain central to those communities' identities. Elsewhere development will be a positive force towards encouraging the creation of education ~~authorities will lead in developing~~and social infrastructure to enable the language to develop as a natural, thriving part of communities.
5	**And work in towns and cities which are a focus and springboard for sustainable growth** Cities and large towns will be magnets for jobs and investment, while people are drawn to live and work there for the economic and social opportunities they provide. Development plans will enable and support aspirations for large towns and cities to grow, founded on sustainability and urban design principles. Investment in active travel, public transport, flood risk management and green infrastructure will enable population growth and economic growth while reducing pollution and carbon consumption. Areas outside the urban centres will benefit directly from the strength of our large towns and cities, through improved connectivity and additional investment in new homes, jobs and services.	**5**	Cities and large towns are magnets for jobs and investment, while people are drawn to live and work there for the economic and social opportunities they provide. Development plans will enable and support aspirations for large towns and cities to grow, founded on sustainability and urban design principles, active travel and investment in key built and green infrastructure to enable population and economic growth whilst reducing pollution. Areas outside the urban centres will benefit directly from the strength of our large towns and cities, through improved connectivity and additional investment in new homes, jobs and services.	**And work in towns and cities which are a focus and springboard for sustainable growth** Cities and large towns ~~are~~will be magnets for jobs and investment, while people are drawn to live and work there for the economic and social opportunities they provide. Development plans will enable and support aspirations for large towns and cities to grow, founded on sustainability and urban design principles~~,~~. Investment in active travel ~~and investment in key built~~, public transport, flood risk management and green infrastructure ~~to~~will enable population growth and economic growth ~~whilst~~while reducing pollution and carbon consumption. Areas outside the urban centres will benefit directly from the strength of our large towns and cities, through improved connectivity and additional investment in new homes, jobs and services.
6	**In places where prosperity, innovation and culture are promoted** Development plans will have a forward thinking, positive attitude towards enabling economic	**6**	Development Plans will have a forward thinking, positive attitude towards enabling economic development, investment and innovation. Increased prosperity and	**In places where prosperity, innovation and culture are promoted** Development ~~Plans~~plans will have a forward thinking, positive attitude towards

	development, investment and innovation. Increased prosperity and productivity will be pursued across all parts of Wales, building on current activity and promoting a culture of innovation, social partnership, entrepreneurialism and skills-development in sustainable industries and sectors. The culture, heritage and environment of Wales will play a positive, modern role in the economy by attracting the interest and expenditure of tourists and providing a distinctive and trusted brand for Welsh businesses.		productivity will be pursued across all parts of Wales, building on current activity and promoting a culture of innovation, social partnership, entrepreneurialism and skills-development in sustainable industries and sectors. The culture, heritage and environment of Wales will play a positive, modern role in the economy by attracting the interest and expenditure of tourists, and providing a distinctive and trusted brand for Welsh businesses.	enabling economic development, investment and innovation. Increased prosperity and productivity will be pursued across all parts of Wales, building on current activity and promoting a culture of innovation, social partnership, entrepreneurialism and skills-development in sustainable industries and sectors. The culture, heritage and environment of Wales will play a positive, modern role in the economy by attracting the interest and expenditure of tourists~~,~~ and providing a distinctive and trusted brand for Welsh businesses.
7	**In places where travel is sustainable** All methods of travel will have low environmental impact and low emissions, with increased use of public transport and ultra-low emission vehicles replacing today's petrol and diesel vehicles. Sustainable transport infrastructure will be embedded within development to enable easy and convenient access from one place to another for commuting, business, tourism and leisure purposes. Development will focus on active travel and public transport, allied with a reduced reliance on private vehicles.	**7**	All methods of travel will need to have low environmental impact and low emissions, with ultra low emission vehicles and public transport replacing today's petrol and diesel vehicles. Active travel and public transport will be a significant part of the transport mix, allied with a reduced reliance on private vehicle use, with sustainable transport infrastructure embedded within new developments to enable easy and convenient access from one place to another for commuting, business, tourism and leisure purposes.	**In places where travel is sustainable** All methods of travel will ~~need to~~ have low environmental impact and low emissions, with increased use of public transport and ultra~~-~~low emission vehicles ~~and public transport~~ replacing today's petrol and diesel vehicles. ~~Active travel and public transport will be a significant part of the transport mix, allied with a reduced reliance on private vehicle use, with sustainable~~ Sustainable transport infrastructure will be embedded within ~~new developments~~development to enable easy and convenient access from one place to another for commuting, business, tourism and leisure purposes. Development will focus on active travel and public transport, allied with a reduced reliance on private vehicles.
8	**In places with world-class digital infrastructure** Broadband provision will develop and evolve, beginning with comprehensive coverage of superfast and progressing to ultra-fast fibre, which will help businesses to be more productive, resilient and innovative and improve the way of life for communities and individuals. Better digital communication will enable economic and social progress, and ensure Wales can lead and keep pace with the latest global technological advancements.	**8**	Broadband provision will develop and evolve, beginning with comprehensive coverage of superfast and progressing to ultra-fast fibre, which will help businesses to be more productive, resilient and innovative. Better digital communication will enable changes to the economy and way of life, and ensure Wales can lead and keep pace with the latest global technological advancements.	**In places with world-class digital infrastructure** Broadband provision will develop and evolve, beginning with comprehensive coverage of superfast and progressing to ultra-fast fibre, which will help businesses to be more productive, resilient and innovative~~.~~ and improve the way of life for communities and individuals. Better digital communication will enable ~~changes to the economy~~economic and ~~way of life~~social progress, and ensure Wales can lead and keep pace with the latest global technological advancements.
9	**In places that sustainably manage their natural resources and reduce pollution** Wales' natural resources, including its minerals, soils and geodiversity, coast, water, forests and landscape support a range of activities and sectors and are assets of great value in their own right. The environmental, social and cultural value of our resources will be managed, maintained and enhanced, while economic benefits will be utilised sustainably and appropriately by promoting nature-based solutions and a circular economy.	**9**	Wales' natural resources, including its minerals, coast, water, forests and landscape, support a range of activities and sectors and are assets of great value in their own right. The environmental, social and cultural value of our resources will be managed, maintained and enhanced, while economic benefits will be utilised sustainably and appropriately by promoting nature-based solutions and a circular economy. Across Wales better resource choices will be	**In places that sustainably manage their natural resources and reduce pollution** Wales' natural resources, including its minerals, soils and geodiversity, coast, water, forests and landscape~~,~~ support a range of activities and sectors and are assets of great value in their own right. The environmental, social and cultural value of our resources will be managed, maintained and enhanced, while economic benefits will be utilised sustainably and appropriately by promoting nature-

	Across Wales the risks of flooding and coastal erosion will be effectively managed and mitigated while better resource choices will be reflected in more sustainable places. Places will benefit from reduced pollution and be healthier and more liveable.		reflected in more sustainable places, which benefit from reductions in levels of pollution, and be healthier and more liveable.	based solutions and a circular economy. Across Wales the risks of flooding and coastal erosion will be effectively managed and mitigated while better resource choices will be reflected in more sustainable places~~, which~~. Places will benefit from ~~reductions in levels of~~ reduced pollution~~,~~ and be healthier and more liveable.
10	**In places with biodiverse, resilient and connected ecosystems** The variety of flora and fauna found across Wales make Wales a special place. Biodiversity underpins the functioning of healthy resilient ecosystems and the multiple benefits they provide. While biodiversity has declined in recent decades, we will reverse these losses and enhance the resilience of ecosystems. The planning system will ensure wildlife is able to thrive in healthy, diverse habitats, both in urban and rural areas, recognising and valuing the multiple benefits to people and nature.	**10**	The variety of flora and fauna found across Wales make Wales a special place. Biodiversity underpins the functioning of healthy resilient ecosystems and the multiple benefits they provide. While biodiversity has declined in recent decades, we will reverse these losses and enhance the resilience of ecosystems. The planning system will ensure wildlife is able to thrive in healthy, diverse habitats, both in urban and rural areas, recognising and valuing the multiple benefits to people and nature.	**In places with biodiverse, resilient and connected ecosystems** The variety of flora and fauna found across Wales make Wales a special place. Biodiversity underpins the functioning of healthy resilient ecosystems and the multiple benefits they provide. While biodiversity has declined in recent decades, we will reverse these losses and enhance the resilience of ecosystems. The planning system will ensure wildlife is able to thrive in healthy, diverse habitats, both in urban and rural areas, recognising and valuing the multiple benefits to people and nature.
11	**In places which are decarbonised and climate-resilient** The challenges of climate change demand urgent action on carbon emissions and the planning system must help Wales lead the way in promoting and delivering a competitive, sustainable decarbonised society. Decarbonisation commitments and renewable energy targets will be treated as opportunities to build a more resilient and equitable low-carbon economy, develop clean and efficient transport infrastructure, improve public health and generate skilled jobs in new sectors. New homes will be energy efficient and will help communities adapt to the changing climate.	**11**	The challenges of climate change demand urgent action on carbon emissions and the planning system must help Wales lead the way in promoting and delivering a competitive, sustainable decarbonised society. Decarbonisation and renewable energy commitments and targets will be treated as opportunities to build a more resilient and equitable low-carbon economy, develop clean and efficient transport infrastructure, improve public health and generate skilled jobs in new sectors.	**In places which are decarbonised and climate-resilient** The challenges of climate change demand urgent action on carbon emissions and the planning system must help Wales lead the way in promoting and delivering a competitive, sustainable decarbonised society. Decarbonisation commitments and renewable energy ~~commitments and~~ targets will be treated as opportunities to build a more resilient and equitable low-carbon economy, develop clean and efficient transport infrastructure, improve public health and generate skilled jobs in new sectors. New homes will be energy efficient and will help communities adapt to the changing climate.
	Reviewing Future Wales Every five years the Welsh Government will prepare and publish a review of Future Wales. The review will set out progress in delivering the Future Wales Outcomes and shaping the Wales we wish to see by 2040. The review will be based on four key sources:			**Reviewing Future Wales** Every five years the Welsh Government will prepare and publish a review of Future Wales. The review will set out progress in delivering the Future Wales Outcomes and shaping the Wales we wish to see by 2040. The review will be based on four key sources:
	The National Indicators			**The National Indicators**
	There are 46 National Indicators and they help to tell a story of progress against the well-being goals established in the Well-being of Future Generations (Wales) Act 2015.			There are 46 National Indicators and they help to tell a story of progress against the well-being goals established in the Well-being of Future Generations (Wales) Act 2015.

	Future Wales policy related indicators			**Future Wales policy related indicators**
	Future Wales policy related indicators cover the range of topics addressed by Future Wales policies. These indicators will help us understand in more detail the key trends and patterns Future Wales seeks to influence.			Future Wales policy related indicators cover the range of topics addressed by Future Wales policies. These indicators will help us understand in more detail the key trends and patterns Future Wales seeks to influence.
	The Integrated Sustainability Appraisal			**The Integrated Sustainability Appraisal**
	The Integrated Sustainability Appraisal is a process that has supported the development of Future Wales from the outset. It has its own set of objectives, indicators and baseline data. Analysing these will help us think about the Future Wales Outcomes and Future Wales' effect on the Integrated Sustainability Appraisal baseline data.			The Integrated Sustainability Appraisal is a process that has supported the development of Future Wales from the outset. It has its own set of objectives, indicators and baseline data. Analysing these will help us think about the Future Wales Outcomes and Future Wales' effect on the Integrated Sustainability Appraisal baseline data.
	Contextual evidence and influencing factors			**Contextual evidence and influencing factors**
	Contextual evidence and influencing factors will include a broad range of economic, cultural, environmental and social data. We will assess national and regional statistics on issues such as the economy and employment, population and the environment. Over the first five years of Future Wales, changes such as new Welsh Government policies, new research and publications will all provide an important context to the National Indicators and Future Wales policy related indicators. As we approach the review stage, we will also invite people to submit evidence they think should be considered.			Contextual evidence and influencing factors will include a broad range of economic, cultural, environmental and social data. We will assess national and regional statistics on issues such as the economy and employment, population and the environment. Over the first five years of Future Wales, changes such as new Welsh Government policies, new research and publications will all provide an important context to the National Indicators and Future Wales policy related indicators. As we approach the review stage, we will also invite people to submit evidence they think should be considered.
	Collectively this information and our analysis of it will help determine what new or further actions are required to deliver the Future Wales Outcomes. The review could conclude that Future Wales' direction of travel is on track and that no major action is required. It could find Future Wales to be on track in some areas and less so in others. We will determine what changes are required to ensure progress is made in all areas. If there are significant changes to Welsh Government policy, if relevant new legislation is introduced or if Future Wales is determined not to be making progress towards its Outcomes, we will consider how Future Wales should be revised. It may be necessary to prepare a replacement national development framework. In this scenario, as with the preparation of Future Wales, public and stakeholder engagement and consultation will be a central feature of the process. Future Wales is a long term 20-year plan and the strategic change it seeks will take time to achieve. We are confident the Future Wales Outcomes and spatial strategy will remain the right ones over the whole plan period and the review will primarily focus on actions necessary to maintain a focus on achieving Future Wales' ambitions.			Collectively this information and our analysis of it will help determine what new or further actions are required to deliver the Future Wales Outcomes. The review could conclude that Future Wales' direction of travel is on track and that no major action is required. It could find Future Wales to be on track in some areas and less so in others. We will determine what changes are required to ensure progress is made in all areas. If there are significant changes to Welsh Government policy, if relevant new legislation is introduced or if Future Wales is determined not to be making progress towards its Outcomes, we will consider how Future Wales should be revised. It may be necessary to prepare a replacement national development framework. In this scenario, as with the preparation of Future Wales, public and stakeholder engagement and consultation will be a central feature of the process. Future Wales is a long term 20-year plan and the strategic change it seeks will take time to achieve.

	As set out in Chapter 1, Future Wales is one of a number of plans and strategies driving change in Wales. Not all the changes we seek can be directly addressed by the planning system alone. Future Wales' review will identify where the planning system must work with the wider public, private and community interests to deliver the Outcomes.			We are confident the Future Wales Outcomes and spatial strategy will remain the right ones over the whole plan period and the review will primarily focus on actions necessary to maintain a focus on achieving Future Wales' ambitions. As set out in Chapter 1, Future Wales is one of a number of plans and strategies driving change in Wales. Not all the changes we seek can be directly addressed by the planning system alone. Future Wales' review will identify where the planning system must work with the wider public, private and community interests to deliver the Outcomes.
	The First Review: How will we know if Future Wales has been successful? Achieving the Future Wales Outcomes will mean that places in Wales will be better. The success of Future Wales will be determined by its delivery towards the Outcomes. There is a balance to be struck in the first review between medium and longer term actions. For the initial phase of Future Wales' life there are seven key questions which help us determine its progress. These are: Has Future Wales: 1. supported decarbonisation? 2. supported full development plan coverage at all three development plan tiers? 3. supported the delivery of renewable energy? 4. helped meet housing needs in the right places? 5. made places healthier? 6. helped strengthen ecosystems and enhanced biodiversity? 7. supported an economy that delivers prosperity for all?			**The First Review: How will we know if Future Wales has been successful?** Achieving the Future Wales Outcomes will mean that places in Wales will be better. The success of Future Wales will be determined by its delivery towards the Outcomes. There is a balance to be struck in the first review between medium and longer term actions. For the initial phase of Future Wales' life there are seven key questions which help us determine its progress. These are: Has Future Wales: 1. supported decarbonisation? 2. supported full development plan coverage at all three development plan tiers? 3. supported the delivery of renewable energy? 4. helped meet housing needs in the right places? 5. made places healthier? 6. helped strengthen ecosystems and enhanced biodiversity? 7. supported an economy that delivers prosperity for all?

Section or Policy Number	Updated version	Draft NDF – Section or Policy Number	Draft NDF - Section or Policy	Tracked Changed Version
Chapter 4	**Chapter 4. Strategic and Spatial choices: Future Wales' spatial strategy** **A spatial strategy identifies and connects key national and regional centres, provides a basis for long term infrastructure investment, identifies priorities for the planning system and a framework for the management of natural resources.** Future Wales' spatial strategy is a guiding framework for where large scale change and nationally important developments will be focused over the next 20 years. The strategy blends the existing settlement patterns and the distribution of jobs and homes with a vision of managing change and future trends for the benefit of everyone in Wales. The spatial strategy supports the Future Wales Outcomes. Decisions taken at a national level, including Welsh Government investment choices, will reflect the principles of the strategy and make positive contributions towards the national placemaking objectives. Our strategy is to build on existing strengths and advantages. It encourages sustainable and efficient patterns of development, based on co-locating homes with jobs and vital services and the efficient use of resources. The strategy contributes to achieving decarbonisation and biodiversity objectives and supports national ambitions for improving health. It enables the creation of thriving, sustainable communities and is aligned with the Welsh Government's broader goal of a million Welsh language speakers by 2050. Co-locating homes, jobs and services means focusing on cities and large towns as the main development areas. Developing our urban areas to enhance their performance will be challenging, but we firmly believe it is the right ambition for Wales and supports the Welsh Government's commitment to social justice. Choosing to develop new towns or enabling sprawling greenfield development would be to ignore the untapped potential of places which already have town centres, universities and colleges, public transport infrastructure and a good range of public services. It would also squander key assets in the form of productive countryside and natural resources. The focus on growing urban areas will create concentrations of jobs, services and amenities and a critical mass of people to sustain good public transport services and a range of economic activities. An urban growth focus enables more people to walk and cycle for everyday journeys and, with good urban design,	**Chapter 4**	**Strategic and Spatial Choices: the NDF Spatial Strategy** A spatial strategy sets a structure for the type and location of development across the plan area. It highlights the key settlements in which development will be focussed and the infrastructure, transport, actions and resources required to support the strategy. The NDF spatial strategy is a guiding framework for where large scale change and nationally important developments will be focused over the next 20 years. The strategy blends the existing settlement patterns and the distribution of jobs and homes with a vision of managing change and future trends for the benefit of everyone in Wales. The spatial strategy supports the NDF Outcomes. Decisions taken at a national level, including Welsh Government investment choices, will reflect the principles of the strategy and make positive contributions towards the national placemaking objectives. Our strategy is to build on existing strengths and to consolidate advantages. It encourages sustainable and efficient patterns of development, based on co-locating homes with jobs and vital services and the efficient use of resources. It contributes to achieving decarbonisation and biodiversity objectives and supports national ambitions for improving health. 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It highlights the~~**connects** **key** ~~settlements in which development will be focussed~~**national** **and** ~~the~~**regional centres, provides a basis for long term** **infrastructure**~~,~~ ~~transport, actions~~ **investment, identifies priorities for the planning system** **and** **a framework for the management of natural resources.** Future Wales' spatial strategy is a guiding framework for where large scale change and nationally important developments will be focused over the next 20 years. The strategy blends the existing settlement patterns and the distribution of jobs and homes with a vision of managing change and future trends for the benefit of everyone in Wales. The spatial strategy supports the ~~NDF~~Future Wales Outcomes. Decisions taken at a national level, including Welsh Government investment choices, will reflect the principles of the strategy and make positive contributions towards the national placemaking objectives. 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	can create positive impacts on public health, air quality and well-being. Sustainable growth will involve achieving biodiversity and green infrastructure enhancements in our urban areas. Effective and innovative nature-based solutions to the challenges of urban form, design and density will be required in order to reap the well-being rewards of living and working in exemplar, future-resilient settlements. In all parts of Wales the strategy supports sustainable growth. Any place without jobs, homes, community spaces and wildlife has no prospect of having a thriving and cohesive community, Welsh language or economy. There is such a thing as too much development or the wrong type of development, whereas sustainable development should foster a stable or growing population to ensure a healthy natural environment and economic and social stability. ***The NDF Strategic Diagram has been updated and will be included here***		places which already have town centres, universities and colleges, public transport infrastructure and a good range of public services. It would also squander key assets in the form of productive countryside and natural resources. The focus on growing urban areas will create concentrations of jobs, services and amenities and a critical mass of people to sustain good public transport services and a range of economic activities. An urban growth focus enables more people to walk and cycle for everyday journeys and, with good urban design, can create positive impacts on public health, air quality and well-being. Sustainable growth will involve setting an ambitious strategy for achieving biodiversity and green infrastructure enhancement in our urban areas. Effective and innovative nature-based solutions to the challenges of urban form, design and density will be required in order to reap the well-being rewards of living and working in exemplar, future-resilient settlements. In all parts of Wales, the strategy supports sustainable growth. Any place without jobs, homes, community spaces and wildlife has no prospect of having a thriving and cohesive community, Welsh language or economy. There is such a thing as too much development or the wrong type of development, whereas sustainable development should foster a stable or growing population to ensure a healthy natural environment and economic and social stability.	The focus on growing urban areas will create concentrations of jobs, services and amenities and a critical mass of people to sustain good public transport services and a range of economic activities. An urban growth focus enables more people to walk and cycle for everyday journeys and, with good urban design, can create positive impacts on public health, air quality and well-being. Sustainable growth will involve ~~setting an ambitious strategy for~~ achieving biodiversity and green infrastructure ~~enhancement~~enhancements in our urban areas. Effective and innovative nature-based solutions to the challenges of urban form, design and density will be required in order to reap the well-being rewards of living and working in exemplar, future-resilient settlements. In all parts of Wales~~,~~ the strategy supports sustainable growth. Any place without jobs, homes, community spaces and wildlife has no prospect of having a thriving and cohesive community, Welsh language or economy. There is such a thing as too much development or the wrong type of development, whereas sustainable development should foster a stable or growing population to ensure a healthy natural environment and economic and social stability. ***The NDF Strategic Diagram has been updated and will be included here***
Policy 1	**Where Wales will grow** The Welsh Government supports sustainable growth in all parts of Wales. In three National Growth Areas there will be growth in employment and housing opportunities and investment in infrastructure. The National Growth Areas are: • Cardiff, Newport and the Valleys • Swansea Bay and Llanelli • Wrexham and Deeside The National Growth Areas are complemented by Regional Growth Areas which will grow, develop and offer a variety of public and commercial services at regional scale. There are Regional Growth Areas in three regions: • The South West • Mid Wales			**Where Wales will grow** The Welsh Government supports sustainable growth in all parts of Wales. In three National Growth Areas there will be growth in employment and housing opportunities and investment in infrastructure. The National Growth Areas are: • Cardiff, Newport and the Valleys • Swansea Bay and Llanelli • Wrexham and Deeside The National Growth Areas are complemented by Regional Growth Areas which will grow, develop and offer a variety of public and commercial services at regional scale. There are Regional Growth Areas in three regions: • The South West

	• The North Development and growth in towns and villages in rural areas should be of appropriate scale and support local aspirations and need			• Mid Wales • The North Development and growth in towns and villages in rural areas should be of appropriate scale and support local aspirations and need
PPW Reference	 1.22 – 1.23 3.37 – 3.44	**PPW Reference**		 1.22 – 1.23 3.37 – 3.44
Supporting Text	Population trends in Wales have historically reflected economic fortunes, with people drawn to the areas where jobs were available. Over two centuries this has resulted in the development of three main urban clusters of cities and towns: • Cardiff, Newport and the Valleys; • Swansea Bay and Llanelli; and • Wrexham and Deeside. Each of these urban areas is economically distinctive, supporting a range of businesses, enterprises and universities, and offering culturally rich lifestyles to residents and visitors. They are internationally and nationally significant places and this strategy promotes their continued growth and regeneration. There are detailed policies in Chapter 5 on each of the National Growth Areas setting out their role in a national and regional context. Future Wales identifies a range of important Regional Growth Areas which, through specific policies in Strategic and Local Development Plans, should retain and enhance the commercial and public service base that make them focal points in their areas. The Regional Growth Areas are: South West: • Carmarthen • The Pembrokeshire Haven Towns, including: Haverfordwest, Milford Haven, Pembroke and Pembroke Dock Mid Wales: • The Teifi Valley, including Cardigan, Newcastle Emlyn, Llandysul and Lampeter • Brecon and the Border • The Heart of Wales, including Llandrindod Wells and Builth Wells • Bro Hafren, including Welshpool and Newtown • Aberystwyth North: • Holyhead • Caernarfon and Bangor • Llandudno and Colwyn Bay • Rhyl and Prestatyn Beyond the National and Regional Growth Areas are a mix of	**Supporting Text**	Growth and new development must be in the right place, undertaken in the right way and make efficient use of our resources to achieve the NDF Outcomes. The spatial strategy has three components and sets out: where in Wales growth should be focused; how growth should be planned and managed how we should power and heat places using renewable energy and district heat networks. Spatial Strategy: Where Wales will grow Population trends in Wales have historically reflected economic fortunes, with people drawn to the areas where jobs were available. Over two centuries this has resulted in the development of three main urban clusters of cities and towns: Cardiff, Newport and the Valleys; Swansea Bay and Llanelli; and Wrexham and Deeside. Each of these urban areas is economically distinctive, supporting a range of businesses, enterprises and universities, and offering culturally rich lifestyles to residents and visitors. They are nationally significant places and this strategy promotes their continued growth and regeneration. As a result, new large-scale employment opportunities and housing growth will occur predominantly, though not exclusively, in these urban areas. Outside of these areas are a mix of smaller towns and villages and large areas of countryside. Many towns are traditionally market towns and have retained the function of being gathering places for people living and working in rural places. Along the coast our maritime and resort towns remain popular places in which to live and visit, though there is a need for regeneration in some places. Development in towns and villages in rural areas will support local aspirations and need,	~~Growth and new development must be in the right place, undertaken in the right way and make efficient use of our resources to achieve the NDF Outcomes. The spatial strategy has three components and sets out:~~ ~~where in Wales growth should be focused;~~ ~~how growth should be planned and managed~~ ~~how we should power and heat places using renewable energy and district heat networks.~~ ~~Spatial Strategy:~~ ~~**Where Wales will grow**~~ Population trends in Wales have historically reflected economic fortunes, with people drawn to the areas where jobs were available. Over two centuries this has resulted in the development of three main urban clusters of cities and towns: • Cardiff, Newport and the Valleys; • Swansea Bay and Llanelli; and • Wrexham and Deeside. Each of these urban areas is economically distinctive, supporting a range of businesses, enterprises and universities, and offering culturally rich lifestyles to residents and visitors. They are internationally and nationally significant places and this strategy promotes their continued growth and regeneration. ~~As a result, new large-scale employment opportunities and housing growth will occur predominantly, though not exclusively,~~ There are detailed policies in ~~these urban areas~~Chapter 5 on each of the National Growth Areas setting out their role in a national and regional context. Future Wales identifies a range of important Regional Growth Areas which, through specific policies in Strategic and Local Development Plans, should retain and enhance the commercial and public service base that make them focal points in their areas. The Regional Growth Areas are: South West: • Carmarthen

	smaller towns and villages and large areas of countryside. Many towns are traditionally market towns and have retained the function of being gathering places for people living and working in rural places. Along the coast our maritime and resort towns remain popular places in which to live and visit, though there is a need for regeneration in some places. Development in towns and villages in rural areas will support local aspirations and need, complementing rather than competing with efforts to grow our cities and towns. Policies 4 and 5 are particularly relevant in these places. By focusing large scale growth on the urban areas, development pressures can be channelled away from the countryside and productive agricultural land can be protected. Rural areas have an important function as providers of food, energy and mineral resources. Communities in rural areas are strongly supported; the aim is to secure sustainable economic and housing growth which is focused on retaining and attracting working age population and maintaining and improving access to services. In areas designated for their landscape or ecological importance, protection against inappropriate development remains in place. The spatial strategy empowers local policy and decision-makers to develop the national priorities through Strategic and Local Development Plans and identify areas and issues of significance to their particular areas. Policy 1 drives the delivery of the Future Wales Outcomes and ensures Future Wales' policies and the planning system in general are committed to their achievement. Key issues, including decarbonisation, health, prosperity and the Welsh language, are core elements of policy 1 and are common threads underpinning all Future Wales policies. The remainder of Chapter 4 sets out national policies that are critical to the successful delivery of the spatial strategy. These policies address the nature of development in urban and rural areas, within the identified Growth Areas and beyond. The policies will ensure places are well planned and have strategies for ensuring our needs and demands are met and managed in a sustainable way. How we shape places will determine how we respond to climate challenges and make use of our resources. Sustainably planned places reduce the need to travel by car; encourage walking, cycling and public transport; embed green infrastructure; and take action to ensure air is clean. They ensure homes and businesses are connected to essential services such as energy, water and broadband and provide different spaces for all our daily activities.		complementing rather than competing with efforts to grow our cities and towns. The NDF identifies a range of important regional centres which, through specific policies in Strategic and Local Development Plans, should retain and enhance the commercial and public service base that make them focal points in their areas. This will apply in places like Carmarthen, the Pembrokeshire Haven towns, Aberystwyth, Llandrindod Wells, Newtown, Caernarfon, Bangor and the coastal towns from Llandudno to Prestatyn. By focussing large scale growth on the urban areas, development pressures can be channelled away from the countryside and productive agricultural land can be protected. Rural areas have an important function as providers of food, energy and mineral resources. Communities in rural areas are strongly supported; the aim is to secure sustainable economic and housing growth which is focussed on retaining and attracting working age population and maintaining and improving access to services. In areas designated for their landscape or ecological importance, protection against inappropriate development remains in place. The spatial strategy empowers local policy and decision-makers to develop the national priorities through Strategic and Local Development Plans and identify areas and issues of significance to their particular areas.	• The Pembrokeshire Haven Towns, including Haverfordwest, Milford Haven, Pembroke and Pembroke Dock Mid Wales: • The Teifi Valley, including Cardigan, Newcastle Emlyn, Llandysul and Lampeter • Brecon and the Border • The Heart of Wales, including Llandrindod Wells and Builth Wells • Bro Hafren, including Welshpool and Newtown • Aberystwyth North: • Holyhead • ~~Outside of these areas~~Caernarfon and Bangor • Llandudno and Colwyn Bay • Rhyl and Prestatyn Beyond the National and Regional Growth Areas are a mix of smaller towns and villages and large areas of countryside. Many towns are traditionally market towns and have retained the function of being gathering places for people living and working in rural places. Along the coast our maritime and resort towns remain popular places in which to live and visit, though there is a need for regeneration in some places. Development in towns and villages in rural areas will support local aspirations and need, complementing rather than competing with efforts to grow our cities and towns. Policies 4 and 5 are particularly relevant in these places. ~~The NDF identifies a range of important regional centres which, through specific policies in Strategic and Local Development Plans, should retain and enhance the commercial and public service base that make them focal points in their areas. This will apply in places like Carmarthen, the Pembrokeshire Haven towns, Aberystwyth, Llandrindod Wells, Newtown, Caernarfon, Bangor and the coastal towns from Llandudno to Prestatyn.~~ By ~~focussing~~focusing large scale growth on the urban areas, development pressures can be channelled away from the countryside and productive agricultural land can be protected. Rural areas have an important function as providers of food, energy and mineral resources. Communities in rural areas are strongly supported; the aim is to secure sustainable economic and housing growth which is ~~focussed~~focused on retaining and attracting working age population and maintaining and improving access to services. In areas designated for their landscape or ecological importance, protection against inappropriate development remains in

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Policy 2	**Shaping Urban Growth and Regeneration – Strategic Placemaking** The growth and regeneration of towns and cities should positively contribute towards building sustainable places that support active and healthy lives, with urban neighbourhoods that are compact and walkable, organised around mixed-use centres and public transport, and integrated with green infrastructure. Urban growth and regeneration should be based on the following strategic placemaking principles: • Creating a rich mix of uses; • Providing a variety of housing types and tenures; • Building places at a walkable scale, with homes, local facilities and public transport within walking distance of each other; • Increasing population density, with development built at urban densities that can support public transport and local facilities; • Establishing a permeable network of streets, with a hierarchy that informs the nature of development;	**Policy 1**	**Sustainable Urban Growth** Urban growth should support towns and cities that are compact and orientated around urban centres and integrated public transport and active travel networks. Higher density and mixed use development on sites with good access to urban centres and public transport hubs, including new and improved Metro stations, will be promoted and supported.	~~Sustainable~~**Shaping Urban Growth and Regeneration – Strategic Placemaking** ~~Urban~~The growth ~~should support~~and regeneration of towns and cities should positively contribute towards building sustainable places that support active and healthy lives, with urban neighbourhoods that are compact and ~~orientated~~walkable, organised around ~~urban~~mixed-use centres and public transport, and integrated ~~public transport and active travel networks. Higher~~with green infrastructure. Urban growth and regeneration should be based on the following strategic placemaking principles: • Creating a rich mix of uses; • Providing a variety of housing types and tenures; • Building places at a walkable scale, with homes, local facilities and public transport within walking distance of each other; • Increasing population density ~~and mixed use~~ , with development ~~on sites with good access to~~ built at urban ~~centres and~~ densities that can support public transport ~~hubs~~and local facilities;

	• Promoting a plot-based approach to development, which provides opportunities for the development of small plots, including for custom and self-builders; and • Integrating green infrastructure, informed by the planning authority's Green Infrastructure Assessment. Planning authorities should use development plans to establish a vision for each town and city. This should be supported by a spatial framework that guides growth and regeneration, and establishes a structure within which towns and cities can grow, evolve, diversify and flourish over time.			• Establishing a permeable network of streets, with a hierarchy that informs the nature of development; • Promoting a plot-based approach to development, which provides opportunities for the development of small plots, including ~~new~~for custom and ~~improved Metro stations, will~~self-builders; and • Integrating green infrastructure, informed by the planning authority's Green Infrastructure Assessment. Planning authorities should use development plans to establish a vision for each town and city. This should be ~~promoted and~~ supported by a spatial framework that guides growth and regeneration, and establishes a structure within which towns and cities can grow, evolve, diversify and flourish over time.
PPW Reference	3.37 – 3.44	**PPW Reference**		3.37 – 3.44
Supporting Text	**Shaping urban growth and regeneration** The growth aspirations of Future Wales are an opportunity to regenerate our towns and cities and shape their extent, structure and density. Placemaking is at the heart of the planning system in Wales and this policy establishes a strategic placemaking approach and principles to enable planning authorities to shape urban growth and regeneration. Before making decisions about site allocations or development proposals, it is essential to have a clear picture of the evolving shape of places and to develop a vision or strategy for their future. As well as identifying the best way in which towns and cities can expand, it is important to plan for existing neighbourhoods, particularly those in need of regeneration. A spatial framework establishes the long term pattern of land use, density, movement and green infrastructure. It is a tool to identify the best locations for growth and regeneration and provide a structure to enable change to happen over time. The visions and supporting spatial frameworks for places should inform and be supported by Strategic and Local Development Plan spatial strategies, site allocations and policies. They should also form the basis for other measures to support implementation, such as masterplans and design codes. This policy is primarily focused on shaping growth and regeneration within the National and Regional Growth Areas. The approach and the principles are also applicable to smaller towns and should be applied to reflect the local context. Further guidance on the strategic placemaking approach and principles in this policy will follow to support its implementation.	**Supporting Text**	**Spatial Strategy: Planning and managing growth** We want places to be healthy, prosperous, vibrant and cohesive, and to support well-being. How we shape places will determine how we respond to climate challenges and make use of our resources. It is important that places are well planned and have strategies for ensuring our needs and demands are met and managed in a sustainable way. Sustainably planned places reduce the need to travel by car; encourage walking, cycling and public transport; embed green infrastructure; and take action to ensure air is clean. They ensure homes and businesses are connected to essential services such as energy, water and broadband and provide different spaces for all our daily activities. Planning is fundamental to achieving liveable, successful places. We set out in the preceding section those parts of Wales which will accommodate strategic growth. This section, which applies to all parts of Wales, sets out how this growth should be planned and managed to create sustainable places. Supporting our urban areas The growth aspirations of the NDF are an opportunity to shape and grow, renew and regenerate our cities and towns and create sustainable, healthy places which embed green infrastructure. The Welsh Government wants towns and cities that are compact and	~~**Spatial Strategy: Planning and managing growth**~~ ~~We want places to be healthy, prosperous, vibrant and cohesive, and to support well-being.~~ **Shaping**~~How we shape places will determine how we respond to climate challenges and make use of our resources. It is important that places are well planned and have strategies for ensuring our needs and demands are met and managed in a sustainable way. Sustainably planned places reduce the need to travel by car; encourage walking, cycling and public transport; embed green infrastructure; and take action to ensure air is clean. They ensure homes and businesses are connected to essential services such as energy, water and broadband and provide different spaces for all our daily activities.~~ ~~Planning is fundamental to achieving liveable, successful places. We set out in the preceding section those parts of Wales which will accommodate strategic growth. This section, which applies to all parts of Wales, sets out how this growth should be planned and managed to create sustainable places.~~ ~~Supporting our~~ **urban** ~~areas~~**growth and regeneration** The growth aspirations of ~~the NDF~~Future Wales are an opportunity to ~~shape and grow, renew and~~ regenerate our towns and cities and ~~towns and create sustainable, healthy places which embed green infrastructure. The Welsh Government wants towns and cities that are compact and organised around urban centres and public transport hubs.~~ ~~Density is a key factor in shaping how places grow and function. Higher~~ shape their extent, structure and density ~~development makes efficient use of land, requires less~~

	Strategic Placemaking Principles Mix of uses To create activity throughout the day and enable people to walk and cycle, rather than being reliant on travelling by car, places should have a rich mix of residential, commercial and community uses within close proximity to each other. Urban growth and regeneration should integrate different uses within neighbourhoods. Variety of Housing To ensure places are socially mixed and cater for varied lifestyles, they should have a mix of housing types and tenures and space that allows for home-working. Urban growth and regeneration should cater for families, couples and single people of different ages, as well as providing a mix of affordable and private housing. Walkable scale To enable active and healthy lives, people should be able to easily walk to local facilities and public transport. Urban growth and regeneration should be focused within inner city areas and around town centres, as well as around mixed use local centres and public transport. Co-working hubs offering an alternative to home-working is a relatively new, and increasingly important, feature of the economy, and these should be located in town and local centres. Density To support the economic and social success of our towns and cities, including sustaining public transport and facilities, urban growth and regeneration should increase the population density of our towns and cities. New developments in urban areas should aim to have a density of at least 50 dwellings per hectare (net), with higher densities in more central and accessible locations. It may be necessary to take social distancing requirements into consideration when designing public and communal spaces. Street Network To provide a framework for different uses and types of housing to be integrated within neighbourhoods, urban growth and regeneration should be based on a network of streets that enable social distancing if necessary. The street network should be permeable, with streets primarily connecting at both ends with other streets and providing links into, out of, and through places. The street network should have a hierarchy, with streets that have different characters and functions. Plot-based development		organised around urban centres and public transport hubs. Density is a key factor in shaping how places grow and function. Higher density development makes efficient use of land, requires less land to be developed and protects rural areas from loss of countryside. Higher densities provide the necessary intensity of people and activity to animate streets and public spaces, support high streets and sustain good public transport services. Successful, healthy towns and cities have a rich mix of residential, commercial and community uses within close proximity to each other. This creates activity throughout the day and enables people to walk and cycle to school, work or the shops, rather than being reliant on travelling by car. The density and mix of uses of development should reflect the site and area's wider context, particularly the proximity to an urban centre and the public transport accessibility. This variety will result in different areas having different characteristics, including some lively and busy areas and some quieter and more secluded areas, which will result in places that cater for varied lifestyles. However, low density and mono-functional development in areas with the potential for greater densities and a mix of uses, misses the opportunity to allow more people to live closer to transport hubs, jobs, services and cultural destinations and fails to create more sustainable places. The Welsh Government promotes Transit Orientated Development, which involves the above mentioned principles of compact, higher density, mixed use development around transport corridors and stations. The Metro projects, which are at different stages of progress, all offer significant and timely opportunities to identify locations for Transit Orientated Developments around new and existing stations. Land in close proximity and with good access to Metro stations is an important and finite resource and will play a key role in delivering sustainable urban places.	~~land to be developed and protects rural areas from loss of countryside. Higher densities provide the necessary intensity of people and activity to animate streets and public spaces, support high streets and sustain good public transport services~~. Placemaking is at the heart of the planning system in Wales and this policy establishes a strategic placemaking approach and principles to enable planning authorities to shape urban growth and regeneration. ~~Successful, healthy towns and cities~~Before making decisions about site allocations or development proposals, it is essential to have a clear picture of the evolving shape of places and to develop a vision or strategy for their future. As well as identifying the best way in which towns and cities can expand, it is important to plan for existing neighbourhoods, particularly those in need of regeneration. A spatial framework establishes the long term pattern of land use, density, movement and green infrastructure. It is a tool to identify the best locations for growth and regeneration and provide a structure to enable change to happen over time. The visions and supporting spatial frameworks for places should inform and be supported by Strategic and Local Development Plan spatial strategies, site allocations and policies. They should also form the basis for other measures to support implementation, such as masterplans and design codes. This policy is primarily focused on shaping growth and regeneration within the National and Regional Growth Areas. The approach and the principles are also applicable to smaller towns and should be applied to reflect the local context. Further guidance on the strategic placemaking approach and principles in this policy will follow to support its implementation.
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	To create varied and interesting places, which can be developed and change over time, and provide opportunities for people to design and build their own homes and workspaces, as well as open up the housing market to small and local builders, urban growth and regeneration should provide opportunities for the development of small plots. A plot-based approach to development should be promoted, including the subdivision of larger sites to be built in small plots or as a group of plots. Green infrastructure To enable urban areas to play their part in supporting ecosystem resilience, the use of innovative nature-based solutions should form part of strategies for urban growth and regeneration. Through Green Infrastructure Assessments, specific opportunities should be identified to ensure that green infrastructure is fully integrated.		Good planning and a commitment to excellence in urban design are required to successfully accommodate higher density developments. High density does not necessarily mean high rise and it should not be achieved by squeezing standard design houses closer together or by reducing internal living space. Urban solutions to the layout and design of development, including compact forms of development, are capable of integrating higher densities in a way that creates vibrant places, with a high quality public realm and a good quality of life. Incorporating green infrastructure, in particular, will require innovative design solutions to deliver wider well-being benefits. These principles are applicable to towns and cities with good public transport links throughout Wales. They are scalable, with the definition of higher density and mixed use development varying in different places. Further guidance will be produced to support the implementation of the policy in different parts of Wales.	~~The density and mix of uses of development should reflect the site and area's wider context, particularly the proximity to an urban centre and the public transport accessibility. This variety will result in different areas having different characteristics, including some lively and busy areas and some quieter and more secluded areas, which will result in places that cater for varied lifestyles. However, low density and mono-functional development in areas with the potential for greater densities and a mix of uses, misses the opportunity to allow more people to live closer to transport hubs, jobs, services and cultural destinations and fails to create more sustainable places.~~ Variety of Housing To ensure places are socially mixed and cater for varied lifestyles, they should have a mix of housing types and tenures and space that allows for home-working. Urban growth and regeneration should cater for families, couples and single people of different ages, as well as providing a mix of affordable and private housing. Walkable scale To enable active and healthy lives, people should be able to easily walk to local facilities and public transport. Urban growth and regeneration should be focused within inner city areas and around town centres, as well as around mixed use local centres and public transport. Co-working hubs offering an alternative to home-working is a relatively new, and increasingly important, feature of the economy, and these should be located in town and local centres. Density To support the economic and social success of our towns and cities, including sustaining public transport and facilities, urban growth and regeneration should increase the population density of our towns and cities. New developments in urban areas should aim to have a density of at least 50 dwellings per hectare (net), with higher densities in more central and accessible locations. It may be necessary to take social distancing requirements into consideration when designing public and communal spaces. Street Network To provide a framework for different uses and types of housing to be integrated within neighbourhoods, urban growth and regeneration should be based on a network of streets that enable social distancing if necessary. The street network should be permeable, with streets primarily connecting at both ends with other streets and providing links into, out of, and through places. The street network

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				~~guidance will be produced – to support the implementation of the policy in different parts of Wales.~~
Policy 3	**Supporting Urban Growth and Regeneration - Public Sector Leadership** The Welsh Government will play an active, enabling role to support the delivery of urban growth and regeneration. The Welsh Government will assemble land, invest in infrastructure and prepare sites for development. We will work with local authorities and other public sector bodies to unlock the potential of their land and support them to take an increased development role. The public sector must show leadership and apply placemaking principles to support growth and regeneration for the benefit of communities across Wales. The public sector's use of land, developments, investments and actions must build sustainable places that improve health and well-being. Planning authorities must take a proactive role and work in collaboration with the Welsh Government and other public sector bodies to identify the best locations for growth and regeneration, and provide certainty about how they should be developed.	**Policy 3**	**Public Investment, Public Buildings and Publicly Owned Land** Welsh Government investments and land holdings will support the delivery of sustainable places. We will work with all public land owners and investors to ensure that new development of a significant scale is located in town and city centres which are accessible by walking, cycling and public transport. Strategic and Local Development Plans should review publicly owned land, both redundant and in current use, to identify potential sites for development and re-development, including for mixed use and affordable housing developments that will support the creation of sustainable places.	~~**Public Investment, Public Buildings and Publicly Owned Land**~~ **Supporting Urban Growth and Regeneration - Public Sector Leadership** The Welsh Government ~~investments and land holdings~~ will play an active, enabling role to support the delivery of urban growth and regeneration. The Welsh Government will assemble land, invest in infrastructure and prepare sites for development. We will work with local authorities and other public sector bodies to unlock the potential of their land and support them to take an increased development role. The public sector must show leadership and apply placemaking principles to support growth and regeneration for the benefit of communities across Wales. The public sector's use of land, developments, investments and actions must build sustainable places~~.~~ ~~We will work with all public land owners and investors to ensure~~ that ~~new development of~~ improve health and well-being. Planning authorities must take a ~~significant scale is located in town and city centres which are accessible by walking, cycling and public transport~~proactive role and work in collaboration with the Welsh Government and other public sector bodies to identify the best locations for growth and regeneration, and provide certainty about how they should be developed. ~~Strategic and Local Development Plans should review publicly owned land, both redundant and in current use, to identify potential sites for development and re-development, including for mixed use and affordable housing developments that will support the creation of sustainable places.~~
PPW Reference	3.37 – 3.44	**PPW Reference**		3.37 – 3.44
Supporting Text	**Supporting urban growth and regeneration** A strengthened public sector role in assembling land and enabling development is essential to realise our growth and regeneration aspirations. The development industry in Wales, along with the UK as a whole, is currently dominated by a small number of large developers. It must respond positively to our placemaking policies, but a greater public sector role is also needed. The public sector can enable a wider range of smaller and local developers to deliver growth and regeneration throughout Wales, and create the homes and neighbourhoods that will build sustainable communities for this and future generations.	**Supporting Text**	**Public investment and land** Investment by the public sector and the decisions it takes regarding its land can make a major contribution to shaping places. The Welsh Government and the wider public sector must lead the way in shaping sustainable places. Public services and facilities are central to our lives and support society best when they are accessible to all.	~~**Public investment and land**~~ **Supporting urban growth and regeneration** A strengthened ~~Investment by the~~ public sector role in assembling land and ~~the decisions it takes regarding its land~~ enabling development is essential to realise our growth and regeneration aspirations. The development industry in Wales, along with the UK as a whole, is currently dominated by a small number of large developers. It must respond positively to our placemaking policies, but a greater public sector role is also needed. The public sector can ~~make a major~~

	The Welsh Government's priority is to secure public benefits. We want to increase the delivery of social housing, open up the housing market to a wider range and size of developers and support vibrant neighbourhoods with a mix of uses and affordable workspaces. The public sector must lead by example and apply placemaking principles to create exemplar developments. In particular, the public sector must prioritise design quality, innovation and sustainability. Opportunities to create ecological networks, provide ecosystem services and green infrastructure should be maximised. Developments should be resource efficient and reflect the principles of a circular economy.		Major public buildings and facilities serve large populations, often well beyond the boundaries of the settlement. These include general hospitals, large government buildings, council offices, transport hubs, colleges and universities. Smaller developments which serve part of a city or town, including schools and GP surgeries, may be more appropriate in accessible locations within neighbourhoods, particularly in or adjacent to local centres, where they can better meet the needs of communities. Policy P3 applies to major trip-generating developments, such as public service facilities, sport stadia, cultural venues and exhibition spaces which have the potential to drive regeneration and often rely on public funding. The Well-being of Future Generations Act means all public sector bodies in Wales have a duty to deliver the well-being goals. This will require consideration of the wider implications of decisions in relation to the sale, re-use and development of publicly owned land. In assessing the cost or value of the potential development of publicly owned land, either by the public sector or following a sale to a private or third sector interest, all potential costs should be considered. These include costs to the environment, climate change targets and wider society. A development in an unsustainable location that results in increased car trips, that is poorly served by public transport, that is inaccessible to the least mobile or poorest members of society, that fails to make a contribution to supporting vibrant town and city centres will have negative impacts on both current and future generations. A short term capital receipt or a cheaper development cost is unlikely to offset these longer term costs. The Welsh Government, UK Government departments, local authorities and other public landowners should undertake strategic reviews of their land holdings in Wales and consider the NDF Outcomes and spatial strategy. Where publicly owned land could support sustainable places, positive consideration should be given to the future use of this land and whether it could, for example, support new mixed use	~~contribution to shaping places.~~ enable a wider range of smaller and local developers to deliver growth and regeneration throughout Wales, and create the homes and neighbourhoods that will build sustainable communities for this and future generations. The Welsh ~~Government and~~ Government's priority is to secure public benefits. We want to increase the ~~wider~~ delivery of social housing, open up the housing market to a wider range and size of developers and support vibrant neighbourhoods with a mix of uses and affordable workspaces. The public sector must lead ~~the way in shaping sustainable places. Public services and facilities are central to our lives and support society best when they are accessible to all~~by example and apply placemaking principles to create exemplar developments. 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			development, including affordable housing and new commercial activities, or transport infrastructure.	~~generations. A short term capital receipt or a cheaper development cost is unlikely to offset these longer term costs.~~ ~~The Welsh Government, UK Government departments, local authorities and other public landowners should undertake strategic reviews of their land holdings in Wales and consider the NDF Outcomes and spatial strategy. Where publicly owned land could support sustainable places, positive consideration should be given to the future use of this land and whether it could, for example, support new mixed use development, including affordable housing and new commercial activities, or transport infrastructure.~~
Policy 4	**Supporting Rural Communities** The Welsh Government supports sustainable and vibrant rural communities. Strategic and Local Development Plans must identify their rural communities, assess their needs and set out policies that support them. Policies should consider how age balanced communities can be achieved, where depopulation should be reversed and consider the role of new affordable and market housing, employment opportunities, local services and greater mobility in tackling these challenges.	**Policy 4**	**Supporting Rural Communities** The Welsh Government supports sustainable rural communities and appropriate proportionate growth in rural towns and villages. The future for rural areas are best planned at the regional and local level. Strategic and Local Development Plans should plan positively to meet the needs of rural communities with regard to housing, transport, businesses, services and diversification in the agricultural sector.	**Supporting Rural Communities** The Welsh Government supports sustainable and vibrant rural communities~~ and appropriate proportionate growth in rural towns and villages.~~. ~~The future for rural areas are best planned at the regional and local level.~~ Strategic and Local Development Plans ~~should plan positively to meet the needs of~~ must identify their rural communities~~ with regard to~~, assess their needs and set out policies that support them. Policies should consider how age balanced communities can be achieved, where depopulation should be reversed and consider the role of new affordable and market housing, ~~transport, businesses,~~ employment opportunities, local services and ~~diversification in the agricultural sector.~~greater mobility in tackling these challenges.
PPW Reference	3.34 – 3.36 5.6	**PPW Reference**		3.34 – 3.36 5.6
Policy 5	**Supporting the rural economy** The Welsh Government supports sustainable, appropriate and proportionate economic growth in rural towns that is planned and managed through Strategic and Local Development Plans. Strategic and Local Development Plans must plan positively to meet the employment needs of rural areas including employment arising from the foundational economy; the agricultural and forestry sector, including proposals for diversification; start-ups and micro businesses. The Welsh Government also strongly supports development of innovative and emerging technology businesses and sectors to help rural areas unlock their full potential, broadening the economic base, and creating higher paid jobs.			**Supporting the rural economy** The Welsh Government supports sustainable, appropriate and proportionate economic growth in rural towns that is planned and managed through Strategic and Local Development Plans. Strategic and Local Development Plans must plan positively to meet the employment needs of rural areas including employment arising from the foundational economy; the agricultural and forestry sector, including proposals for diversification; start-ups and micro businesses. The Welsh Government also strongly supports development of innovative and emerging technology businesses and sectors to help rural areas unlock their full potential, broadening the economic base, and creating higher paid jobs.

PPW Reference	5.6	PPW Reference		5.6
Supporting Text 4 & 5	**Vibrant rural areas** Large parts of Wales are rural in character with 40% of the population living in settlements with fewer than 10,000 people. Rural areas are diverse, with both prosperous and deprived communities, innovative businesses, essential resources and distinctive histories and cultures. They draw visitors from around the world and they play a major role in meeting our water, food and energy needs. The Welsh Government wants vibrant rural areas with services to meet the needs of those living there in a sustainable way. Strategic and Local Development Plans must develop policies that support rural areas. Where these plans identify growth in rural areas, it must be appropriate and proportionate to the needs of the settlement and the wider rural area they serve. Planning authorities should be confident in identifying which areas are rural, using their understanding of the issues and geography of an area to prepare appropriate definitions. A rural location within proximity of major urban areas experiences different issues compared with a more isolated rural location. It may not be appropriate for policies to be applied to both types of location equally. Many rural towns and villages are integral to their surrounding areas. Thriving, resilient and sustainable rural settlements are characterised by a rich mix of housing, employment, services, and infrastructure, located in the right places to meet the needs and future aspirations of the population. The experience of Covid-19 showed how important such facilities are, and how they help to make rural communities resilient. Within settlements different uses should be situated in close proximity to each other, reflecting the strategic placemaking principles, to help create vibrant active places where people can walk and cycle and are less reliant on cars. Where housing, employment, key services and infrastructure are not sufficient to accommodate current or future needs, or are not easily accessible, the resilience and sustainability of an area may be undermined, possibly leading to economic and social decline. This may manifest itself in rural depopulation, age imbalance, deprivation, inequality or social isolation. If people move away to seek opportunities elsewhere, the viability of services and facilities can become compromised, especially in smaller settlements with a limited customer base. Planning authorities should recognise the challenges facing their rural communities and set out policies to help address them. They should consider the role that housing, employment areas and home-working, health and social services, places of education, emergency services, shops and infrastructure can play in tackling these challenges and in helping create more sustainable places. Sustainable rural settlements are accessible places and well connected to the wider areas they serve. The Welsh Government strongly supports enhanced public transport and	**Supporting text 4**	**Supporting our rural areas** Large parts of Wales are rural in character. Rural areas are sparsely populated, with 40% of the population living in settlements of less than 10,000 people in Wales, and they are integral to the health and livelihood of our nation. Like our urban centres, rural areas are diverse, with both prosperous and deprived communities, innovative businesses, essential resources and distinctive histories and cultures. They draw visitors to Wales from around the world and they play a major role in meeting our water, food and energy needs. They also include places where Welsh is the main language of the community. It is important the challenges faced by the rural economy, in particular the agricultural sector, are at the fore when considering the future of rural areas and that the planning system responds to these challenges, facilitating appropriate new development and diversification. Strategic and Local Development Plans should ensure people living in rural areas have access to jobs, services and social infrastructure of appropriate scale. They should support strong and resilient rural areas, with a positive framework for economic development, diversification and meeting local housing needs. Strategic spatial decisions must ensure the needs of the dispersed rural population are met. Rural towns are integral to their surrounding areas and should be supported. It is important that rural communities have appropriate access to wider job and economic markets, and decisions on regional economic development and transport infrastructure and services should consider the needs of all parts of Wales. It is also important that rural communities are able to develop stronger economies and support enterprise. Strong rural economies support strong and resilient communities, can reduce the need to travel, and reduce the reliance on a small number of larger economic centres. Priority should be given to economic activities with strong links to rural areas, including food and drink processing, energy generation, tourism and	~~Supporting our~~Vibrant **rural areas** Large parts of Wales are rural in character~~. Rural areas are sparsely populated,~~ with 40% of the population living in settlements ~~of less~~with fewer than 10,000 people ~~in Wales, and they are integral to the health and livelihood of our nation. Like our urban centres, rural~~. Rural areas are diverse, with both prosperous and deprived communities, innovative businesses, essential resources and distinctive histories and cultures. 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They should support strong and resilient rural areas, with a positive framework for economic development, diversification and meeting local housing needs. Strategic spatial decisions must ensure the needs of the dispersed rural population are met~~, it must be appropriate and proportionate to the needs of the settlement and the wider rural area they serve. ~~Rural~~Planning authorities should be confident in identifying which areas are rural, using their understanding of the issues and geography of an area to prepare appropriate definitions. A rural location within proximity of major urban areas experiences different issues compared with a more isolated rural location. It may not be appropriate for policies to be applied to both types of location equally. Many rural towns and villages are integral to their surrounding areas. Thriving, resilient and sustainable rural settlements are characterised by a rich mix of housing, employment, services, and infrastructure, located in the right places to meet the needs and future aspirations of the population. The experience of Covid-19 showed how important such facilities are, and how they help to make rural communities resilient.

	active travel modes but recognises that travel by car may be the only realistic mode of travel for some, especially in remote areas. The Welsh Government will support investment in public transport, active travel and vehicle charging networks to support ultra-low emission vehicles. It will also support investment in the road network where this is necessary to maintain or improve rural accessibility, sustainability and community well-being. In every region planning authorities should support improvements to connectivity, within and between rural settlements. They should assess the need to improve connectivity between regions and be confident to align regional and local development proposals with opportunities in neighbouring authorities. Regions should work together to identify ways to develop stronger strategic transport links between rural areas and larger towns and cities for mutual economic benefit. It is important that rural communities can access wider job and economic markets, and decisions on regional economic development and transport infrastructure and services should consider the needs of all parts of Wales. It is important that rural communities develop strong economies and support local enterprise. The presence of local rural business and employment opportunities can reduce the need for workers to travel long distances and reduce the reliance on larger economic centres. Lack of employment opportunity is a key reason behind rural depopulation, particularly in the younger workforce; it can also contribute to deprivation and inequality. Developing local opportunities, particularly in higher paid sectors, is important to retain workers, broaden the skills base and help sustain communities. Rural areas should develop a broad economic base which supports a strong foundational sector, agricultural and forestry industry, innovative and emerging technology based enterprise, start-ups and micro businesses. The increasing ability to work from home and remotely from main offices may result in higher demand to live in rural areas and opportunities to retain the working age population. This could bring positive impacts for rural enterprises and the foundational economy. Care and health services, food and drink, housing, energy, construction, tourism and retailers on the high street are all examples of the foundational economy; this sector makes up approximately 40% of jobs in Wales. Foundational economic activities remain the backbone of the rural economy. In particular, tourism and leisure is recognised as a major and growing employer and contributor to the Welsh rural economy. Sustainable forms of tourism including opportunities for active, green and cultural tourism should be explored. Similarly, local food and drink processing of agricultural and horticultural products is a growing industry.		leisure, the environmental economy and businesses ancillary to farming, forestry and other rural economic activities. The improved provision of broadband in rural Wales supports an increasingly diverse business base. The Welsh Government wants rural areas to sustain themselves and meet the needs of those living there and it also wants the Strategic and Local Development Plans prepared in rural areas to develop strong, ambitious policies that support rural areas. Where these plans identify growth in rural settlements, this will be supported where it is appropriate, proportionate to the needs of the settlement and the wider rural area they serve and where it has been planned through the evidence based, consultative development plan process. In the preparation of development plans and in determining proposals through the Development Management process, decision makers should be confident in identifying which areas constitute 'rural' in the context of this policy. A rural location within proximity of the major urban areas experiences a different set of issues in terms of access to housing, employment, essential health, education and transport services than a rural location in central mid Wales and it may not be appropriate for rural focussed policy to be applied to both types of location equally. Through an understanding of the issues and geography of an area and through the preparation of development plans, appropriate definitions can be prepared. The policies in this section on supporting urban centres, delivering affordable homes, supporting communities through the use of publicly owned land, mobile action zones and the provision of electric vehicle charging infrastructure all apply to Wales' rural areas. They should be considered as priority issues for the preparation of Strategic and Local Development Plans across the whole of Wales.	Within settlements different uses should be situated in close proximity to each other, reflecting the strategic placemaking principles, to help create vibrant active places where people can walk and cycle and are less reliant on cars. Where housing, employment, key services and infrastructure are not sufficient to accommodate current or future needs, or are not easily accessible, the resilience and sustainability of an area may be undermined, possibly leading to economic and social decline. This may manifest itself in rural depopulation, age imbalance, deprivation, inequality or social isolation. If people move away to seek opportunities elsewhere, the viability of services and facilities can become compromised, especially in smaller settlements with a limited customer base. Planning authorities should ~~be supported.~~recognise the challenges facing their rural communities and set out policies to help address them. They should consider the role that housing, employment areas and home-working, health and social services, places of education, emergency services, shops and infrastructure can play in tackling these challenges and in helping create more sustainable places. Sustainable rural settlements are accessible places and well connected to the wider areas they serve. The Welsh Government strongly supports enhanced public transport and active travel modes but recognises that travel by car may be the only realistic mode of travel for some, especially in remote areas. The Welsh Government will support investment in public transport, active travel and vehicle charging networks to support ultra-low emission vehicles. It will also support investment in the road network where this is necessary to maintain or improve rural accessibility, sustainability and community well-being. In every region planning authorities should support improvements to connectivity, within and between rural settlements. They should assess the need to improve connectivity between regions and be confident to align regional and local development proposals with opportunities in neighbouring authorities. Regions should work together to identify ways to develop stronger strategic transport links between rural areas and larger towns and cities for mutual economic benefit. It is important that rural communities ~~have appropriate~~can access ~~to~~ wider job and economic markets, and decisions on regional economic development and transport infrastructure and services should consider the needs of all parts of Wales. ~~It is also important that rural communities are able to develop stronger economies and support enterprise. Strong rural economies support strong~~

	Planning authorities should support new development and opportunities to improve or develop rural supply chains and distribution networks. Diversification is strongly supported to help maintain a sustainable and resilient agricultural and forestry sector, particularly in the face of challenges presented by the UK's exit from the European Union. Policies and criteria to enable appropriate diversification should be set out in Strategic and Local Development Plans. Rural areas are the base for many innovative technology based companies and there is potential to expand this aspect of the economy. The sector includes research and development, defence and security, animal health and veterinary science, bio-technology and agri-tech, and energy. Regional assessments of potential clustering opportunities for rural businesses gaining mutual benefit from close proximity should be investigated. Strategic and Local Development Plans should address the need and opportunity for all types of suitable employment across rural areas, ensuring the provision of appropriate sites and alignment with sustainable and planned growth strategies for settlements, including for infrastructure, housing and services. Digital communications in rural Wales support an increasingly diverse business base and will be particularly important in attracting innovative and technology based companies. Mobile telecommunications and fixed line broadband are essential to access services, enable social and economic interaction, enhance education, and support well-being, including addressing issues such as social isolation and exclusion. Planning authorities should work with digital communications providers to ensure the needs of rural areas are addressed and planned for through policies in Strategic or Local Development Plans. In sensitive landscapes and other designated areas digital telecommunications infrastructure will be carefully located to minimise visual impact. Digital communications are discussed in more detail in policy 13. Rural areas play a crucial role in helping decarbonise Wales by providing suitable environments for different forms of renewable energy. Policies 17 and 18 set out Future Wales' approach to renewable energy generation across Wales and its relationship with rural areas.			~~and resilient communities, can reduce the need to travel, and reduce the reliance on a small number of larger economic centres. Priority should be given to economic activities with strong links to rural areas, including food and drink processing, energy generation, tourism and leisure, the environmental economy and businesses ancillary to farming, forestry and other rural economic activities. The improved provision of broadband in rural Wales supports an increasingly diverse business base.~~ ~~The Welsh Government wants rural areas to sustain themselves and meet the needs of those living there and it also wants the Strategic and Local Development Plans prepared in rural areas to develop strong, ambitious policies that support rural areas. Where these plans identify growth in rural settlements, this will be supported where it is appropriate, proportionate to the needs of the settlement and the wider rural area they serve and where it has been planned through the evidence based, consultative development plan process.~~ ~~In the preparation of development plans and in determining proposals through the Development Management process, decision makers should be confident in identifying which areas constitute 'rural' in the context of this policy. A rural location within proximity of the major urban areas experiences a different set of issues in terms of access to housing, employment, essential health, education and transport services than a rural location in central mid Wales and it may not be appropriate for rural focussed policy to be applied to both types of location equally. Through an understanding of the issues and geography of an area and through the preparation of development plans, appropriate definitions can be prepared.~~ ~~The policies in this section on supporting urban centres, delivering affordable homes, supporting communities through the use of publicly owned land, mobile action zones and the provision of electric vehicle charging infrastructure all apply to Wales' rural areas. They should be considered as priority issues for the preparation of Strategic and Local Development Plans across the whole of Wales.~~ It is important that rural communities develop strong economies and support local enterprise. The presence of local rural business and employment opportunities can reduce the need for workers to travel long distances and reduce the reliance on larger economic centres. Lack of employment opportunity is a key reason behind rural depopulation, particularly in the younger workforce; it can also contribute to deprivation and inequality. Developing local opportunities, particularly in higher paid sectors, is important to retain workers, broaden the skills

				base and help sustain communities. Rural areas should develop a broad economic base which supports a strong foundational sector, agricultural and forestry industry, innovative and emerging technology based enterprise, start-ups and micro businesses. The increasing ability to work from home and remotely from main offices may result in higher demand to live in rural areas and opportunities to retain the working age population. This could bring positive impacts for rural enterprises and the foundational economy. Care and health services, food and drink, housing, energy, construction, tourism and retailers on the high street are all examples of the foundational economy; this sector makes up approximately 40% of jobs in Wales. Foundational economic activities remain the backbone of the rural economy. In particular, tourism and leisure is recognised as a major and growing employer and contributor to the Welsh rural economy. Sustainable forms of tourism including opportunities for active, green and cultural tourism should be explored. Similarly, local food and drink processing of agricultural and horticultural products is a growing industry. Planning authorities should support new development and opportunities to improve or develop rural supply chains and distribution networks. Diversification is strongly supported to help maintain a sustainable and resilient agricultural and forestry sector, particularly in the face of challenges presented by the UK's exit from the European Union. Policies and criteria to enable appropriate diversification should be set out in Strategic and Local Development Plans. Rural areas are the base for many innovative technology based companies and there is potential to expand this aspect of the economy. The sector includes research and development, defence and security, animal health and veterinary science, bio-technology and agri-tech, and energy. Regional assessments of potential clustering opportunities for rural businesses gaining mutual benefit from close proximity should be investigated. Strategic and Local Development Plans should address the need and opportunity for all types of suitable employment across rural areas, ensuring the provision of appropriate sites and alignment with sustainable and planned growth strategies for settlements, including for infrastructure, housing and services. Digital communications in rural Wales support an increasingly diverse business base and will be particularly important in attracting innovative and technology based companies. Mobile telecommunications and fixed line broadband are essential to access services, enable social and economic interaction, enhance education, and

				support well-being, including addressing issues such as social isolation and exclusion. Planning authorities should work with digital communications providers to ensure the needs of rural areas are addressed and planned for through policies in Strategic or Local Development Plans. In sensitive landscapes and other designated areas digital telecommunications infrastructure will be carefully located to minimise visual impact. Digital communications are discussed in more detail in policy 13. Rural areas play a crucial role in helping decarbonise Wales by providing suitable environments for different forms of renewable energy. Policies 17 and 18 set out Future Wales' approach to renewable energy generation across Wales and its relationship with rural areas.
Policy 6	**Town Centre First** Significant new commercial, retail, education, health, leisure and public service facilities must be located within town and city centres. They should have good access by public transport to and from the whole town or city and, where appropriate, the wider region. A sequential approach must be used to inform the identification of the best location for these developments and they should be identified in Strategic and Local Development Plans.	**Policy 2**	**Supporting Urban Centres** Proposals for new public service facilities of a significant scale should be located in town and city centres. A sequential approach must be used to assess development plan allocations and to determine planning applications for developments. Only in exceptional circumstances should public service facilities of a significant scale be approved outside of town and city centres.	~~**Supporting Urban Centres**~~**Town Centre First** Significant ~~Proposals for~~ new commercial, retail, education, health, leisure and public service facilities ~~of a significant scale should~~must be located ~~in~~within town and city centres. They should have good access by public transport to and from the whole town or city and, where appropriate, the wider region. A sequential approach must be used to ~~assess development plan allocations and to determine planning applications for~~inform the identification of the best location for these developments~~. Only in exceptional circumstances~~ and they should ~~public service facilities of a significant scale~~ be ~~approved outside of town and city centres.~~identified in Strategic and Local Development Plans.
PPW Reference	 4.3	**PPW Reference**		 4.3
Supporting Text	**Town Centre First** To breathe new life into town centres, the Welsh Government has adopted a **'Town Centre First'** approach. This puts the health and vibrancy of town centres as the starting point of locational decision-making. It also directs facilities and services to where intended users can easily walk, cycle and/or use public transport to access them. In accordance with policy 3, investments by the Welsh Government will reflect these principles. The principle of 'Town Centre First' is well established in planning policy in relation to retail developments. However, good planning can help us re-think the future of town and city centres, which are moving away from their traditional retail roles. The impact of Covid-19 on the retail sector is a further driver towards making our town centres multi-functional places. Town centres remain important focal points of	**Supporting Text**	The principle of 'town centres first' is well established in planning policy in relation to retail developments. However, good planning can help us re-think the future of town and city centres, which are moving away from their traditional retail roles. They remain important focal points of communities and are increasingly becoming places to live and work, centres of community and cultural activity, and the focus for public services such as health and education. Public service facilities include hospitals, primary healthcare facilities, libraries, universities and colleges and any public sector organisation building which attracts significant numbers of workers and visitors.	**Town Centre First** To breathe new life into town centres, the Welsh Government has adopted a **'Town Centre First'** approach. This puts the health and vibrancy of town centres as the starting point of locational decision-making. It also directs facilities and services to where intended users can easily walk, cycle and/or use public transport to access them. In accordance with policy 3, investments by the Welsh Government will reflect these principles. The principle of '~~town centres first~~'Town Centre First' is well established in planning policy in relation to retail developments. However, good planning can help us re-think the future of town and city centres, which are moving away from their traditional retail roles. ~~They~~The impact of Covid-19 on the retail sector is a further driver

	communities and are increasingly becoming places to live, centres of community and cultural activity, and the focus for public services such as health and education. They are more than the extent of designated retail areas. Commercial, retail, education, health, leisure and public service facilities should be located within town and city centres. This policy applies to developments of a significant scale, which can broadly be defined as where the facility will serve a town, city or region-wide catchment. It is for planning authorities to determine whether a development is considered to be of a significant scale. Planning Policy Wales sets out further requirements under 'Town Centre First' for retail developments. Planning authorities are encouraged to take a similar approach for smaller developments. It is important for local facilities to be integrated within walkable, mixed use neighbourhoods, particularly in or adjacent to local centres in accordance with policy 2. The policy relates to new developments and does not apply to extensions to existing facilities. It is important that developments serving a town, city or region-wide catchment are well served by active travel infrastructure and public transport. Ideally this will be utilising existing public transport facilities, but can be achieved through improvements to services or the creation of a new bus route or train station. A plan-led approach is the best way to identify the location for these facilities. However, in the absence of a development plan allocation, a sequential approach must be used to determine planning applications. The Welsh Government can intervene in the planning application process where a town centre first approach is not being followed.		Local planning authorities, both urban and rural, should be confident in defining what constitutes development of 'a significant scale' for their area. Appropriate definitions can be produced through an understanding of the type and scale of development an area can expect, the quality of the public transport services they will rely upon and with local consultation.	towards making our town centres multi-functional places. Town centres remain important focal points of communities and are increasingly becoming places to live ~~and work~~, centres of community and cultural activity, and the focus for public services such as health and education. They are more than the extent of designated retail areas. ~~Public~~ Commercial, retail, education, health, leisure and public service facilities ~~include hospitals, primary healthcare facilities, libraries, universities and colleges and any public sector organisation building which attracts~~should be located within town and city centres. This policy applies to developments of a significant ~~numbers of workers and visitors. Local~~ scale, which can broadly be defined as where the facility will serve a town, city or region-wide catchment. It is for planning authorities~~, both urban and rural, should be confident in defining what constitutes~~ to determine whether a development is considered to be of ~~'a~~a significant ~~scale' for their area. Appropriate definitions can be produced through an understanding of the type and scale of development an area can expect, the quality of the~~ scale. Planning Policy Wales sets out further requirements under 'Town Centre First' for retail developments. Planning authorities are encouraged to take a similar approach for smaller developments. It is important for local facilities to be integrated within walkable, mixed use neighbourhoods, particularly in or adjacent to local centres in accordance with policy 2. The policy relates to new developments and does not apply to extensions to existing facilities. It is important that developments serving a town, city or region-wide catchment are well served by active travel infrastructure and public transport. Ideally this will be utilising existing public transport facilities, but can be achieved through improvements to services ~~they will rely upon and with local consultation.~~or the creation of a new bus route or train station. A plan-led approach is the best way to identify the location for these facilities. However, in the absence of a development plan allocation, a sequential approach must be used to determine planning applications. The Welsh Government can intervene in the planning application process where a town centre first approach is not being followed.
Policy 7	**Delivering Affordable Homes** The Welsh Government will increase delivery of affordable homes by ensuring that funding for these homes is effectively allocated and utilised.	**Policy 5**	**Delivering Affordable Homes** The Welsh Government will increase delivery of affordable homes by ensuring that funding for affordable homes is effectively allocated and utilised.	**Delivering Affordable Homes** The Welsh Government will increase delivery of affordable homes by ensuring that funding for ~~affordable~~these homes is effectively allocated and utilised.

	Through their Strategic and Local Development Plans planning authorities should develop strong evidence based policy frameworks to deliver affordable housing, including setting development plan targets based on regional estimates of housing need and local assessments. In response to local and regional needs, planning authorities should identify sites for affordable housing led developments and explore all opportunities to increase the supply of affordable housing.		Strategic and Local Development Plans should develop strong evidence based policy frameworks to deliver affordable housing, including setting development plan targets based on regional estimates of housing need and local assessments. In response to local and regional needs, they should identify sites for affordable housing led developments and explore all opportunities to increase the supply of affordable housing.	Through their Strategic and Local Development Plans planning authorities should develop strong evidence based policy frameworks to deliver affordable housing, including setting development plan targets based on regional estimates of housing need and local assessments. In response to local and regional needs, ~~they~~planning authorities should identify sites for affordable housing led developments and explore all opportunities to increase the supply of affordable housing.
PPW Reference	4.2 4.2.25 – 4.2.34	**PPW Reference**		4.2 4.2.25 – 4.2.34
Supporting Text	**Delivering Homes** Providing housing in Wales at levels which meet our needs is a key priority for the Welsh Government. The planning system must facilitate the provision of additional market and affordable housing. There is a complex picture of housing need and provision with the opportunities people have varying significantly depending on income and where they live in Wales. The Welsh Government has published a range of 'Estimates of additional housing need (2019-based)' over a twenty year period up until 2038/39 (mid-year to mid-year). The figures are available at a national level and for the four regions (the North / Mid Wales / the South West / the South East). Estimates of housing need inform plans and strategies at a national, regional and local level. The national and regional estimates of need do not reflect future policies or events and are not a Housing Requirement for Wales or the regions. However, the estimates do provide part of the evidence and context on which housing policy and requirements can be based. The estimates of market and affordable housing need should inform the housing requirements set out in Strategic and Local Development Plans and it is expected the housing requirements will differ from the estimates of housing need. Over the next 20 years (2019-2039) the estimate of the additional housing need in Wales, under the central estimate, is around 110,000. During the initial five years (2019/20 to 2023/24) it is estimated that on average 7,400 additional homes will be required annually, with close to two-thirds of these homes needed in South East Wales, just over a fifth in South West Wales and the remaining additional homes largely in North Wales, with only a relatively small number needed in Mid Wales. (The sum of the regional estimates of additional housing need may differ slightly from the Wales estimate.) The housing need estimates also indicate that the provision of affordable homes should become a key focus for housing delivery. It is estimated over the next five years (2019/20 – 2023/24), under the central estimate, that on average the estimated annual additional homes are split almost equally between affordable housing (social housing or intermediate rent) and market housing. This represents an average of	**Supporting Text**	Delivering Affordable Homes Providing housing in Wales at levels which meet our needs is a priority. There is a complex picture of provision and the opportunities people have vary significantly depending on income and where they live in Wales. The Welsh Government has published a range of 'Estimates of housing need in wales' based on different demographic scenarios. The central estimate suggests a need for an additional 114,000 homes across Wales up to 2038. During the initial five years (2018/19 to 2022/23) it is estimated that on average 8,300 additional homes will be required annually, with more than half (57%) of these homes needed in South East Wales, almost a quarter (24%) in Mid and South West Wales and 19% in North Wales. These estimates also indicate that the provision of affordable homes should become a key focus for housing delivery. It is estimated under the central estimate that on average 47% of additional homes should be affordable housing (social housing or intermediate rent) throughout 2018/19 to 2022/23, with the remaining 53% being market housing. This represents an average of approximately 3,900 affordable homes and 4,400 market homes per year over the five year period. The scale of the housing challenge is illustrated in the Chart below, which demonstrates that delivery of new homes over the last ten years has not reached the level of additional homes that it is now estimated are required over the next five years.	**Delivering** ~~Affordable~~ **Homes** Providing housing in Wales at levels which meet our needs is a key priority~~.~~ for the Welsh Government. The planning system must facilitate the provision of additional market and affordable housing. There is a complex picture of housing need and provision ~~and~~with the opportunities people have ~~vary~~varying significantly depending on income and where they live in Wales. The Welsh Government has published a range of 'Estimates of additional housing need (2019-based)'~~in wales'~~ over a twenty year period up until 2038/39 (mid-year to mid-year). The figures are available at a national level and for the four regions (the North / Mid Wales / the South West / the South East). Estimates of housing need inform plans and strategies at a national, regional and local level. The national and regional estimates of need do not reflect future policies or events and are not a Housing Requirement for Wales or the regions. However, the estimates do provide part of the evidence and context on which housing policy and requirements can be based~~ on different demographic scenarios. The~~. The estimates of market and affordable housing need should inform the housing requirements set out in Strategic and Local Development Plans and it is expected the housing requirements will differ from the estimates of housing need. Over the next 20 years (2019-2039) the estimate of the additional housing need in Wales, under the central estimate~~ suggests a need for an additional 114,000 homes across Wales up to 2038.~~, is around 110,000. During the initial five years (~~2018/19~~2019/20 to ~~2022/23~~2023/24) it is estimated that on average ~~8,300~~7,400 additional homes will be required annually, with ~~more than half (57%)~~close to two-thirds of these homes needed in ~~South East Wales, almost a quarter (24%) in Mid and South West Wales and 19% in North Wales~~South East Wales, just over a fifth in South West Wales and the remaining additional homes largely in

	approximately 3,500 (48%) affordable homes and 3,900 (52%) market homes per year over the five year period. The chart below illustrates the decline in the delivery of affordable homes and indicates the change in the balance between market and affordable housing which is required over the next five years. While market housing continues to play a vital and important role in responding to housing need, to address the identified housing need in Wales a shift in the delivery model is required by building affordable homes at scale and pace. As illustrated, the delivery of homes has decreased since greater reliance has been placed on the private sector to meet this basic human need. To address this we will support a more balanced approach with local authorities, registered social landlords and small and medium sized construction and building companies encouraged to build more homes. The reuse of publicly owned land will be important to the delivery of these homes, especially social housing provision (refer to policy 3). The planning system has a long established role in the delivery of affordable housing. We are committed to ensuring that new housing meets the needs of all members of society especially those unable to afford to buy on the open market. Echoing the strategic placemaking principles on page XX, sustainable places are inclusive and welcoming to all; they do not exclude sections of the community or create ghettos of the affluent and the poor. The Welsh Government is committed to increasing the delivery of affordable housing, with a focus on social housing, in the areas where it is needed and will use its funding, land, planning and housing policies to drive delivery. We recognise that the affordability of housing is not uniform across Wales and different responses will be needed in different parts of Wales to meet the needs of local communities. The Welsh Government will work with everyone involved in the planning and delivery of affordable housing from the public, private and third sectors to achieve these aims. *The text will be supported by an updated graphic showing historic rates of affordable housing delivery*		To address both the 'delivery gap' and housing need in Wales, a shift in the delivery model is required by building affordable homes at scale and pace. The gap has widened since greater reliance has been placed on the private sector to meet this basic human need. To address this we will support a more balanced approach with local authorities, registered social landlords and Small and Medium sized construction and building enterprises encouraged to build more homes. The reuse of publicly owned land will be important to the delivery of these homes. The planning system has a long established role in the delivery of affordable housing. We are committed to ensuring that new housing meets the needs of all members of society especially those unable to afford to buy on the open market. Sustainable places are inclusive and welcoming to all; they do not exclude sections of the community or create ghettos of the affluent and the poor. The Welsh Government is committed to increasing the delivery of affordable housing in the areas where it is needed and will use its funding, land, planning and housing policies to drive delivery. We recognise that the affordability of housing is not uniform across Wales and different responses will be needed in different parts of Wales to meet the needs of local communities. The Welsh Government will work with everyone involved in the planning and delivery of affordable housing, including those in the public, private and third sectors to achieve these aims.	North Wales, with only a relatively small number needed in Mid Wales. ~~These~~(The sum of the regional estimates of additional housing need may differ slightly from the Wales estimate.) The housing need estimates also indicate that the provision of affordable homes should become a key focus for housing delivery. It is estimated over the next five years (2019/20 – 2023/24), under the central estimate, that on average ~~47% of~~the estimated annual additional homes ~~should be~~are split almost equally between affordable housing (social housing ~~—~~or intermediate rent) ~~throughout 2018/19 to 2022/23, with the remaining 53% being~~ and market housing. This represents an average of approximately 3,~~95~~500 (48%) affordable homes and ~~4,400~~3,900 (52%) market homes per year over the five year period. The ~~scale of the housing challenge is illustrated~~chart below illustrates the decline in the ~~Chart below, which demonstrates that~~ delivery of ~~new~~affordable homes ~~over~~and indicates the ~~last ten years has not reached~~ change in the ~~level of additional homes that it is now estimated are~~balance between market and affordable housing which is required over the next five years. ~~To~~While market housing continues to play a vital and important role in responding to housing need, to address ~~both~~ the ~~'delivery gap' and~~ identified housing need in Wales~~,~~ a shift in the delivery model is required by building affordable homes at scale and pace. ~~The gap has widened~~As illustrated, the delivery of homes has decreased since greater reliance has been placed on the private sector to meet this basic human need. To address this we will support a more balanced approach with local authorities, registered social landlords and ~~Small~~small and ~~Medium~~medium sized construction and building ~~enterprises~~companies encouraged to build more homes. The reuse of publicly owned land will be important to the delivery of these homes~~.~~, especially social housing provision (refer to policy 3). The planning system has a long established role in the delivery of affordable housing. We are committed to ensuring that new housing meets the needs of all members of society especially those unable to afford to buy on the open market. ~~Sustainable~~Echoing the strategic placemaking principles on page XX, sustainable places are inclusive and welcoming to all; they do not exclude sections of the community or create ghettos of the affluent and the poor. The Welsh Government is committed to increasing the delivery of affordable housing, with a focus on social housing, in the areas where it is needed and will use its funding, land, planning and housing policies to drive delivery. We recognise that

				the affordability of housing is not uniform across Wales and different responses will be needed in different parts of Wales to meet the needs of local communities. The Welsh Government will work with everyone involved in the planning and delivery of affordable housing~~,~~ ~~including those in~~ from the public, private and third sectors to achieve these aims. *The text will be supported by an updated graphic showing historic rates of affordable housing delivery*
Policy 8	**Flooding** Flood risk management that enables and supports sustainable strategic growth and regeneration in National and Regional Growth Areas will be supported. The Welsh Government will work with Flood Risk Management Authorities and developers to plan and invest in new and improved infrastructure, promoting nature-based solutions as a priority. Opportunities for multiple social, economic and environmental benefits must be maximised when investing in flood risk management infrastructure. It must be ensured that projects do not have adverse impacts on international and national statutory designated sites for nature conservation, and the features for which they have been designated.			**Flooding** Flood risk management that enables and supports sustainable strategic growth and regeneration in National and Regional Growth Areas will be supported. The Welsh Government will work with Flood Risk Management Authorities and developers to plan and invest in new and improved infrastructure, promoting nature-based solutions as a priority. Opportunities for multiple social, economic and environmental benefits must be maximised when investing in flood risk management infrastructure. It must be ensured that projects do not have adverse impacts on international and national statutory designated sites for nature conservation, and the features for which they have been designated.
PPW Reference	6.5 6.6	**PPW Reference**		6.5 6.6
Supporting Text	**Sustainable development choices** Flood risk is a constraining factor to development, especially as many of our towns and cities are on the coast or located alongside major rivers. The likelihood of rising sea levels and increased rainfall caused by climate change means the risk of flooding is projected to increase over the lifetime of development and sustainable solutions will be required. Flooding can pose a risk to life and has the potential to cause devastating impacts to livelihoods and to property. The Welsh Government therefore has a robust planning policy that directs development away from areas at risk of flooding. Parts of the three National Growth Areas face flood risks and contain communities located in areas susceptible to flooding from rivers and the sea. The ambition to grow and regenerate places within the National Growth Areas will require strategic decisions on the location of development. It is not appropriate to develop flood risk management infrastructure to enable new development on previously unused land. The Welsh Government and flood risk management authorities will focus on delivering nature-based schemes and on enhancing existing defences, to improve protection to developed areas. This can enable opportunities for the redevelopment of brownfield land in Growth Areas. The feasibility and public cost of protecting people and property in the short and long terms must be fully			**Sustainable development choices** Flood risk is a constraining factor to development, especially as many of our towns and cities are on the coast or located alongside major rivers. The likelihood of rising sea levels and increased rainfall caused by climate change means the risk of flooding is projected to increase over the lifetime of development and sustainable solutions will be required. Flooding can pose a risk to life and has the potential to cause devastating impacts to livelihoods and to property. The Welsh Government therefore has a robust planning policy that directs development away from areas at risk of flooding. Parts of the three National Growth Areas face flood risks and contain communities located in areas susceptible to flooding from rivers and the sea. The ambition to grow and regenerate places within the National Growth Areas will require strategic decisions on the location of development. It is not appropriate to develop flood risk management infrastructure to enable new development on previously unused land. The Welsh Government and flood risk management authorities will focus on delivering nature-based schemes and on enhancing existing defences, to improve protection to developed areas. This can enable opportunities for the redevelopment of

	considered, with well-being placed at the centre of the decision-making process. It is important that proposals do not cause unacceptable impacts on the surrounding natural environment. The identification of National and Regional Growth Areas allows the relevant authorities to take a strategic approach to selecting areas to develop. This will mean prioritising places that are not at flood risk, followed by places where flood risk can be managed in an acceptable way. Investments in flood risk management infrastructure when planned and developed on a strategic and catchment basis offer better value and greater benefits. Coastal defences and nature-based solutions on high ground in particular should bring benefits to a wide area and should be planned and delivered on a multi-agency basis. The Welsh Government favours nature-based flood risk management over engineered solutions wherever possible, working in harmony with aspirations to develop green infrastructure and to provide a net benefit for biodiversity. Flood risk management authorities and other developers of flood risk management infrastructure are required to maximise opportunities to develop multiple public benefits including improved public realm, active travel facilities and securing green infrastructure. *Policy 8 will be supported by a map showing flood warning areas*			brownfield land in Growth Areas. The feasibility and public cost of protecting people and property in the short and long terms must be fully considered, with well-being placed at the centre of the decision-making process. It is important that proposals do not cause unacceptable impacts on the surrounding natural environment. The identification of National and Regional Growth Areas allows the relevant authorities to take a strategic approach to selecting areas to develop. This will mean prioritising places that are not at flood risk, followed by places where flood risk can be managed in an acceptable way. Investments in flood risk management infrastructure when planned and developed on a strategic and catchment basis offer better value and greater benefits. Coastal defences and nature-based solutions on high ground in particular should bring benefits to a wide area and should be planned and delivered on a multi-agency basis. The Welsh Government favours nature-based flood risk management over engineered solutions wherever possible, working in harmony with aspirations to develop green infrastructure and to provide a net benefit for biodiversity. Flood risk management authorities and other developers of flood risk management infrastructure are required to maximise opportunities to develop multiple public benefits including improved public realm, active travel facilities and securing green infrastructure. *Policy 8 will be supported by a map showing flood warning areas*
Policy 9	**Resilient Ecological Networks and Green Infrastructure** To ensure the enhancement of biodiversity, the resilience of ecosystems and the provision of green infrastructure, the Welsh Government will work with key partners to: • identify areas which should be safeguarded and created as ecological networks for their importance for adaptation to climate change, for habitat protection, restoration or creation, to protect species, or which provide key ecosystems services, to ensure they are not unduly compromised by future development; and • identify opportunities where existing and potential green infrastructure could be maximised as part of placemaking, requiring the use of nature-based solutions as a key mechanism for securing sustainable growth, ecological connectivity, social equality and well-being. Planning authorities should include these areas and/or opportunities in their development plan strategies and policies in order to promote and safeguard the functions and opportunities they provide. In all cases, action towards securing the maintenance and enhancement of biodiversity (to provide a net benefit), the resilience of ecosystems and green infrastructure assets must be demonstrated as part of development proposals through	**Policy 8**	**Strategic framework for biodiversity enhancement and ecosystem resilience** To ensure the enhancement of biodiversity and the resilience of ecosystems, the Welsh Government and its key partners will identify: - areas which could be safeguarded as ecological networks for their potential importance for adaptation to climate change or other pressures, for habitat restoration or creation, or which provide key ecosystems services, to ensure they are not unduly compromised by future development; and - opportunities where strategic green infrastructure could be maximised as part of development proposals, requiring the use of nature based solutions as a key mechanism for securing sustainable growth, ecological connectivity, social equality and public well-being.	~~**Strategic framework for biodiversity enhancement and ecosystem resilience**~~ **Resilient Ecological Networks and Green Infrastructure** To ensure the enhancement of biodiversity ~~and~~, the resilience of ecosystems and the provision of green infrastructure, the Welsh Government ~~and its~~will work with key partners ~~will~~to: • identify~~:~~ areas which ~~could~~should be safeguarded and created as ecological networks for their ~~potential~~ importance for adaptation to climate change ~~or other pressures~~, for habitat protection, restoration or creation, to protect species, or which provide key ecosystems services, to ensure they are not unduly compromised by future development; and • identify opportunities where ~~strategic~~existing and potential green infrastructure could be maximised as part of ~~development proposals~~placemaking, requiring the use of nature-based solutions as a key mechanism for securing sustainable growth,

	innovative, nature-based approaches to site planning and the design of the built environment.		Planning authorities should include these sites in their development plan strategies and policies in order to promote and safeguard the functions and opportunities they provide. In all cases, cumulative action towards securing the enhancement of biodiversity and the resilience of ecosystems should be demonstrated as part of development proposals through innovative, nature-based approaches to site planning and the design of the built environment.	ecological connectivity, social equality and ~~public~~ well-being. Planning authorities should include these ~~sites~~areas and/or opportunities in their development plan strategies and policies in order to promote and safeguard the functions and opportunities they provide. In all cases, ~~cumulative~~ action towards securing the maintenance and enhancement of biodiversity ~~and~~ (to provide a net benefit), the resilience of ecosystems ~~should~~and green infrastructure assets must be demonstrated as part of development proposals through innovative, nature-based approaches to site planning and the design of the built environment.
PPW Reference	 6.2 6.4	**PPW Reference**		 6.2 6.4
Supporting Text	Planning Policy Wales sets out a range of policies to maintain and enhance biodiversity, promote the resilience of ecosystems, including the stepwise approach, and to maximise the provision of green infrastructure. The strategic focus of Future Wales on urban growth requires an increased emphasis on biodiversity enhancement (net benefit) in order to ensure that growth is sustainable. In collaboration with our partners, including Natural Resources Wales and local authorities, we require strategic action to safeguard ecological networks and secure biodiversity enhancements (net-benefit). We recognise the need to maximise the use of green infrastructure and nature-based solutions as part of shaping urban growth, supporting rural communities and responding to the twin challenges of addressing the climate emergency and reversing biodiversity decline. Effective action should be undertaken at a regional or local level reflecting individual opportunities. Cumulative action to improve and develop ecological networks and green infrastructure will contribute towards improved national scale resilience. The Welsh Government is committed to reversing the decline in biodiversity and increasing the resilience of our ecosystems. Resilient ecological networks are vital for nature recovery and are networks of habitat in good ecological condition linking protected sites and other biodiversity hotspots across the wider landscape, providing maximum benefit for biodiversity and well-being. Such networks have existing, or potential for, healthy resilient ecosystems which provide a range of important ecosystem services as well as allowing the movement of species across landscapes in response to climate change. They are diverse, of sufficient scale and extent, in good functional condition and part of connected networks, to enable species and habitats to adapt to disturbance and change. There is a need to expand and make connections between designated sites to increase the ability of species and ecosystems to adapt to the pressures of climate change and	**Supporting Text**	**Supporting Strategic Green Infrastructure** The Welsh Government is committed to reversing the decline in biodiversity and increasing the resilience of our ecosystems. In collaboration with our partners, including Natural Resources Wales and local authorities, we will take strategic action to secure biodiversity enhancements, to safeguard ecological networks, and to maximise the use of green infrastructure and nature based solutions. Effective action is generally best undertaken at a regional or local level reflecting individual opportunities. Planning Policy Wales sets out a range of policies to maintain and enhance biodiversity and promote the resilience of ecosystems, including the stepwise approach. The NDF's strategic focus on urban growth requires an increased emphasis on biodiversity enhancement in order to ensure that the approach is sustainable. We need to expand and make connections between our designated sites to increase the ability of species and ecosystems to adapt to the pressures of climate change and pollution. Strategic and Local Development Plans should consider how designated sites fit within the wider network of habitats, and assess what action needs to be taken to safeguard land which may be needed to connect or enlarge those sites in order to contribute to their long-term resilience, to contribute to the wider resilience of ecological	~~**Supporting Strategic Green Infrastructure**~~ Planning Policy Wales sets out a range of policies to maintain and enhance biodiversity, promote the resilience of ecosystems, including the stepwise approach, and to maximise the provision of green infrastructure. The strategic focus of Future Wales on urban growth requires an increased emphasis on biodiversity enhancement (net benefit) in order to ensure that growth is sustainable. In collaboration with our partners, including Natural Resources Wales and local authorities, we require strategic action to safeguard ecological networks and secure biodiversity enhancements (net-benefit). We recognise the need to maximise the use of green infrastructure and nature-based solutions as part of shaping urban growth, supporting rural communities and responding to the twin challenges of addressing the climate emergency and reversing biodiversity decline. Effective action should be undertaken at a regional or local level reflecting individual opportunities. Cumulative action to improve and develop ecological networks and green infrastructure will contribute towards improved national scale resilience. The Welsh Government is committed to reversing the decline in biodiversity and increasing the resilience of our ecosystems. ~~In collaboration with our partners, including Natural Resources Wales and local authorities, we will take strategic action to secure biodiversity enhancements, to safeguard ecological networks, and to maximise the use of green infrastructure and nature based solutions. Effective action is generally best undertaken at a regional or local level reflecting individual opportunities~~Resilient ecological networks are vital for nature recovery and are networks of habitat in good ecological condition linking protected sites and other biodiversity hotspots across the wider landscape, providing maximum benefit for biodiversity and well-

	pollution. While protected sites are critically important to the long term resilience of our ecosystems, they should not be seen as islands within the landscape, but should instead form the nodes of large-scale resilient and functional ecological networks and green infrastructure. Strategic and Local Development Plans should consider how designated sites fit within the wider network of habitats and assess what action needs to be taken to safeguard land which may be needed to connect or enlarge those sites. Any actions should: • contribute to their long-term resilience; • contribute to the wider resilience of ecological networks; • protect and enhance ecosystems services; and • ensure the provision of green infrastructure for social, cultural and economic benefits. Safeguarding will ensure that areas of land that are potentially important for expanding or connecting ecological networks, adapting to climate change or other pressures, or which provide key ecological services, are not compromised by development. Safeguarding should in the first instance be undertaken at a large scale, reflecting the landscape scale approach advocated by Welsh Government National Resources Policy. Safeguarding does not prohibit development, but sets out a requirement to consider both the long-term land needs of the habitats and species it is intended to protect and improve, and the present and predicted future needs for ecosystem services and functions. Safeguarding enables dynamic responses and long-term actions. This is important because it is not always possible to be certain or prescriptive about the most sustainable approach to take in any given case. Safeguarding enables the planning system to take action which can complement wider approaches to promote the sustainable management of natural resources. When coupled with more specific allocations for habitat creation or green infrastructure, it will mean positive action to reverse biodiversity decline, address the climate emergency and provide wider social, cultural and economic benefits can be achieved at all scales. Areas may be safeguarded for a wide variety of reasons. These include increasing the resilience or connectivity of certain habitat types, such as species rich meadows, or creating habitat such as woodland, or for the provision of green infrastructure. Overall, safeguarding areas should contribute towards the sustainability of key ecosystem services such as flood water regulation, tourism and recreation, and physical and mental well-being. As part of a green infrastructure assessment, broad opportunities for habitat protection, restoration or creation and the provision of green infrastructure may be specified as part of identifying areas to be safeguarded or may take the form of more specific allocations. This may be achieved, for example, through the provision of buffer areas around protected sites or stepping stones connecting habitats or through the identification of green infrastructure in and around urban areas.		networks, or to protect and enhance ecological services. Safeguarding is intended to ensure that areas of land that are potentially important for expanding or connecting ecological networks, adapting to climate change or other pressures, or which provide key ecological services, are not unduly compromised by development. Safeguarding does not necessarily prohibit development, but sets out a requirement to consider both the long-term future land needs of the habitats and species it is intended to protect and improve, and the present and predicted future needs for particular ecosystem services and functions. Areas may be safeguarded for a wide variety of reasons, including the need to increase the resilience or connectivity of certain habitat types, such as species rich meadows. Local authorities and Natural Resources Wales should work together to ensure that appropriate action is taken to safeguard sites both within and beyond their administrative boundaries. Safeguarded areas should be identified through the Green Infrastructure Assessment, and set out in the development plan. **Strategic green infrastructure in and around urban areas** Urban ecosystems play a vital role in supporting physical and mental well-being. There are significant positive links between mental well-being and access to green space in urban areas, and we receive benefits not only by being more active, but also just through being in and near green spaces. Even limited open green space in dense urban areas can provide benefits to large numbers of people, provided that it is high quality and accessible. As the population of Wales becomes increasingly urban, the opportunity to optimise well-being benefits from ecosystems will be greatest in these areas. Through the innovative use of nature-based solutions, and by increasing well-integrated green infrastructure in and around urban areas, development can restore natural features and processes into cities and landscapes, maintain and enhance the strategic	being. Such networks have existing, or potential for, healthy resilient ecosystems which provide a range of important ecosystem services as well as allowing the movement of species across landscapes in response to climate change. They are diverse, of sufficient scale and extent, in good functional condition and part of connected networks, to enable species and habitats to adapt to disturbance and change. ~~Planning Policy Wales sets out a range of policies to maintain and enhance biodiversity and promote the resilience of ecosystems, including the stepwise approach. The NDF's strategic focus on urban growth requires an increased emphasis on biodiversity enhancement in order to ensure that the approach~~There is ~~sustainable.~~ ~~We~~a need to expand and make connections between ~~our~~ designated sites to increase the ability of species and ecosystems to adapt to the pressures of climate change and pollution. While protected sites are critically important to the long term resilience of our ecosystems, they should not be seen as islands within the landscape, but should instead form the nodes of large-scale resilient and functional ecological networks and green infrastructure. Strategic and Local Development Plans should consider how designated sites fit within the wider network of habitats~~,~~ and assess what action needs to be taken to safeguard land which may be needed to connect or enlarge those sites ~~in order to contribute to their long-term resilience, to contribute to the wider resilience of ecological networks, or to protect and enhance ecological services.~~. Any actions should: • contribute to their long-term resilience; • contribute to the wider resilience of ecological networks; • protect and enhance ecosystems services; and • ensure the provision of green infrastructure for social, cultural and economic benefits. Safeguarding ~~is intended to~~will ensure that areas of land that are potentially important for expanding or connecting ecological networks, adapting to climate change or other pressures, or which provide key ecological services, are not ~~unduly~~ compromised by development. Safeguarding should in the first instance be undertaken at a large scale, reflecting the landscape scale approach advocated by Welsh Government National Resources Policy. Safeguarding does not ~~necessarily~~ prohibit development, but sets out a requirement to consider both the long-term ~~future~~ land needs of the habitats and species it is intended to protect and improve, and the present and predicted future needs for ~~particular~~ ecosystem services and functions. ~~Areas may be safeguarded for a wide variety of reasons, including the need to increase the~~

	As the population of Wales becomes increasingly urban, the opportunity to optimise well-being benefits from green infrastructure will be greatest in and around these areas. Innovative use of nature-based solutions and integrating green infrastructure in and around urban areas can help restore natural features and processes into cities and landscapes. Providing locally accessible, high quality green spaces and corridors helps to maintain and enhance the strategic functioning of our natural resources and ecological networks and address physical and mental well-being. The real-life importance of urban green spaces was demonstrated when people were restricted to taking exercise in immediately local green spaces during the Covid-19 lockdown. Local authorities must work together and, along with Natural Resources Wales and stakeholders, provide green infrastructure and safeguarding sites within and beyond their administrative boundaries. Safeguarded areas and any specific allocations should be identified through the Green Infrastructure Assessment and set out in the relevant development plan. **Ecological networks and green infrastructure mapping** Indicative maps produced by Natural Resources Wales illustrate national natural resources themes including ecological networks, biodiversity hotspots, ecosystem services and opportunities for habitat creation. The maps provide the starting point for considering resilience of ecological networks for nature recovery and enhancement (net benefit) as part of green infrastructure assessments. They are a means to ensure that cumulative action is taken to secure enhancement as part of proposing sustainable growth and development proposals. Area Statements develop this approach by identifying key challenges and opportunities to strengthen ecological networks and ecosystem services. They provide local scale evidence and mapping of key environmental themes, and identify areas where action at the right scale can maximise benefits. Any priority areas for action identified in Area Statements are a material planning consideration and development plans should set out appropriate policies to safeguard and connect these areas. Plans should also protect and enhance their identified key ecological functions and features. Regional and local interventions collectively contribute towards increasing the resilience of our national ecological networks. Strategic and Local Development Plans must be informed by Green Infrastructure Assessments and contribute to these aims through appropriate policies. *Policy 9 will be supported by a map showing National Natural Resources*		functioning of our natural resources and ecological networks, and provide locally accessible, high quality green spaces and corridors. **Strategic Green Infrastructure mapping** Natural Resources Wales have produced indicative maps to illustrate national biodiversity themes. They provide the starting point for considering enhancement as part of green infrastructure assessments and a means of ensuring that cumulative action is taken to secure enhancement through development proposals. Area Statements will develop this approach by identifying key challenges and opportunities to strengthen ecological networks and ecosystem services. They will provide a local scale evidence base and mapping of key environmental themes, and will identify areas where taking action at the right scale can maximise benefits. Any priority areas for action identified in Area Statements are a material planning consideration, and development plans should set out appropriate policies to safeguard and connect these areas, and to protect and enhance their identified key ecological functions and features. Regional and local interventions can collectively contribute towards increasing the resilience of our national ecological networks. The Welsh Government expects Strategic and Local Development Plans to set out strategies that contribute to these aims through their Green Infrastructure Assessments, and form an appropriate policy response. Woodlands provide a wide range of benefits for society, from abating carbon emissions and reducing flood risk in sensitive locations, to being increasingly important as community resources, and providing places for active recreation, education and lifelong learning. Our woods and forests underpin many economic activities and sectors and have a key role to play in replacing fossil fuels, storing carbon and helping us to cope with the effects of a changing climate. The ‘right tree in the right place’ plays a key role in realising these benefits.	~~resilience or connectivity of certain habitat types, such as species rich meadows.~~ ~~Local authorities and Natural Resources Wales should work together to ensure that appropriate action is taken to safeguard sites both within and beyond their administrative boundaries. Safeguarded areas should be identified through the Green Infrastructure Assessment, and set out in the development plan.~~ ~~**Strategic green infrastructure in and around urban areas**~~ ~~Urban ecosystems play a vital role in supporting physical and mental well-being. There are significant positive links between mental well-being and access to green space in urban areas, and we receive benefits not only by being more active, but also just through being in and near green spaces. Even limited open green space in dense urban areas can provide benefits to large numbers of people, provided that it is high quality and accessible.~~ Safeguarding enables dynamic responses and long-term actions. This is important because it is not always possible to be certain or prescriptive about the most sustainable approach to take in any given case. Safeguarding enables the planning system to take action which can complement wider approaches to promote the sustainable management of natural resources. When coupled with more specific allocations for habitat creation or green infrastructure, it will mean positive action to reverse biodiversity decline, address the climate emergency and provide wider social, cultural and economic benefits can be achieved at all scales. Areas may be safeguarded for a wide variety of reasons. These include increasing the resilience or connectivity of certain habitat types, such as species rich meadows, or creating habitat such as woodland, or for the provision of green infrastructure. Overall, safeguarding areas should contribute towards the sustainability of key ecosystem services such as flood water regulation, tourism and recreation, and physical and mental well-being. As part of a green infrastructure assessment, broad opportunities for habitat protection, restoration or creation and the provision of green infrastructure may be specified as part of identifying areas to be safeguarded or may take the form of more specific allocations. This may be achieved, for example, through the provision of buffer areas around protected sites or stepping stones connecting habitats or through the identification of green infrastructure in and around urban areas. As the population of Wales becomes increasingly urban, the opportunity to optimise well-being benefits from ~~ecosystems~~green infrastructure will be greatest in and around these areas. ~~Through the innovative~~Innovative

				use of nature-based solutions~~,~~ and ~~by increasing well-integrated~~integrating green infrastructure in and around urban areas~~, development~~ can help restore natural features and processes into cities and landscapes~~.~~. Providing locally accessible, high quality green spaces and corridors helps to maintain and enhance the strategic functioning of our natural resources and ecological networks~~, and~~ and address physical and mental well-being. The real-life importance of urban green spaces was demonstrated when people were restricted to taking exercise in immediately local green spaces during the Covid-19 lockdown. Local authorities must work together and, along with Natural Resources Wales and stakeholders, provide ~~locally accessible, high quality green spaces and corridors~~green infrastructure and safeguarding sites within and beyond their administrative boundaries. Safeguarded areas and any specific allocations should be identified through the Green Infrastructure Assessment and set out in the relevant development plan. **~~Strategic Green Infrastructure~~Ecological networks and green infrastructure mapping** Indicative maps produced by Natural Resources Wales ~~have produced indicative maps to~~ illustrate national ~~biodiversity~~ natural resources themes~~. They~~ including ecological networks, biodiversity hotspots, ecosystem services and opportunities for habitat creation. The maps provide the starting point for considering resilience of ecological networks for nature recovery and enhancement (net benefit) as part of green infrastructure assessments ~~and~~. They are a means ~~of ensuring~~to ensure that cumulative action is taken to secure enhancement ~~through~~as part of proposing sustainable growth and development proposals. Area Statements ~~will~~ develop this approach by identifying key challenges and opportunities to strengthen ecological networks and ecosystem services. They ~~will~~ provide ~~a~~ local scale evidence ~~base~~ and mapping of key environmental themes, and ~~will~~ identify areas where ~~taking~~ action at the right scale can maximise benefits. Any priority areas for action identified in Area Statements are a material planning consideration~~,~~ and development plans should set out appropriate policies to safeguard and connect these areas~~, and to~~. Plans should also protect and enhance their identified key ecological functions and features. Regional and local interventions ~~can~~ collectively contribute towards increasing the resilience of our national ecological networks. ~~The Welsh Government expects~~ Strategic and Local Development Plans ~~to set out strategies that contribute to these aims through their~~must

				be informed by Green Infrastructure Assessments~~,~~ and ~~form an~~ contribute to these aims through appropriate ~~policy response.~~policies. ~~Woodlands provide a wide range of benefits for society, from abating carbon emissions and reducing flood risk in sensitive locations, to being increasingly important as community resources, and providing places for active recreation, education and lifelong learning. Our woods and forests underpin many economic activities and sectors and have a key role to play in replacing fossil fuels, storing carbon and helping us to cope with the effects of a changing climate. The 'right tree in the right place' plays a key role in realising these benefits.~~ *Policy 9 will be supported by a map showing National Natural Resources*

Section or Policy Number	Updated version	Draft NDF – Section or Policy Number	Draft NDF - Section or Policy	Tracked Changed Version
Policy 10	**International Connectivity** The Welsh Government identifies the following Strategic Gateways to facilitate international connectivity: • Cardiff Airport; • Holyhead Port; • Haven Waterway, including the Ports of Milford Haven and Pembroke Dock; and • Fishguard Port. The Welsh Government will work with the operators, investors and local authorities to support Strategic Gateways and maintain their international connectivity roles. Strategic and Local Development Plans should support the Strategic Gateways by maximising the benefits they provide to their respective regions and Wales. New development around the Strategic Gateways should be carefully managed to ensure their operation is not constrained or compromised.	**Policy 20** **Policy 25** **Policy 32**	**Port of Holyhead** The Welsh Government will work with port operators, local authorities and investors to support the development of the port and facilitate new investment in order to ensure that its strategic gateway role is maintained and enhanced. Investment to improve the port's capacity to accommodate cruise ships is supported. New development around the port should be carefully managed to ensure that future expansion and change at the port is not constrained or compromised. **Haven Waterway** The Welsh Government supports continued operations and future development at Haven Waterway. Strategic and Local Development Plans should support its growth and seek to maximise the benefits it provides to the region and Wales. The Welsh Government will work with operators, local authorities and investors to support and facilitate appropriate new development. **Cardiff Airport** The Welsh Government supports the growth and development of Cardiff Airport. Proposals to expand the capacity of the airport; to provide new and improved airport facilities and passenger services; and to improve transport links to the airport are supported. Improvements to accessibility are supported and should prioritise a modal shift from the private car to sustainable transport modes including public transport. Development of land adjacent to Cardiff Airport which is part of the Enterprise Zone is supported where it supports the functions of the airport. New development around the airport should be carefully managed to ensure future expansion and change at the airport is not constrained.	**International Connectivity** The Welsh Government ~~**Port of**~~ identifies the following Strategic Gateways to facilitate international connectivity: • Cardiff Airport; • Holyhead Port; • Haven Waterway, including the Ports of Milford Haven and Pembroke Dock; and • Fishguard Port. The Welsh Government will work with ~~port~~the operators, investors and local authorities ~~and investors~~ to support ~~the development of the port and facilitate new investment in order to ensure that its strategic gateway role is maintained and enhanced. Investment~~ Strategic Gateways and maintain their international connectivity roles. Strategic and Local Development Plans should support the Strategic Gateways by maximising the benefits they provide to ~~improve the port's capacity to accommodate cruise ships is supported.~~ their respective regions and Wales. New development around the ~~port~~Strategic Gateways should be carefully managed to ensure ~~that future expansion and change at the port~~their operation is not constrained or compromised. ~~**Haven Waterway**~~ ~~The Welsh Government supports continued operations and future development at Haven Waterway.~~ ~~Strategic and Local Development Plans should support its growth and seek to maximise the benefits it provides to the region and Wales. The Welsh Government will work with operators, local authorities and investors to support and facilitate appropriate new development.~~ ~~**Cardiff Airport**~~ ~~The Welsh Government supports the growth and development of Cardiff Airport. Proposals to expand the capacity of the airport; to provide new and improved airport facilities and passenger services; and to improve transport links to the airport are supported. Improvements to accessibility are supported and should prioritise a modal shift from the private car to sustainable transport modes including public transport. Development of land adjacent to Cardiff Airport which is part of the Enterprise Zone is supported where it supports the functions of the airport. New development around the airport should be carefully managed~~

				~~to ensure future expansion and change at the airport is not constrained.~~
PPW Reference	4.1 5.3	**PPW Reference**		4.1 5.3
Supporting Text	**A connected society and economy** The new Wales Transport Strategy sets out the Welsh Government's vision, priorities and desired outcomes for transport. It is aligned with Future Wales and supports the spatial strategy which directs where new development and infrastructure investment will be focused. A National Transport Delivery Plan will support the delivery of the Wales Transport Strategy and Future Wales. Future Wales and the Wales Transport Strategy should be used together and an integrated approach taken to their implementation at the regional and local levels. This is critical to ensure new development is built in sustainable locations and supported by the active travel and public transport infrastructure and services required to enable people to live active and healthy lives. Taking an integrated approach is also key to ensuring new development provides the critical mass of people needed to help fund and sustain infrastructure and services, as well as ensuring average levels of airborne pollution continue to be reduced. **Connecting Wales to the World** The Strategic Gateways are critical to the effective movement of people and cargo as part of networks or supply chains within their respective regions, Wales and the UK. They have been identified due to their international connectivity, scale and the roles they play within the economy of Wales. Strategic and Local Development Plans should maximise the opportunities which support growth across the respective regions and Wales. The Welsh Government will support appropriate development which can enhance international connectivity and can be accommodated within statutory climate change targets and carbon budgets. The Welsh Government acknowledges that the statutory climate change framework implies action to tackle all sources of greenhouse gas emissions, including international travel and freight. The Welsh Government supports international efforts to reduce emissions from international aviation and shipping. The net Welsh emissions account includes Wales' share of emissions from international aviation and shipping. Decisions associated with international aviation and shipping will therefore need to demonstrate how they can be accommodated within the statutory climate change targets and carbon budgets.	**Supporting Text**	The region is served by ports at Holyhead and Mostyn. The Welsh Government recognises the importance of the port at Holyhead to Anglesey, North Wales, Wales, the wider UK and Ireland. Holyhead is a major regional asset and an important gateway to Wales and can be the first experience people have of visiting Wales. It is important they have a positive experience. Strategic and Local Development Plans should consider and plan for its future development needs and maximise the opportunities it provides to support growth across the region. A new cruise terminal can provide enhanced facilities for ships and passengers and be a gateway for visitors to the north of Wales. Mostyn plays an important role in supporting the off-shore renewable energy sector. The Haven Waterway has a unique combination of a natural harbour, long established industries and the potential for new strategic development. Development plans should recognise this and provide a framework for managing future growth. Cardff Airport is an essential part of Wales' strategic transport infrastructure. It is an international gateway, connecting Wales to the world, and is a key driver within the Welsh economy. Proposals to expand airport operations and improve connectivity and accessibility are essential to the airport's future success and its ability to compete with other UK regional airports. There are ambitious plans to grow Cardiff Airport's passenger numbers from 1.6 million passengers per annum to three million and beyond by 2040. Proposed growth in the airport's capacity will require new and improved airport facilities and passenger services.	**A connected society and economy** The ~~region is served~~new Wales Transport Strategy sets out the Welsh Government's vision, priorities and desired outcomes for transport. It is aligned with Future Wales and supports the spatial strategy which directs where new development and infrastructure investment will be focused. A National Transport Delivery Plan will support the delivery of the Wales Transport Strategy and Future Wales. Future Wales and the Wales Transport Strategy should be used together and an integrated approach taken to their implementation at the regional and local levels. This is critical to ensure new development is built in sustainable locations and supported by the active travel and public transport infrastructure and services required to enable people to live active and healthy lives. Taking an integrated approach is also key to ensuring new development provides the critical mass of people needed to help fund and sustain infrastructure and services, as well as ensuring average levels of airborne pollution continue to be reduced. **Connecting Wales to the World** The Strategic Gateways are critical to the effective movement of people and cargo as part of networks or supply chains within their respective regions, Wales and the UK. They have been identified due to their international connectivity, scale and the roles they play within the economy of Wales. Strategic and Local Development Plans should maximise the opportunities which support growth across the respective regions and Wales. The Welsh Government will support appropriate development which can enhance international connectivity and can be accommodated within statutory climate change targets and carbon budgets. The Welsh Government acknowledges that the statutory climate change framework implies action to tackle all sources of greenhouse gas emissions, including international travel and freight. The Welsh Government supports international efforts to reduce emissions from international aviation and shipping. The net Welsh emissions account includes Wales' share of emissions from international aviation and shipping. Decisions associated with international aviation and shipping will therefore need to demonstrate how they can be accommodated within the statutory climate change targets and carbon budgets.

	Cardiff Airport Cardiff Airport is an essential part of Wales' strategic transport infrastructure. It is an international gateway connecting Wales to the world and is an important driver within the Welsh economy. Cardiff Airport is located within the Cardiff Airport and Bro Tathan Enterprise Zone which offers opportunities for investment in the site and surrounding areas. The Enterprise Zone offers a wide range of development sites and business accommodation, providing opportunities for the development of bespoke facilities or investment in existing accommodation. **Ports** Holyhead Port, Haven Waterway and Fishguard Port have been identified as Strategic Gateways due to their essential roles in the international movement of imports and exports and as key transport infrastructure between land and sea. They are an essential part of the local, regional, national and international economy, providing international connectivity for Wales and the UK. They play a strategic role in transporting people and freight; provide logistical and service hubs for industry; and offer further growth opportunities for tourism and recreation activity. They are active in the cruise market and can be the first experience people have of visiting Wales. The Welsh Government recognises the importance of **Holyhead Port** to Anglesey and the region, and it is the most direct strategic link between Wales and Ireland. Holyhead Port is a major national asset and an important international gateway for freight and passengers. The Port has deep water port facilities, existing accommodation and development opportunities. The Inner Harbour, Salt Island and the Outer Harbour offer marine, leisure, transport, energy (see policy 24), cruise and other business opportunities with good road and rail links across the region and into England. The **Haven Waterway,** which includes the ports of Milford Haven and Pembroke Dock, is a major national asset and an important international gateway for freight and passengers. The Waterway has a unique combination of a natural harbour, long established industries and the potential for new strategic development. It has one of the finest deep waterways in the world and represents a strategically important link from the region, Wales and the UK to Ireland and the rest of the world. The Waterway is a leading UK shipping gateway handling liquid, bulk, break bulk and heavy lift cargoes. It handles a significant amount of the UK's oil, gas and electricity needs. A diverse high-skill supply chain has developed locally to support the energy sector which is increasingly incorporating the renewable energy sector and, in particular, marine energy (see policy 32). It offers diverse development opportunities,			**Cardiff Airport** ~~ports at~~ Cardiff Airport is an essential part of Wales' strategic transport infrastructure. It is an international gateway connecting Wales to the world and is an important driver within the Welsh economy. Cardiff Airport is located within the Cardiff Airport and Bro Tathan Enterprise Zone which offers opportunities for investment in the site and surrounding areas. The Enterprise Zone offers a wide range of development sites and business accommodation, providing opportunities for the development of bespoke facilities or investment in existing accommodation. **Ports** Holyhead ~~and Mostyn.~~ Port, Haven Waterway and Fishguard Port have been identified as Strategic Gateways due to their essential roles in the international movement of imports and exports and as key transport infrastructure between land and sea. They are an essential part of the local, regional, national and international economy, providing international connectivity for Wales and the UK. They play a strategic role in transporting people and freight; provide logistical and service hubs for industry; and offer further growth opportunities for tourism and recreation activity. They are active in the cruise market and can be the first experience people have of visiting Wales. The Welsh Government recognises the importance of ~~the port at~~ **Holyhead Port** to Anglesey~~, North Wales, Wales, the wider UK~~ and the region, and it is the most direct strategic link between Wales and Ireland. Holyhead Port is a major national asset and an important international gateway for freight and passengers. The Port has deep water port facilities, existing accommodation and development opportunities. The Inner Harbour, Salt Island and the Outer Harbour offer marine, leisure, transport, energy (see policy 24), cruise and other business opportunities with good road and rail links across the region and into England. ~~Holyhead is a major regional asset and an important gateway to Wales and can be the first experience people have of visiting Wales. It is important they have a positive experience. Strategic and Local Development Plans should consider and plan for its future development needs and maximise the opportunities it provides to support growth across the region. A new cruise terminal can provide enhanced facilities for ships and passengers and be a gateway for visitors to the north of Wales. Mostyn plays an important role in supporting the off-shore renewable energy sector.~~ ~~The Haven~~The **Haven Waterway,** which includes the ports of Milford Haven and Pembroke Dock, is a major national asset

	including light and heavy industrial, office and warehousing, with good rail infrastructure, including dedicated freight lines to waterside locations. **Fishguard Port** is an important international gateway for freight and passengers in the South West and provides a key roll-on roll-off ferry link. It has a strategically important role in connecting the mainland of Europe, the UK and Wales with Ireland.			and an important international gateway for freight and passengers. The Waterway has a unique combination of a natural harbour, long established industries and the potential for new strategic development. ~~Development plans should recognise this and provide a framework for managing future growth.~~It has one of the finest deep waterways in the world and represents a strategically important link from the region, Wales and the UK to Ireland and the rest of the world. ~~Cardff Airport is an essential part of Wales' strategic transport infrastructure. It is an international gateway, connecting Wales to the world, and is a key driver within the Welsh economy.~~ ~~Proposals to expand airport operations and improve connectivity and accessibility are essential to the airport's future success and its ability to compete with other UK regional airports.~~ ~~There are ambitious plans to grow Cardiff Airport's passenger numbers from 1.6 million passengers per annum to three million and beyond by 2040. Proposed growth in the airport's capacity will require new and improved airport facilities and passenger services.~~The Waterway is a leading UK shipping gateway handling liquid, bulk, break bulk and heavy lift cargoes. It handles a significant amount of the UK's oil, gas and electricity needs. A diverse high-skill supply chain has developed locally to support the energy sector which is increasingly incorporating the renewable energy sector and, in particular, marine energy (see policy 32). It offers diverse development opportunities, including light and heavy industrial, office and warehousing, with good rail infrastructure, including dedicated freight lines to waterside locations. **Fishguard Port** is an important international gateway for freight and passengers in the South West and provides a key roll-on roll-off ferry link. It has a strategically important role in connecting the mainland of Europe, the UK and Wales with Ireland.
Policy 11	**National Connectivity** The Welsh Government will support and invest in improving national connectivity. Our priorities are to encourage longer-distance trips to be made by public transport, while also making longer journeys possible by electric vehicles. The Welsh Government will work with Transport for Wales, local authorities, operators and partners to support the delivery of the following measures to improve national connectivity: • Rail Network – Transform the rail network and improve the quality of rail services for passengers. • Bus Network - invest in the development of the national bus network, fully integrated with regional and local bus networks, to increase modal share of bus travel and improve access by bus to a wider range of trip	**Policy 7**	**Ultra Low Emission Vehicles** The Welsh Government supports the increasing use of ultra low emission vehicles. We will work with the UK Government, local authorities, the energy sector and businesses to plan for and implement the roll out of electric vehicle charging infrastructure, including the creation of a network of rapid charging points to enable longer distance travel by electric vehicles throughout Wales.	~~**Ultra Low Emission Vehicles**~~ **National Connectivity** The Welsh Government ~~supports the increasing use of ultra low emission~~ will support and invest in improving national connectivity. Our priorities are to encourage longer-distance trips to be made by public transport, while also making longer journeys possible by electric vehicles. ~~We~~The Welsh Government will work with ~~the UK Government~~Transport for Wales, local authorities, operators and partners to support the delivery of the following measures to improve national connectivity: • Rail Network – Transform the ~~energy sector and businesses to plan for and implement~~rail network and

	destinations. • Strategic Road Network - Invest in road improvements to reduce journey times, deliver a safer and more resilient road network, and improve air and noise quality. Create a network of rapid-charging points to enable longer distance travel by electric vehicles throughout Wales. • National Cycle Network – Revitalise the National Cycle Network to create a network of traffic-free paths connecting cities, towns and countryside across Wales. Planning authorities should support developments associated with improvements to national connectivity and, where appropriate, maximise the opportunities that arise from them. Planning authorities must ensure that, where appropriate, new development contributes towards the improvement and development of the National Cycle Network and key links to and from it.			improve the ~~roll out~~quality of ~~electric vehicle charging infrastructure, including~~rail services for passengers. • Bus Network - invest in the ~~creation~~development of the national bus network, fully integrated with regional and local bus networks, to increase modal share of bus travel and improve access by bus to a wider range of trip destinations. • Strategic Road Network - Invest in road improvements to reduce journey times, deliver a safer and more resilient road network, and improve air and noise quality. Create a network of rapid-~~-~~charging points to enable longer distance travel by electric vehicles throughout Wales. • National Cycle Network – Revitalise the National Cycle Network to create a network of traffic-free paths connecting cities, towns and countryside across Wales. Planning authorities should support developments associated with improvements to national connectivity and, where appropriate, maximise the opportunities that arise from them. Planning authorities must ensure that, where appropriate, new development contributes towards the improvement and development of the National Cycle Network and key links to and from it.
PPW Reference	 4.1 5.3	**PPW Reference**		 4.1 5.3
Supporting Text	See P12 Supporting text			See P12 Supporting text
Policy 12	**Regional Connectivity** The Welsh Government will support and invest in improving regional connectivity. In urban areas, to support sustainable growth and regeneration, our priorities are improving and integrating active travel and public transport. In rural areas our priorities are supporting the uptake of ultra-low emission vehicles and diversifying and sustaining local bus services. The Welsh Government will work with Transport for Wales, local authorities, operators and partners to deliver the following measures to improve regional connectivity: • Active Travel – Prioritising walking and cycling for all local travel by supporting the implementation of the Active Travel Act to create comprehensive networks of local walking and cycling routes that connect places that people need to get to for everyday journeys. • Bus - Improve the legislative framework for how local bus services are planned and delivered and invest in the development of integrated regional and local bus networks to increase modal share of bus travel and			**Regional Connectivity** The Welsh Government will support and invest in improving regional connectivity. In urban areas, to support sustainable growth and regeneration, our priorities are improving and integrating active travel and public transport. In rural areas our priorities are supporting the uptake of ultra-low emission vehicles and diversifying and sustaining local bus services. The Welsh Government will work with Transport for Wales, local authorities, operators and partners to deliver the following measures to improve regional connectivity: • Active Travel – Prioritising walking and cycling for all local travel by supporting the implementation of the Active Travel Act to create comprehensive networks of local walking and cycling routes that connect places that people need to get to for everyday journeys. • Bus - Improve the legislative framework for how local bus services are planned and delivered and invest in the development of integrated regional and local bus networks to increase modal share of bus travel and

	improve access by bus to a wider range of trip destinations. • Metros – Develop the South East Metro, South West Metro and North Wales Metro to create new integrated transport systems that provide faster, more frequent and joined-up services using trains, buses and light rail. • Ultra-Low Emission Vehicles – Support the roll-out of suitable fuelling infrastructure to facilitate the adoption of ultra-low emission vehicles, particularly in rural areas. Planning authorities must plan the growth and regeneration of the National and Regional Growth Areas to maximise opportunities arising from the investment in public transport, including identifying opportunities for higher density, mixed-use and car-free development around metro stations. Active travel must be an essential and integral component of all new developments, large and small. Planning authorities must integrate site allocations, new development and infrastructure with active travel networks and, where appropriate, ensure new development contributes towards their expansion and improvement. Planning authorities must act to reduce levels of car parking in urban areas, including supporting car-free developments in accessible locations and developments with car parking spaces that allow them to be converted to other uses over time. Where car parking is provided for new non-residential development, planning authorities should seek a minimum of 10% of car parking spaces to have electric vehicle charging points.			improve access by bus to a wider range of trip destinations. • Metros – Develop the South East Metro, South West Metro and North Wales Metro to create new integrated transport systems that provide faster, more frequent and joined-up services using trains, buses and light rail. • Ultra-Low Emission Vehicles – Support the roll-out of suitable fuelling infrastructure to facilitate the adoption of ultra-low emission vehicles, particularly in rural areas. Planning authorities must plan the growth and regeneration of the National and Regional Growth Areas to maximise opportunities arising from the investment in public transport, including identifying opportunities for higher density, mixed-use and car-free development around metro stations. Active travel must be an essential and integral component of all new developments, large and small. Planning authorities must integrate site allocations, new development and infrastructure with active travel networks and, where appropriate, ensure new development contributes towards their expansion and improvement. Planning authorities must act to reduce levels of car parking in urban areas, including supporting car-free developments in accessible locations and developments with car parking spaces that allow them to be converted to other uses over time. Where car parking is provided for new non-residential development, planning authorities should seek a minimum of 10% of car parking spaces to have electric vehicle charging points.
PPW Reference	4.1 5.3	**PPW Reference**		4.1 5.3
Supporting Text	**Travelling in Wales** The Welsh Government's aim is to reduce the need to travel, particularly by private vehicles, and support a modal shift to walking, cycling and public transport. The sustainable transport hierarchy in Planning Policy Wales, which prioritises active travel and public transport, is a fundamental Welsh Government principle that underpins Future Wales. [*text is supported by graphic of Sustainable Transport Hierarchy*] Transport in Wales is currently dominated by the car. Our reliance on travelling by car is limiting the opportunity for physical activity and social contact to be built into people's everyday lives and is exacerbating air and noise pollution, particularly along major routes and at busy destinations. This has an adverse impact on people's health and well-being, contributing to life-limiting illnesses associated with physical	**Supporting Text**	**Changing Technology: Ultra Low Emission Vehicles** Sustainable places will support a reduction in the need to travel, particularly by private vehicles, and a modal shift to walking, cycling and public transport. A transition away from petrol and diesel vehicles to ultra low emission (including electric) vehicles is also crucial to the achievement of the Welsh Government's carbon reduction targets. It is important that we plan and deliver the infrastructure, and in particular the charging infrastructure, that electric vehicles will rely on. We expect business and industry to drive much of the roll out of charging infrastructure. There is also an important role for the public sector and the Welsh Government will set out a strategy	~~**Changing Technology: Ultra Low Emission Vehicles**~~ ~~Sustainable places will support a reduction in~~ **Travelling in Wales** The Welsh Government's aim is to reduce the need to travel, particularly by private vehicles, and support a modal shift to walking, cycling and public transport. The sustainable transport hierarchy in Planning Policy Wales, which prioritises active travel and public transport, is a fundamental Welsh Government principle that underpins Future Wales. [*text is supported by graphic of Sustainable Transport Hierarchy*] Transport in Wales is currently dominated by the car. Our reliance on travelling by car is limiting the opportunity for physical activity and social contact to be built into people's everyday lives and is exacerbating air and noise pollution, particularly along major routes and at busy destinations.

	inactivity, loneliness and isolation. This is also exacerbating health disadvantages for certain groups such as the elderly, those caring for young children, children themselves, people with disabilities and people in poverty. Road transport is a major cause of air and noise pollution and it accounts for the vast majority of greenhouse gas emissions produced from the transport sector. The changes in the way people moved around towns and cities during the Covid-19 pandemic are a sign of the widespread will to reduce our use of cars and to allocate more space for walking and cycling. We also intend to introduce a national default speed limit of 20mph on restricted roads by April 2023. The Welsh Government will be investing significantly to improve active travel and public transport. This needs to be combined with the implementation of policies in Planning Policy Wales which require development to be directed towards sustainable locations and designed to make it possible for everyone to make sustainable and healthy travel choices for their daily journeys. It will also require planning authorities to refuse planning permission for car-dependent developments which would otherwise encourage car use and undermine sustainable travel. **Developing Active Travel** The Active Travel (Wales) Act 2013 seeks to bring about a substantial increase in active travel and forms a key driver in the delivery of the Welsh Government's ambition to create sustainable places where people can walk and cycle as part of their everyday activity. Since the Act was made, local authorities have developed plans for active travel networks for their area. The Active Travel Network Maps are a tool for local authorities to enhance their forward planning of active travel and should be used to inform, as well as be informed by, the location and design of new development. Though providing mostly for short local journeys, particularly with the uptake of e-bikes, local active travel networks can impact upon movement patterns and travel behaviour beyond local authority boundaries at a regional scale. The National Cycle Network is a network of signed cycle routes. As well as people on bikes, the routes are also used by walkers, joggers, wheelchair users and horse riders. Sustrans has worked with partners and stakeholders, including the Welsh Government, to develop the following shared vision for the National Cycling Network: • A UK-wide network of traffic-free paths for everyone, connecting cities, towns and countryside and loved by the communities they serve. There are 1,690 miles of National Cycle Network routes in Wales. 64% of the network is on-road and 36% is on traffic-		for electric charging infrastructure. We will keep under review the pace and geography of the delivery of charging infrastructure, particularly in rural areas, to ensure that no parts of Wales are left behind in this transition. Changes in transport technology also offer the opportunity to change the way in which we travel. The advent of driverless cars will inevitably present new challenges and opportunities and could, in the future, completely transform the current concepts of private car ownership, especially within and close to our major urban areas.	This has an adverse impact on people's health and well-being, contributing to life-limiting illnesses associated with physical inactivity, loneliness and isolation. 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	free paths. The network connects Cardiff, Newport, Swansea, Aberystwyth, Bangor and the north Wales coast, as well as running through all three National Parks. It passes within a mile of almost 60% of the population and connects communities with workplaces and services, making safe, healthy, low-cost travel to work an option for many people. A comprehensive review of the entire National Cycle Network has been undertaken and an action plan developed. This defines the state of the network in Wales and outlines the strategic priorities for improvements. Network development plans set out more detailed, long-term plans for developing and upgrading the network. Planning authorities must safeguard routes within Active Travel Network Maps and the National Cycle Network and, wherever possible, integrate them within new developments. Planning authorities should also work together to identify existing and potential cross-boundary routes within Strategic and Local Development Plans to enable longer distance journeys by bike. Where routes within Active Travel Networks and the National Cycle Network will provide part of the supporting infrastructure for new developments, planning authorities must seek to secure their provision or improvement as part of developments through the planning process, using planning obligations where necessary. Statutory Active Travel Guidance must be used to inform the design of movement networks, streets and active travel routes within development sites and any connecting routes delivered as part of a planning permission. **Improving public transport** The Welsh Government's ambition is to provide an integrated public transport network that is safe, reliable, punctual, environmentally sustainable and accessible, and that meets the needs of the travelling public. We want to see more people using public transport to get them where they need and want to be, quickly and on time. Our rail infrastructure and services are fundamental to an effective and efficient transport network and central to national connectivity across Wales and its regions. Their continued development and expansion will contribute to the ambition to develop a stronger, inclusive and more equitable economy and to deliver prosperity for all by connecting people, communities and businesses across Wales to jobs, services and markets. Working with Transport for Wales, we will turn stations into vibrant community hubs, providing essential local services and space for small business to flourish. The Welsh Government will also improve the legislative framework in Wales for how local bus services are planned and delivered. The Welsh Government promotes transit orientated development, focusing higher density and mixed-use			There are 1,690 miles of National Cycle Network routes in Wales. 64% of the network is on-road and 36% is on traffic-free paths. The network connects Cardiff, Newport, Swansea, Aberystwyth, Bangor and the north Wales coast, as well as running through all three National Parks. It passes within a mile of almost 60% of the population and connects communities with workplaces and services, making safe, healthy, low-cost travel to work an option for many people. A comprehensive review of the entire National Cycle Network has been undertaken and an action plan developed. This defines the state of the network in Wales and outlines the strategic priorities for improvements. Network development plans set out more detailed, long-term plans for developing and upgrading the network. 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	development around public transport stations and stops. The metro projects, which are at different stages of progress, all offer significant and timely opportunities to identify locations for transit orientated developments around new and existing stations. Land in close proximity and with good access to metro stations is an important and finite resource and will play a key role in delivering sustainable urban places. **I**nvestment in public transport will enable more people to live without needing to own or use a car. Planning authorities should promote low and car-free developments in accessible locations. Planning authorities should also challenge perceptions that housing needs to be built with parking on plots, which promotes car-dominated developments, and promote different ways of dealing with cars that encourage a reduction in car use and increase active travel and use of public transport. **The transition to low emission vehicles** The Welsh Government will embrace the adoption of electric vehicles in an inclusive manner, supported by the necessary investment in charging infrastructure. We recognise this will be a greater challenge in rural areas. We are also promoting an increase in the generation of renewable energy to support the increased demand for electricity. The Welsh Government will increase the use of electric vehicles in public sector fleets, as well as encouraging innovative approaches to reducing emissions in all transport sectors. Battery electric vehicles currently offer the most immediate route to the transition away from petrol and diesel vehicles to zero and ultra-low emission vehicles. It is important that we plan and deliver the infrastructure, and in particular the charging infrastructure, that electric vehicles will rely on. We expect business and industry to drive much of the roll-out of charging infrastructure. However, there is also an important role for the public sector to intervene where the market does not provide the necessary infrastructure, particularly in rural areas. The Welsh Government will set out how we will support the uptake of electric vehicles in our Electric Vehicle Charging Strategy. We will also keep under review the pace and geography of the delivery of charging infrastructure and ensure that no parts of Wales are left behind in this transition. The Welsh Government is also working with energy network operators to develop the electricity grid infrastructure to support increased use of electric cars, as well as the electrification of the rail network. Other forms of electric and ultra-low emission vehicles are also being developed. The role of hydrogen fuel cell electric vehicles and biofuels are being considered. These technologies have challenges to address, such as cost reduction and sustainability of fuels and the Welsh			legislative framework in Wales for how local bus services are planned and delivered. The Welsh Government promotes transit orientated development, focusing higher density and mixed-use development around public transport stations and stops. The metro projects, which are at different stages of progress, all offer significant and timely opportunities to identify locations for transit orientated developments around new and existing stations. 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There is also an important role for the public sector and the Welsh Government will set out a strategy for electric -~~out of charging infrastructure. ~~We will~~ However, there is also an important role for the public sector to intervene where the market does not provide the necessary infrastructure, particularly in rural areas. The Welsh Government will set out how we will support the uptake of electric vehicles in our Electric Vehicle Charging Strategy. We will also keep under review the pace~~-~~and geography of the delivery of charging infrastructure~~, particularly in rural areas, to~~ and ensure that no parts of Wales are left behind in this transition. The

	Government will support innovation and work with industry, academia and the public sector to develop new opportunities. New development needs to be adaptable to changing circumstances. Changes in transport technology offer the opportunity to change the way in which we travel, with the advent of driverless cars offering the potential to transform attitudes towards private car ownership, especially within and close to our major urban areas. Whilst we do not know what the future holds, the location and design of car parking should enable conversion to other uses over time. When requiring electric vehicle charging points, planning authorities should ensure the level, location and type of provision is appropriate to the scheme and local circumstances. It may be appropriate for some of the provision to be 'passive', with the necessary underlying infrastructure provided to enable installation and activation in the future. Planning authorities should take a strategic approach to electric vehicle charging in their area and, where appropriate, develop policies in their development plan and specific local requirements. The provision of electric vehicle charging infrastructure points should be planned as part of the overall design of a development. The Welsh Government is committed to tackling congestion on the strategic road network. The Welsh Government will invest in road improvements to reduce journey times between east and west Wales, as well as between the north and south. The Pinch Point Programme delivers small-scale interventions to address congestion pinch points on the main road network, including along the A55. The South East Wales Transport Commission is advising on tackling congestion on the M4 and will make recommendations to the Welsh Government on solutions. **Developing infrastructure responsibly** Planning Policy Wales contains the planning policy framework for addressing air quality, soundscape and noise. When proposing new transport infrastructure or new development, average population exposure to air and noise pollution should be reduced and soundscapes improved where it is practical and feasible to do so. At the very least, exposure to pollution should be minimised. This will include taking into account the long-term effects of current and predicted levels of air and noise pollution on individuals, society and the environment arising as a result of proposals for transport infrastructure or development. Text will be supported by: • A map of strategic corridors & Metro developments			Welsh Government is also working with energy network operators to develop the electricity grid infrastructure to support increased use of electric cars, as well as the electrification of the rail network. Other forms of electric and ultra-low emission vehicles are also being developed. The role of hydrogen fuel cell electric vehicles and biofuels are being considered. These technologies have challenges to address, such as cost reduction and sustainability of fuels and the Welsh Government will support innovation and work with industry, academia and the public sector to develop new opportunities. New development needs to be adaptable to changing circumstances. Changes in transport technology ~~also~~ offer the opportunity to change the way in which we travel~~. 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Policy 13	**Supporting Digital Communications** The Welsh Government supports the provision of digital communications infrastructure and services across Wales. Planning authorities must engage with digital infrastructure providers to identify the future needs of their area and set out policies in Strategic and Local Development Plans to help deliver this. New developments should include the provision of Gigabit capable broadband infrastructure from the outset. Development Plans should include policies supporting this requirement.			**Supporting Digital Communications** The Welsh Government supports the provision of digital communications infrastructure and services across Wales. Planning authorities must engage with digital infrastructure providers to identify the future needs of their area and set out policies in Strategic and Local Development Plans to help deliver this. New developments should include the provision of Gigabit capable broadband infrastructure from the outset. Development Plans should include policies supporting this requirement.
PPW Reference	5.2	**PPW Reference**		5.2
Supporting Text	**Changing technology: digital infrastructure** The Welsh Government supports the roll-out of digital communications infrastructure across Wales. Modern, reliable mobile telecommunications and fast broadband services are essential to our everyday lives, as highlighted by the number of people working and learning from home during and since the Covid-19 pandemic. Digital communications infrastructure is crucial to the future success and economic competitiveness of Wales' businesses and supports community and individual needs, including access to key services and facilities. In rural areas the provision of both mobile telecommunications and broadband infrastructure is particularly important where topography, physical distance and sparse distribution of population make the roll-out of infrastructure and access to key services and facilities difficult. Little or no coverage in some locations disadvantages businesses, communities and individuals, both economically and socially, and can contribute to deprivation, social isolation and lack of well-being. Planning Authorities should consider the potential impact of poor coverage on different groups and plan positively to overcome these issues, setting out policies in Strategic and Local Development Plans to aid infrastructure delivery. The Welsh Government supports the provision of new and improved			**Changing technology: digital infrastructure** The Welsh Government supports the roll-out of digital communications infrastructure across Wales. Modern, reliable mobile telecommunications and fast broadband services are essential to our everyday lives, as highlighted by the number of people working and learning from home during and since the Covid-19 pandemic. Digital communications infrastructure is crucial to the future success and economic competitiveness of Wales' businesses and supports community and individual needs, including access to key services and facilities. In rural areas the provision of both mobile telecommunications and broadband infrastructure is particularly important where topography, physical distance and sparse distribution of population make the roll-out of infrastructure and access to key services and facilities difficult. Little or no coverage in some locations disadvantages businesses, communities and individuals, both economically and socially, and can contribute to deprivation, social isolation and lack of well-being. Planning Authorities should consider the potential impact of poor coverage on different groups and plan positively to overcome these issues, setting out policies in Strategic and Local

	digital communications infrastructure across Wales and recognises that infrastructure in rural areas should be carefully planned to mitigate any environmental impact on sensitive or designated landscapes. The Welsh Government, planning authorities and digital communications infrastructure providers must work together to ensure both mobile telecommunications and fast broadband infrastructure and services are provided. The Welsh Government's fast broadband roll-out improves coverage to business and domestic premises across Wales. Mobile Action Zones will help create the right environment to achieve increases in mobile telecommunications coverage where there is currently little or no service, predominantly in selected parts of rural Wales. Due to the essential nature of broadband in modern society, the Welsh Government supports the provision of Gigabit capable digital infrastructure into new developments. Typically this will apply to developments where people are present, for example new housing, business and commercial premises, and public buildings. Local Development Plans should include policies to help deliver this. 'Gigabit capability' will give developers some flexibility over the type of technology that is deployed; for the most part this is likely to be fibre, but could also include fixed wireless access. For the former this will mean that the developer will need to install underground ducting allowing the communications provider to install fibre, and for fixed wireless infrastructure the communications provider may need to erect a mast and/or install small antennae. This helps negate the need to retro-fit developments in the near future to accommodate fibre or any newer technologies that arise. Planning authorities must also be alert and responsive to the positive effects of forthcoming 5G services and Gigabit broadband and other such technologies. They should work with infrastructure and service providers to consider the potential impacts of these technologies and the needs of business, public services, communities and individuals. These issues should be addressed in planning authorities' Strategic or Local Development Plans.			Development Plans to aid infrastructure delivery. The Welsh Government supports the provision of new and improved digital communications infrastructure across Wales and recognises that infrastructure in rural areas should be carefully planned to mitigate any environmental impact on sensitive or designated landscapes. The Welsh Government, planning authorities and digital communications infrastructure providers must work together to ensure both mobile telecommunications and fast broadband infrastructure and services are provided. The Welsh Government's fast broadband roll-out improves coverage to business and domestic premises across Wales. Mobile Action Zones will help create the right environment to achieve increases in mobile telecommunications coverage where there is currently little or no service, predominantly in selected parts of rural Wales. Due to the essential nature of broadband in modern society, the Welsh Government supports the provision of Gigabit capable digital infrastructure into new developments. Typically this will apply to developments where people are present, for example new housing, business and commercial premises, and public buildings. Local Development Plans should include policies to help deliver this. 'Gigabit capability' will give developers some flexibility over the type of technology that is deployed; for the most part this is likely to be fibre, but could also include fixed wireless access. For the former this will mean that the developer will need to install underground ducting allowing the communications provider to install fibre, and for fixed wireless infrastructure the communications provider may need to erect a mast and/or install small antennae. This helps negate the need to retro-fit developments in the near future to accommodate fibre or any newer technologies that arise. Planning authorities must also be alert and responsive to the positive effects of forthcoming 5G services and Gigabit broadband and other such technologies. They should work with infrastructure and service providers to consider the potential impacts of these technologies and the needs of business, public services, communities and individuals. These issues should be addressed in planning authorities' Strategic or Local Development Plans.
Policy 14	**Planning in Mobile Action Zones** The Welsh Government supports increased mobile phone coverage and the associated economic and social benefits it brings. The Welsh Government will identify Mobile Action Zones, showing locations where there is little or no mobile telecommunications coverage.	**Policy 6**	**Planning in Mobile Action Zones** In Mobile Action Zones, local planning authorities and telecommunications operators will work together to increase mobile coverage collaboratively by identifying suitable sites and buildings for new equipment and infrastructure. Considerable weight will be given to the need to increase mobile phone coverage,	**Planning in Mobile Action Zones** ~~In Mobile Action Zones, local planning authorities and telecommunications operators will work together to increase mobile coverage collaboratively by identifying suitable sites and buildings for new equipment and infrastructure. Considerable weight will be given to the need to increase~~The Welsh Government supports increased mobile phone coverage~~, along with its~~ and the associated economic and social benefits~~. Accordingly,~~ it brings.

	The Welsh Government, planning authorities and mobile telecommunications operators must work together to achieve increases in mobile coverage within Mobile Action Zones.		along with its associated economic benefits. Accordingly, there is a presumption in favour for new mobile telecommunications infrastructure, provided that there are no significant adverse landscape impacts.	The Welsh Government will identify Mobile Action Zones, showing locations where there is ~~a presumption in favour for new~~ little or no mobile telecommunications coverage. The Welsh Government, planning authorities and mobile telecommunications ~~infrastructure, provided that there are no significant adverse landscape impacts.~~operators must work together to achieve increases in mobile coverage within Mobile Action Zones.
PPW Reference	5.2	**PPW Reference**		5.2
Supporting Text	The Welsh Government supports the need to increase mobile phone coverage and to ensure all parts of Wales are supported by the mobile telecoms infrastructure they need. The identification of Mobile Action Zones identifying areas of little or no coverage will highlight areas, many of which will be rural in nature, where there is demand for new infrastructure and provide a focus for action. Mobile Action Zones will focus on mobile 'not-spots' or clusters of not-spots where a useable outdoor 4G coverage is unavailable from any operator and where there is demonstrable latent demand for mobile connectivity. The Zones will be created in areas demonstrating the greatest latent demand for 4G mobile phone connectivity. Latent demand will be based on a number of criteria, including the number of homes and businesses, transport networks and tourism sites. The scale and shape of the Zones will be based on not-spots themselves and the location of the criteria outlined above.	**Supporting Text**	**Changing Technology: Mobile Communications** Mobile phones are an essential tool in our everyday lives. In addition to making calls, for many of us they are how we access media, e-mails, entertainment, services and information. They are becoming means of payment, tools to make transport arrangements, order our food and shopping and keep in touch with schools, public services and employers. Good mobile communications coverage is important to economic and social well-being. We are committed to ensuring all parts of Wales are supported by the telecoms infrastructure they need. We will identify Mobile Action Zones, focusing on areas of little or no coverage and where there is demand for new infrastructure, to provide a focus for our actions. We will work with mobile network operators, infrastructure providers and local authorities to increase digital connectivity in the Mobile Action Zones we identify.	~~**Changing Technology: Mobile Communications**~~ ~~Mobile phones are an essential tool in our everyday lives. In addition to making calls, for many of us they are how we access media, e-mails, entertainment, services and information. They are becoming means of payment, tools to make transport arrangements, order our food and shopping and keep in touch with schools, public services and employers. Good~~ The Welsh Government supports the need to increase mobile ~~communications~~phone coverage ~~is important to economic and social well-being.~~ ~~We are committed to ensuring~~and to ensure all parts of Wales are supported by the mobile telecoms infrastructure they need. ~~We will identify~~ The identification of Mobile Action Zones~~, focusing on~~ identifying areas of little or no coverage ~~and~~will highlight areas, many of which will be rural in nature, where there is demand for new infrastructure~~, to~~ and provide a focus for ~~our actions. We will work with mobile network operators, infrastructure providers and local authorities to increase digital connectivity in the Mobile Action Zones we identify~~action. Mobile Action Zones will focus on mobile 'not-spots' or clusters of not-spots where a useable outdoor 4G coverage is unavailable from any operator and where there is demonstrable latent demand for mobile connectivity. The Zones will be created in areas demonstrating the greatest latent demand for 4G mobile phone connectivity. Latent demand will be based on a number of criteria, including the number of homes and businesses, transport networks and tourism sites. The scale and shape of the Zones will be based on not-spots themselves and the location of the criteria outlined above.
Policy 15	**National Forest** The Welsh Government is committed to developing a national forest through the identification of appropriate sites and mechanisms. Action to safeguard proposed locations for the national forest will be supported.	**Policy 9**	**National Forest** The Welsh Government is committed to developing a national forest, and will identify appropriate delivery sites and mechanisms to achieve this aim. Action to safeguard proposed locations for the national forest will be supported.	**National Forest** The Welsh Government is committed to developing a national forest~~, and will identify~~ through the identification of appropriate ~~delivery~~ sites and mechanisms ~~to achieve this aim.~~. Action to safeguard proposed locations for the national forest will be supported.

PPW Reference	6.4 6.4.24 – 6.4.26	PPW Reference		6.4 6.4.24 – 6.4.26
Supporting Text	**A healthier Wales: more woodland** An increase in woodland cover is needed to help build the resilience of our ecosystems, to secure the delivery of our climate change and decarbonisation aspirations, to provide places for recreation and well-being and to ensure that the productive potential of Welsh woodlands is maintained. The Welsh Government has set a target to increase woodland cover in Wales by at least 2,000 hectares per annum from 2020. A national forest will help achieve this target and improve well-being for people and communities. The national forest will comprise of three strands: • Quality environment which comprises connected ecosystems, biodiversity and habitats, restoration of undermanaged woodland and ancient woodland; • Productive woodland; and • Community woodland. The forest will be a national asset which could provide jobs in productive forestry, leisure, tourism and other sectors. Tree planting has a positive role to play in water and flood risk management and climate adaptation and mitigation. The forest or woodland sites will be dispersed across a number of locations and will act as a catalyst for improving land in need of regeneration. Infrastructure or development proposals which require planning permission and forming part of this project will be supported. There is an opportunity for the national forest to be linked by green infrastructure incorporating active travel facilities and to become an important asset for local people and tourists. Woodlands provide a wide range of benefits for society, from abating carbon emissions and reducing flood risk in sensitive locations, to being increasingly important as community resources and providing places for active recreation, education and lifelong learning. Our woods and forests underpin many economic activities and sectors and have a key role to play in replacing fossil fuels, storing carbon and helping us to cope with the effects of a changing climate. The 'right tree in the right place' plays a key role in realising these benefits. The planning system can support tree planting as part of development proposals and means such as section 106 agreements may be utilised for the aim of increased tree coverage across Wales. Woodland expansion is an example of habitat and species creation. Reforestation should not compromise wider ecosystem resilience.	**Supporting Text**	An increase in woodland cover is needed to help build the resilience of our ecosystems, to secure the delivery of our climate change and decarbonisation aspirations, and to ensure that the productive potential of Welsh woodlands is maintained. The Welsh Government has therefore set a target to increase woodland cover in Wales by at least 2,000 hectares per annum from 2020. A national forest will help achieve this target and improve well-being for people and communities. The forest will be a national asset which could provide jobs in timber, leisure, tourism and other sectors. It is likely to be dispersed across a number of locations, and could act as a catalyst for improving land in need of regeneration. Any sites or development proposals, which require planning permission and forming part of this project, should be supported where appropriate. There is an opportunity for the national forest to be linked by green infrastructure incorporating active travel facilities and to become an important asset for local people and tourists.	**A healthier Wales: more woodland** An increase in woodland cover is needed to help build the resilience of our ecosystems, to secure the delivery of our climate change and decarbonisation aspirations, to provide places for recreation and well-being and to ensure that the productive potential of Welsh woodlands is maintained. The Welsh Government has ~~therefore~~ set a target to increase woodland cover in Wales by at least 2,000 hectares per annum from 2020. A national forest will help achieve this target and improve well-being for people and communities. The national forest will comprise of three strands: • Quality environment which comprises connected ecosystems, biodiversity and habitats, restoration of undermanaged woodland and ancient woodland; • Productive woodland; and • Community woodland. The forest will be a national asset which could provide jobs in ~~timber~~productive forestry, leisure, tourism and other sectors. ~~It is likely to~~Tree planting has a positive role to play in water and flood risk management and climate adaptation and mitigation. The forest or woodland sites will be dispersed across a number of locations~~,~~ and ~~could~~will act as a catalyst for improving land in need of regeneration. ~~Any sites~~ Infrastructure or development proposals~~,~~ which require planning permission and forming part of this project~~, should~~ will be supported ~~where appropriate.~~ . There is an opportunity for the national forest to be linked by green infrastructure incorporating active travel facilities and to become an important asset for local people and tourists. Woodlands provide a wide range of benefits for society, from abating carbon emissions and reducing flood risk in sensitive locations, to being increasingly important as community resources and providing places for active recreation, education and lifelong learning. Our woods and forests underpin many economic activities and sectors and have a key role to play in replacing fossil fuels, storing carbon and helping us to cope with the effects of a changing climate. The 'right tree in the right place' plays a key role in realising these benefits. The planning system can support tree planting as part of development proposals and means such as section 106 agreements may be utilised for the aim of increased tree coverage across Wales.

				Woodland expansion is an example of habitat and species creation. Reforestation should not compromise wider ecosystem resilience.
Policy 16	**Heat Networks** Within Priority Areas for District Heat Networks planning authorities should identify opportunities for District Heat Networks and plan positively for their implementation. Large scale mixed-use development should, where feasible, have a heat network with a renewable / low carbon or waste heat energy source. Planning applications for such development should prepare an Energy Masterplan to establish whether a heat network is the most effective energy supply option and, for feasible projects, a plan for its implementation.	**Policy 14** **Policy 15**	**Priority Areas for District Heat Networks** Within Priority Areas for District Heat Networks, planning authorities should identify opportunities for District Heat Networks and ensure they are integrated within new and existing development. **Masterplanning for District Heat Networks** Large scale mixed used development should, where feasible, have a District Heat Network. Planning applications for such development should prepare an Energy Masterplan to establish whether a District Heat Network is the most effective energy supply option and, for feasible projects, a plan for its implementation.	~~**Priority Areas for District**~~ **Heat Networks** Within Priority Areas for District Heat Networks~~,~~ planning authorities should identify opportunities for District Heat Networks and ~~ensure they are integrated within new and existing development.~~plan positively for their implementation. ~~**Masterplanning for District Heat Networks**~~ Large scale mixed~~ used~~-use development should, where feasible, have a ~~District Heat Network~~heat network with a renewable / low carbon or waste heat energy source. Planning applications for such development should prepare an Energy Masterplan to establish whether a ~~District Heat Network~~heat network is the most effective energy supply option and, for feasible projects, a plan for its implementation.
PPW Reference	5.4.18 5.9 5.9.6 - 5.9.7	**PPW Reference**		5.4.18 5.9 5.9.6 – 5.9.7
Supporting Text	**Power and heat for sustainable places** Future Wales' spatial strategy places a strong emphasis on the need to make the best use of our resources. National and Regional Growth Areas and the ambitions for enhanced transport infrastructure will require clean energy and an efficient means of providing heat and power to homes and workplaces. This section sets out the spatial implications of our energy and heat needs. **Heat Networks** Heat Networks are a method of delivering heating and hot water to multiple buildings from a central heat source and, particularly in urban areas, can be the most effective way to provide low carbon heat. Waste heat (such as energy from waste plants) can be an effective, efficient fuel source. Heat networks can vary in size from a single block of flats, two buildings sharing a single heat source or wider areas of multiple buildings forming a District Heat Network. The Welsh Government supports the establishment of District Heat Networks as part of delivering the urban growth focus of the spatial strategy. Our spatial priority is for the suitability and viability of District Heat Networks to be investigated in the towns and cities identified as Priority Areas for District Heat Networks shown on map XXX. Although heat networks are	**Supporting Text**	**District Heat Networks** District Heat Networks are a method of delivering heating and hot water to multiple buildings from a central heat source and, particularly in urban areas, can be the most effective way to provide low carbon heat. The Welsh Government supports the establishment of District Heat Networks, as part of delivering the urban growth focus of the Spatial Strategy. Our spatial priority is for the suitability and viability of District Heat Networks to be investigated in the towns and cities identified as Priority Areas for District Heat Networks shown on page 42. These are the areas in Wales considered to have the greatest potential for District Heat Networks. They have been identified on the basis of having a sufficiently high heat density to make them viable. They take into account settlement size, mix of uses, development potential and any existing work being undertaken to develop District Heat Networks. In principle, they are supported wherever they are viable.	**Power and heat for sustainable places** Future Wales' spatial strategy places a strong emphasis on the need to make the best use of our resources. National and Regional Growth Areas and the ambitions for enhanced transport infrastructure will require clean energy and an efficient means of providing heat and power to homes and workplaces. This section sets out the spatial implications of our energy and heat needs. ~~**District**~~ **Heat Networks** ~~District~~ Heat Networks are a method of delivering heating and hot water to multiple buildings from a central heat source and, particularly in urban areas, can be the most effective way to provide low carbon heat. ~~The Welsh Government supports the establishment of District Heat Networks, as part of delivering the urban growth focus of the Spatial Strategy.~~Waste heat (such as energy from waste plants) can be an effective, efficient fuel source. Heat networks can vary in size from a single block of flats, two buildings sharing a single heat source or wider areas of multiple buildings forming a District Heat Network. The Welsh Government supports the establishment of District Heat Networks as part of delivering the urban growth focus of the spatial strategy. Our spatial priority is for the suitability

	supported in principle wherever they are viable, these are the areas considered to have the greatest potential for heat networks. The areas have been identified on the basis of having a sufficiently high heat density to make them viable. They take into account settlement size, mix of uses, development potential and any existing work being undertaken to develop heat networks. Planning authorities should explore and identify opportunities for District Heat Networks, particularly in the Priority Areas, and seek to develop city or town-wide District Heat Networks in as many locations as possible. As a minimum, proposals for large-scale, mixed-use developments of 100 or more dwellings or 10,000sq m or more of commercial floorspace should consider the potential for a heat network. However there is also potential for heat networks below this threshold and developers and planning authorities should explore these opportunities wherever possible. The design of new development should maximise the opportunities to accommodate a heat network. Particular consideration should be given to the form, density, mix of uses and phasing of development. *A combined map supports policies 16, 17 and 18 showing Heat networks and renewable energy policies*		Planning authorities should explore and identify opportunities for District Heat Networks, particularly in the Priority Areas, and, where possible, seek to develop city or town-wide District Heat Networks in as many locations as possible. As a minimum, proposals for large scale, mixed use developments of 100 dwellings or more should consider the potential for a District Heat Network. There is also potential for them below this threshold. The design of new development should maximise the opportunities to accommodate a District Heat Network. Particular consideration should be given to the form, density, mix of uses and phasing of development.	and viability of District Heat Networks to be investigated in the towns and cities identified as Priority Areas for District Heat Networks shown on ~~page 42. These~~map XXX. Although heat networks are supported in principle wherever they are viable, these are the areas ~~in Wales~~ considered to have the greatest potential for ~~District Heat Networks. They~~heat networks. The areas have been identified on the basis of having a sufficiently high heat density to make them viable. They take into account settlement size, mix of uses, development potential and any existing work being undertaken to develop ~~District Heat Networks. In principle, they are supported wherever they are viable.~~heat networks. Planning authorities should explore and identify opportunities for District Heat Networks, particularly in the Priority Areas, and~~, where possible,~~ seek to develop city or town-wide District Heat Networks in as many locations as possible. As a minimum, proposals for large~~-~~scale, mixed~~-~~use developments of 100 or more dwellings or ~~more~~ 10,000sq m or more of commercial floorspace should consider the potential for a ~~District Heat Network. There~~heat network. However there is also potential for ~~them~~heat networks below this threshold~~.~~ and developers and planning authorities should explore these opportunities wherever possible. The design of new development should maximise the opportunities to accommodate a ~~District Heat Network~~heat network. Particular consideration should be given to the form, density, mix of uses and phasing of development. *A combined map supports policies 16, 17 and 18 showing Heat networks and renewable energy policies*
Policy 17	**Renewable and Low Carbon Energy and Associated Infrastructure** The Welsh Government strongly supports the principle of developing renewable and low carbon energy from all technologies and at all scales to meet our future energy needs. In determining planning applications for renewable and low carbon energy development, decision-makers must give significant weight to the need to meet Wales' international commitments and our target to generate 70% of consumed electricity by renewable means by 2030 in order to combat the climate emergency. In Pre-Assessed Areas for Wind Energy the Welsh Government has already modelled the likely impact on the landscape and has found them to be 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 13**	**Other Renewable Energy Developments** Proposals for other large scale renewable energy generation will be determined in accordance with the criteria of policy P11.	**Renewable and Low Carbon Energy and Associated Infrastructure** The Welsh Government strongly supports the principle of developing renewable and low carbon energy from all technologies and at all scales to meet our future energy needs. In determining planning applications for renewable and low carbon energy development, decision-makers must give significant weight to the need to meet Wales' international commitments and our target to generate 70% of consumed electricity by renewable means by 2030 in order to combat the climate emergency. In Pre-Assessed Areas for Wind Energy the Welsh Government has already modelled the likely impact on the landscape and has found them to be capable of accommodating development in an acceptable way. There is a presumption in favour of large-scale wind energy

	policy 18. Applications for large-scale wind and solar will not be permitted in National Parks and Areas of Outstanding Natural Beauty and all proposals should demonstrate that they will not have an unacceptable adverse impact on the environment. Proposals should describe the net benefits the scheme will bring in terms of social, economic, environmental and cultural improvements to local communities. New strategic grid infrastructure for the transmission and distribution of energy should be designed to minimise visual impact on nearby communities. The Welsh Government will work with stakeholders, including National Grid and Distribution Network Operators, to transition to a multi-vector grid network and reduce the barriers to the implementation of new grid infrastructure.			development (including repowering) in these areas, subject to the criteria in policy 18. Applications for large-scale wind and solar will not be permitted in National Parks and Areas of Outstanding Natural Beauty and all proposals should demonstrate that they will not have an unacceptable adverse impact on the environment. Proposals ~~**Other**~~ should describe the net benefits the scheme will bring in terms of social, economic, environmental and cultural improvements to local communities. New strategic grid infrastructure for the transmission and distribution of energy should be designed to minimise visual impact on nearby communities. The Welsh Government will work with stakeholders, including National Grid and Distribution Network Operators, to transition to a multi-vector grid network and reduce the barriers to the implementation of new grid infrastructure. ~~**Renewable Energy Developments**~~ ~~Proposals for other large scale renewable energy generation will be determined in accordance with the criteria of policy P11.~~
PPW Reference	5.9 6.3.8	**PPW Reference**		5.9 6.3.8
Supporting Text	See supporting text for policy 18 – combined	**Supporting Text**	Renewable energy technologies other than wind and solar are supported in principle. The Welsh Government is preparing an Energy Atlas to identify opportunities for all types of renewable projects. Proposals should ensure there is no significant unacceptable detrimental impact on the surrounding natural environment and local communities and that the development brings with it positive social, environmental and economic benefits. Large scale renewable energy schemes can generate direct social and economic benefit to local communities across the country. Local ownership of projects in whole or part can ensure these benefits are accrued over the long-term, generating funds to develop community facilities and help address fuel poverty. Renewable energy projects can also provide environmental benefits, such as contributing to resilient ecological networks, restoring degraded peatlands	~~Renewable energy technologies other than wind and solar are supported in principle. The Welsh Government is preparing an Energy Atlas to identify opportunities for all types of renewable projects. Proposals should ensure there is no significant unacceptable detrimental impact on the surrounding natural environment and local communities and that the development brings with it positive social, environmental and economic benefits.~~ ~~Large scale renewable energy schemes can generate direct social and economic benefit to local communities across the country. Local ownership of projects in whole or part can ensure these benefits are accrued over the long-term, generating funds to develop community facilities and help address fuel poverty.~~ ~~Renewable energy projects can also provide environmental benefits, such as contributing to resilient ecological networks, restoring degraded peatlands and restoring semi-natural grasslands on post-agricultural land. The Welsh Government encourages active consideration of how these benefits can be realised in all renewable energy developments. With all projects, provisions for access to the site for construction and maintenance of the scheme should recognise and respond to the environment in which they are located. The careful removal of infrastructure as soon as their use ceases and the~~

			and restoring semi-natural grasslands on post-agricultural land. The Welsh Government encourages active consideration of how these benefits can be realised in all renewable energy developments. With all projects, provisions for access to the site for construction and maintenance of the scheme should recognise and respond to the environment in which they are located. The careful removal of infrastructure as soon as their use ceases and the appropriate after-use of the site will also ensure environmental benefits are realised.	~~appropriate after-use of the site will also ensure environmental benefits are realised.~~See supporting text for policy 18 – combined

Policy 18	**Renewable and Low Carbon Energy Developments of National Significance**
	
	Proposals for renewable and low carbon energy projects (including repowering) qualifying as Developments of National Significance will be permitted subject to policy 17 and the following criteria:
	
	1. Outside of the Pre-Assessed Areas for wind developments and everywhere for all other technologies, 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. The proposal is designed to minimise its visual impact on nearby communities and individual dwellings, and the cumulative impact of the proposal, with other existing or proposed development, is acceptable;
	3. There are no adverse impacts on international and national statutory designated sites for nature conservation (and the features for which they have been designated), protected habitats and species;
	4. The proposal includes biodiversity enhancement measures to provide a net benefit for biodiversity;
	5. There are no unacceptable adverse impacts on statutorily protected built heritage assets;
	6. There are no unacceptable adverse impacts by way of shadow flicker, noise, reflected light, air quality or electromagnetic disturbance;
	7. There are no unacceptable impacts on the operations of defence facilities and operations (including aviation and radar) or the Mid Wales Low Flying Tactical Training Area (TTA-7T);
	8. There are no unacceptable adverse impacts on the transport network through the transportation of components or source fuels during its construction and/or ongoing operation;
	9. The proposal includes consideration of the materials needed or generated by the development to ensure the sustainable use and management of resources;
		Policy 10	**Wind and Solar Energy in Priority Areas**
			
			The Welsh Government supports large scale on-shore wind and solar energy development in the identified Priority Areas for Solar and Wind Energy. There is a presumption in favour of development for these schemes and an associated acceptance of landscape change.
			
			When determining planning applications for large scale on-shore wind and solar energy development in Priority Areas, significant weight will be given to the proposal's contribution to reducing Wales' greenhouse gas emissions and meeting our decarbonisation and renewable energy targets.
			
			Planning applications must demonstrate how local social, economic and environmental benefits have been maximised and the following adverse impacts have been minimised:
			
			• landscape and visual impacts;
			• cumulative impacts;
			• the setting of National Parks and Areas of Outstanding Natural Beauty;
			• visual dominance, shadow flicker, reflected light or noise impacts;
			• electromagnetic disturbance to existing communications systems; and
			• the following identified protected assets:
			  ○ archaeological, architectural or historic assets;
			  ○ nature conservation sites and species;
				~~Wind~~**Renewable and ~~Solar~~Low Carbon Energy ~~in Priority~~Developments of National Significance**
				
				Proposals for renewable and low carbon energy projects (including repowering) qualifying as Developments of National Significance will be permitted subject to policy 17 and the following criteria:
				
				1. Outside of the Pre-Assessed Areas
				
				~~The Welsh Government supports large scale on-shore~~ for wind ~~and solar energy development in the identified Priority Areas for Solar and Wind Energy. There is a presumption in favour of development for these schemes~~developments and everywhere for all other technologies, the proposal does not have an ~~associated acceptance of~~unacceptable adverse impact on the surrounding landscape ~~change.~~
				
				~~When determining planning applications for large scale~~(particularly on~~-shore wind and solar energy development in Priority Areas, significant weight will be given to the proposal's contribution to reducing Wales' greenhouse gas emissions and meeting our decarbonisation and renewable energy targets.~~
				
				~~Planning applications must demonstrate how local social, economic and environmental benefits have been maximised and the following adverse impacts have been minimised:~~
				
				~~• landscape and visual impacts;~~
				~~• cumulative impacts;~~
				the setting of National Parks and Areas of Outstanding Natural Beauty~~;~~);
				2. ~~visual dominance, shadow flicker, reflected light or noise impacts;~~ The proposal is designed to minimise its visual impact on nearby communities and individual dwellings, and the cumulative impact of the proposal, with other existing or proposed development, is acceptable;
				3. There are no adverse impacts on international and national statutory designated sites for nature

	10. There are acceptable provisions relating to the decommissioning of the development at the end of its lifetime, including the removal of infrastructure and effective restoration.		○ natural resources or reserves. Suitable access to the site for construction and maintenance purposes must be provided. Plans must also be in place for the end of the development's lifetime, including the removal of all infrastructure as soon as their use ceases and the appropriate after-use of the site.	conservation (and the features for which they have been designated), protected habitats and species; 4. The proposal includes biodiversity enhancement measures to provide a net benefit for biodiversity; 5. There are no unacceptable adverse impacts on statutorily protected built heritage assets; 6. There are no unacceptable adverse impacts by way of shadow flicker, noise, reflected light, air quality or ~~noise impacts;~~electromagnetic disturbance ~~to existing communications systems; and~~; ~~• the following identified protected assets:~~ ~~○ archaeological, architectural or historic assets;~~ ~~○ nature conservation sites and species;~~ ~~○ natural resources or reserves.~~ 7. ~~Suitable access to the site for construction and maintenance purposes must be provided. Plans must also be in place for~~ There are no unacceptable impacts on the operations of defence facilities and operations (including aviation and radar) or the Mid Wales Low Flying Tactical Training Area (TTA-7T); 8. There are no unacceptable adverse impacts on the transport network through the transportation of components or source fuels during its construction and/or ongoing operation; 9. The proposal includes consideration of the materials needed or generated by the development to ensure the sustainable use and management of resources; 10. There are acceptable provisions relating to the decommissioning of the development at the end of ~~the development's~~its lifetime, including the removal of ~~all~~ infrastructure ~~as soon as their use ceases~~ and ~~the appropriate after-use of the site.~~effective restoration.
		Policy 11	**Wind and Solar Energy Outside of Priority Areas** Outside of the Priority Areas for Solar and Wind, planning applications for large scale wind and solar development must demonstrate the proposal is acceptable, in accordance with the criteria below. Planning applications must demonstrate how local social, economic and environmental benefits have been maximised and that there are no unacceptable adverse effects on, or due to, the following: • landscape and visual impacts; • cumulative impacts; • the setting of National Parks and Areas of Outstanding Natural Beauty; • visual dominance, shadow flicker, reflected light or noise impacts; • electromagnetic disturbance to existing communications systems; and • the following identified protected assets: ○ archaeological, architectural or historic assets; ○ nature conservation sites and species; ○ natural resources or reserves. Suitable access to the site for construction and maintenance purposes must be provided. Plans must also be in place for the end of the development's lifetime, including the removal of all infrastructure as soon as their use ceases and the appropriate after-use of the site.	~~**Wind and Solar Energy Outside of Priority Areas**~~ ~~Outside of the Priority Areas for Solar and Wind, planning applications for large scale wind and solar development must demonstrate the proposal is acceptable, in accordance with the criteria below.~~ ~~Planning applications must demonstrate how local social, economic and environmental benefits have been maximised and that there are no unacceptable adverse effects on, or due to, the following:~~ ~~• landscape and visual impacts;~~ ~~• cumulative impacts;~~ ~~• the setting of National Parks and Areas of Outstanding Natural Beauty;~~ ~~• visual dominance, shadow flicker, reflected light or noise impacts;~~
		Policy 12		

			Wind and Solar Energy in National Parks and Areas of Outstanding Natural Beauty Large scale on-shore wind and solar energy development is not acceptable within National Parks and Areas of Outstanding Natural Beauty.	~~• electromagnetic disturbance to existing communications systems; and~~ ~~• the following identified protected assets:~~ ~~○ archaeological, architectural or historic assets;~~ ~~○ nature conservation sites and species;~~ ~~○ natural resources or reserves.~~ ~~Suitable access to the site for construction and maintenance purposes must be provided. Plans must also be in place for the end of the development's lifetime, including the removal of all infrastructure as soon as their use ceases and the appropriate after-use of the site.~~ ~~**Wind and Solar Energy in National Parks and Areas of Outstanding Natural Beauty**~~ ~~Large scale on-shore wind and solar energy development is not acceptable within National Parks and Areas of Outstanding Natural Beauty.~~
PPW Reference	5.9 6.3.8	**PPW Reference**		5.9 6.3.8
Supporting Text	**Renewable Energy** Wales is abundant in opportunities to generate renewable energy and the Welsh Government is committed to maximising this potential. Generating renewable energy is a key part of our commitment to decarbonisation and tackling the causes of climate change. We have set the following ambitious targets for the generation of renewable energy: • For 70% of electricity consumption to be generated from renewable energy by 2030. • For one gigawatt of renewable energy capacity to be locally owned by 2030. • For new renewable energy projects to have at least an element of local ownership from 2020. **Developments of National Significance** Proposals for large-scale energy development are classed as 'Developments of National Significance' and are determined by the Welsh Ministers. Proposals below the threshold for Developments of National Significance are determined by local planning authorities. Large-scale energy developments include: • All on-shore wind generation of 10 or more megawatts. • Other energy generation sites with generating power between 10 and 350 megawatts.	**Supporting text for Policy 10**	Spatial strategy: Powering and heating places with renewable energy and District Heat Networks The spatial strategy provides a long term context and framework for infrastructure investment and the protection of the environment and places a strong emphasis on the requirement to make the best use of our resources. Growing our towns and cities will require clean energy and an efficient means of providing heat and power to homes and workplaces. This section sets out the spatial implications of our energy and heat needs. Renewable Energy Wales is abundant in opportunities to generate renewable energy and the Welsh Government is committed to maximising this potential. Generating renewable energy is a key part of our commitment to decarbonisation and tackling the causes of climate change. We have set the following ambitious targets for the generation of renewable energy: • For 70 per cent of electricity consumption to be generated from renewable energy by 2030. • For one gigawatt of renewable energy capacity to be locally owned by 2030. • For new renewable energy projects to have at least an element of local ownership by 2020.	~~Spatial strategy: Powering and heating places with renewable energy and District Heat Networks The spatial strategy provides a long term context and framework for infrastructure investment and the protection of the environment and places a strong emphasis on the requirement to make the best use of our resources. Growing our towns and cities will require clean energy and an efficient means of providing heat and power to homes and workplaces. This section sets out the spatial implications of our energy and heat needs.~~ **Renewable Energy** Wales is abundant in opportunities to generate renewable energy and the Welsh Government is committed to maximising this potential. Generating renewable energy is a key part of our commitment to decarbonisation and tackling the causes of climate change. ~~We have set the following ambitious targets for the generation of renewable energy:~~ ~~•~~ We have set the following ambitious targets for the generation of renewable energy: • For 70 ~~per cent~~% of electricity consumption to be generated from renewable energy by 2030. • ~~•~~ For one gigawatt of renewable energy capacity to be locally owned by 2030. • ~~•~~ For new renewable energy projects to have at least an element of local ownership ~~by~~from 2020. **Developments of National Significance** Proposals for large~~-~~-scale energy development are classed as 'Developments of National ~~Significance~~Significance' and are determined by the Welsh Ministers. Proposals below the threshold

	The Welsh Government's policies on Developments of National Significance focus on renewable and low carbon energy schemes as it is anticipated that these will be the most common schemes coming forward for consideration in the period of the first plan. Future iterations of Future Wales will contain additional policies for other types of Development of National Significance where needed. Policies 17 and 18 contain strategic spatial and detailed criteria-based policies respectively and should be considered together in the determination of applications, along with detailed advice on assessing benefits and impacts in Planning Policy Wales. Policy 17 recognises the wealth of current and emerging renewable energy technologies that can contribute towards our energy and decarbonisation targets. It also demonstrates the Welsh Government's support in principle for all renewable energy projects and technologies. Policy 18 provides a decision-making framework for renewable and low carbon energy technologies. The planning system sets policy and takes decisions on on-shore schemes. The Welsh Government is supportive of off-shore proposals and sees them as an important part of our future energy mix but they do not fall within the remit of Future Wales. The on-shore development aspects of off-shore schemes are supported. Future Wales and the Marine Plan address energy and reflect the energy hierarchy as set out in Planning Policy Wales. Both plans recognise that there are a number of opportunities to generate renewable energy across a variety of technologies both on-shore and off-shore which should be maximised to help meet the targets. The planning system plays a significant role in the provision of new renewable and low carbon energy. It gives effect to our national targets and sets the overall strategic framework and direction within which developers can propose new energy infrastructure projects. The Welsh Ministers have considered alternatives to the need for new large-scale electricity generation infrastructure, including building-mounted installations and energy efficiency measures. Although we believe that these measures have an important part to play in meeting our energy, decarbonisation and climate change targets, they will not enable us to meet these objectives on their own. We recognise landscapes across Wales whose intrinsic value should be protected from inappropriate development. Sites in National Parks and Areas of Outstanding Natural Beauty are considered unsuitable for large-scale wind and solar. Outside of these areas a positive policy framework exists.		Proposals for large scale energy development are classed as Developments of National Significance and are determined by Welsh Ministers. Proposals below the threshold for Developments of National Significance are determined by local planning authorities. Large scale energy developments include: • All on-shore wind generation over 10 mega watts. • Other renewable energy generation sites with generating power between 10 mega watts and 350 mega watts. Our spatial priority is for large scale wind and solar development to be directed towards Priority Areas for Wind and Solar Energy shown on page 42. There is a presumption in favour of large scale on-shore wind and solar energy development in these areas, an acceptance of landscape change and a focus on maximising benefits and minimising impacts. Communities will be protected from significant cumulative impacts to avoid unacceptable situations whereby, for example, smaller settlements could be potentially surrounded by large wind schemes. The Welsh Government will use its policy levers to assist in the delivery of renewable energy projects in these areas. The development of Priority Areas will assist in co-ordinating strategic action, bringing a critical mass of new renewables developments together to build the case for new or reinforced grid infrastructure. We will work with relevant stakeholders to help unlock the renewable energy potential of these areas and the economic, social and environmental benefits they can bring to communities. Large scale wind and solar renewable energy development can be visually prominent. A strategic review of landscape and visual impact identified the Priority Areas for Solar and Wind Energy as the most appropriate locations to accommodate landscape change. There is, therefore, an acceptance of landscape change in these areas. However, the design and micro siting of proposals must minimise the landscape and visual impact, particularly those in close proximity to built-up areas.	for Developments of National Significance are determined by local planning authorities. Large~~-~~-scale energy developments include: • ~~•~~ All on-shore wind generation ~~over~~of 10 ~~mega watts~~or more megawatts. • ~~•~~ Other ~~renewable~~ energy generation sites with generating power between 10 ~~mega watts~~ and 350 ~~mega watts.~~megawatts. ~~Our~~The Welsh Government's policies on Developments of National Significance focus on renewable and low carbon energy schemes as it is anticipated that these will be the most common schemes coming forward for consideration in the period of the first plan. Future iterations of Future Wales will contain additional policies for other types of Development of National Significance where needed. Policies 17 and 18 contain strategic spatial ~~priority is for~~ and detailed criteria-based policies respectively and should be considered together in the determination of applications, along with detailed advice on assessing benefits and impacts in Planning Policy Wales. Policy 17 recognises the wealth of current and emerging renewable energy technologies that can contribute towards our energy and decarbonisation targets. It also demonstrates the Welsh Government's support in principle for all renewable energy projects and technologies. Policy 18 provides a decision-making framework for renewable and low carbon energy technologies. The planning system sets policy and takes decisions on on-shore schemes. The Welsh Government is supportive of off-shore proposals and sees them as an important part of our future energy mix but they do not fall within the remit of Future Wales. The on-shore development aspects of off-shore schemes are supported. Future Wales and the Marine Plan address energy and reflect the energy hierarchy as set out in Planning Policy Wales. Both plans recognise that there are a number of opportunities to generate renewable energy across a variety of technologies both on-shore and off-shore which should be maximised to help meet the targets. The planning system plays a significant role in the provision of new renewable and low carbon energy. It gives effect to our national targets and sets the overall strategic framework and direction within which developers can propose new energy infrastructure projects. The Welsh Ministers have considered alternatives to the need for new large~~-~~-scale electricity generation infrastructure, including building-mounted installations and energy efficiency measures. Although we believe that these measures have an important part to play in meeting our energy, decarbonisation

	In the 'Pre-Assessed Areas for Wind Energy' (see Map XXX) the Welsh Government has undertaken an assessment to identify these areas to provide certainty where, in principle, developments would be acceptable. In these areas there is a presumption in favour of large-scale on-shore wind energy development and the associated landscape change subject to the criteria in policy 18. Outside of these areas a positive policy framework still exists, subject to policy 18. The Welsh Government will use its policy levers to assist in the delivery of renewable energy projects in these areas by co-ordinating strategic action to build the case for new or reinforced grid infrastructure where necessary. We will work with relevant stakeholders to help unlock the renewable energy potential of these areas and the economic, social, cultural and environmental benefits they can bring to communities. Large-scale renewable and low carbon energy schemes can generate direct social and economic benefit to local communities. Developers should explore how infrastructure improvements associated with a development (including transport infrastructure and communications systems) may be utilised by the host communities to bring additional, non-planning related benefits. Although not a planning consideration, local ownership of projects, in whole or part, can ensure these benefits are accrued over the long-term. 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 Pre-Assessed Areas, communities should be protected from significant cumulative impacts to avoid unacceptable situations whereby, for example, smaller settlements could be potentially surrounded by large wind schemes. Wales has many significant active defence sites whose operations should not be compromised by the presence of new renewable energy infrastructure. Much of Mid Wales is also covered by a low flying tactical training area and the cumulative impact of proposals on this strategically important area of airspace must also be considered. Early consultation with the Ministry of Defence by developers is advised on these issues. The construction of renewable and low carbon energy projects should be resource efficient, sustainable and reflect the principles of a circular economy. The availability of aggregates in line with the proximity principle, should be demonstrated along with an appropriate materials balance on site. The provision of access to the site for construction and maintenance of the scheme must respond to the environment in which the renewable and low carbon energy projects are	**Supporting text for Policy 11**	The Welsh Government adopts a clear traffic light based approach to its policy on large scale wind and solar renewable energy projects. RED: Large scale on-shore wind and solar energy development is not appropriate within National Parks and Areas of Outstanding Natural Beauty. AMBER: Areas not within the Priority Areas. These will not carry explicit Welsh Government support and proposals will be determined on their individual merits. GREEN: Priority Areas for Solar and Wind Energy where there is a presumption in favour of development and where the principle of landscape change is accepted. These technologies are viable and deliverable, and have the greatest ability to make positive contributions to our renewable energy targets in the short-to-medium term: Not all of the area within the Priority Areas for Solar and Wind Energy is suitable for the generation of renewable energy. Natura 2000 sites within the Priority Areas are excluded. Careful consideration will be given to the siting of schemes, particularly the cumulative impacts. Further guidance on the development of on-shore wind and solar energy schemes in Priority Areas will be produced to assist in the development process. The implementation of developments within the Priority Areas will be monitored against the Welsh Government's renewable energy targets. Outside the Priority Areas, large scale on-shore wind and solar energy developments may be appropriate. Applications will be determined based on the merits of the individual proposal and the onus is on the applicant to demonstrate that a proposal will not have an unacceptable impact on its surroundings. Large scale on-shore wind and solar energy development is not appropriate within National Parks and Areas of	and climate change targets, they will not enable us to meet these objectives on their own. We recognise landscapes across Wales whose intrinsic value should be protected from inappropriate development. Sites in National Parks and Areas of Outstanding Natural Beauty are considered unsuitable for large-scale wind and solar ~~development to be directed towards Priority~~. Outside of these areas a positive policy framework exists. In the 'Pre-Assessed Areas for Wind ~~and Solar Energy shown on page 42.~~ ~~There~~Energy' (see Map XXX) the Welsh Government has undertaken an assessment to identify these areas to provide certainty where, in principle, developments would be acceptable. In these areas there is a presumption in favour of large-~~-~~scale on-shore wind ~~and solar~~ energy development ~~in these areas, an acceptance of~~and the associated landscape change ~~and a focus on maximising benefits and minimising impacts. Communities will be protected from significant cumulative impacts to avoid unacceptable situations whereby, for example, smaller settlements could be potentially surrounded by large wind schemes.~~ subject to the criteria in policy 18. Outside of these areas a positive policy framework still exists, subject to policy 18. The Welsh Government will use its policy levers to assist in the delivery of renewable energy projects in these areas~~. The development of Priority Areas will assist in~~ by co-ordinating strategic action~~, bringing a critical mass of new renewables developments together~~ to build the case for new or reinforced grid infrastructure where necessary. We will work with relevant stakeholders to help unlock the renewable energy potential of these areas and the economic, social, cultural and environmental benefits they can bring to communities. Large~~-~~scale ~~wind and solar~~ renewable and low carbon energy schemes can generate direct social and economic benefit to local communities. Developers should explore how infrastructure improvements associated with a development ~~can be visually prominent. A strategic review of landscape and visual impact identified the Priority Areas for Solar~~(including transport infrastructure and ~~Wind Energy as the most appropriate locations to accommodate landscape change. There is, therefore, an acceptance of landscape change in these areas. However~~communications systems) may be utilised by the host communities to bring additional, non-planning related benefits. Although not a planning consideration, local ownership of projects, in whole or part, can ensure these benefits are accrued over the long-term. 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 ~~built-up areas.~~homes and tourism receptors. Both within and outside

	located. The removal of infrastructure as soon as their use ceases and the appropriate after-use of the site will also ensure environmental benefits are realised. From a well-being perspective, the Welsh Government would wish to see as much renewable electricity generated and consumed as locally as possible, but new grid infrastructure for the wider transmission and distribution of electricity should be designed to minimise their visual impact on nearby communities. The Welsh Government will work with stakeholders, including national grid and distribution network operators, to transition to a multi-vector grid network and reduce the barriers to the implementation of any necessary new grid infrastructure. The UK's energy system is now undergoing significant change, with energy generation and delivery becoming more distributed in the communities and regions where the energy is used. The boundaries between systems are also becoming blurred, with energy being converted into (and stored in) different forms to address a range of needs. There is also a need to consider large-scale energy storage as part of the energy system to provide grid balancing. During the lifetime of Future Wales the energy system is likely to move to a 'multi-vector system' approach, which will require flexibility to fully exploit the inter-relationships and synergies between the power, heat and transport sectors. Further guidance on the development of on-shore wind will be produced to assist in the development process. The implementation of development will be monitored against the Welsh Government's renewable energy targets. The Welsh Government will use regional energy planning to identify opportunities for all types of renewable projects. Proposals should ensure there is no significant unacceptable detrimental impact on the surrounding natural environment and local communities and that the development brings with it positive social, environmental, cultural and economic benefits. *A combined map supports policies 16, 17 and 18 showing Heat networks and renewable energy policies*	**Supporting text for Policy 12**	Outstanding Natural Beauty. Proposals close to the boundaries of these designated areas must demonstrate that the development will not undermine the objectives that underpin the purposes of the designation.	Pre-Assessed Areas, communities should be protected from significant cumulative impacts to avoid unacceptable situations whereby, for example, smaller settlements could be potentially surrounded by large wind schemes. ~~The Welsh Government adopts a clear traffic light based approach to its policy on large scale wind and solar renewable energy projects.~~ ~~RED: Large scale on-shore wind and solar energy development is not appropriate within National Parks and Areas of Outstanding Natural Beauty.~~ ~~AMBER: Areas not within the Priority Areas. These will not carry explicit Welsh Government support and proposals will be determined on their individual merits.~~ ~~GREEN: Priority Areas for Solar and Wind Energy where there is a presumption in favour of development and where the principle of landscape change is accepted.~~ ~~These technologies are viable and deliverable, and have the greatest ability to make positive contributions to our renewable energy targets in the short-to-medium term:~~ ~~Not all of the area within the Priority Areas for Solar and Wind Energy is suitable for the generation of renewable energy. Natura 2000 sites within the Priority Areas are excluded. Careful consideration will be given to the siting of schemes, particularly the cumulative impacts.~~ Wales has many significant active defence sites whose operations should not be compromised by the presence of new renewable energy infrastructure. Much of Mid Wales is also covered by a low flying tactical training area and the cumulative impact of proposals on this strategically important area of airspace must also be considered. Early consultation with the Ministry of Defence by developers is advised on these issues. The construction of renewable and low carbon energy projects should be resource efficient, sustainable and reflect the principles of a circular economy. The availability of aggregates in line with the proximity principle, should be demonstrated along with an appropriate materials balance on site. The provision of access to the site for construction and maintenance of the scheme must respond to the environment in which the renewable and low carbon energy projects are located. The removal of infrastructure as soon as their use ceases and the appropriate after-use of the site will also ensure environmental benefits are realised. From a well-being perspective, the Welsh Government would wish to see as much renewable electricity generated and consumed as locally as possible, but new grid infrastructure

				for the wider transmission and distribution of electricity should be designed to minimise their visual impact on nearby communities. The Welsh Government will work with stakeholders, including national grid and distribution network operators, to transition to a multi-vector grid network and reduce the barriers to the implementation of any necessary new grid infrastructure. The UK's energy system is now undergoing significant change, with energy generation and delivery becoming more distributed in the communities and regions where the energy is used. The boundaries between systems are also becoming blurred, with energy being converted into (and stored in) different forms to address a range of needs. There is also a need to consider large-scale energy storage as part of the energy system to provide grid balancing. During the lifetime of Future Wales the energy system is likely to move to a 'multi-vector system' approach, which will require flexibility to fully exploit the inter-relationships and synergies between the power, heat and transport sectors. Further guidance on the development of on-shore wind ~~and solar energy schemes in Priority Areas~~ will be produced to assist in the development process. The implementation of ~~developments within the Priority Areas~~development will be monitored against the Welsh Government's renewable energy targets. ~~Outside the Priority Areas, large scale on-shore wind and solar energy developments may be appropriate. Applications will be determined based on the merits of the individual proposal and the onus is on the applicant to demonstrate that a proposal will not have an unacceptable impact on its surroundings.~~ ~~Large scale on-shore wind and solar energy development is not appropriate within National Parks and Areas of Outstanding Natural Beauty. Proposals close to the boundaries of these designated areas must demonstrate that the development will not undermine the objectives that underpin the purposes of the designation.~~ The Welsh Government will use regional energy planning to identify opportunities for all types of renewable projects. Proposals should ensure there is no significant unacceptable detrimental impact on the surrounding natural environment and local communities and that the development brings with it positive social, environmental, cultural and economic benefits. *A combined map supports policies 16, 17 and 18 showing Heat networks and renewable energy policies*

Section or Policy Number	Updated Version	Draft NDF Section or Policy Number	Draft NDF Section or Policy	Tracked Changed Version
Chapter 5	**The Regions** ***Regional planning will play an increasingly important role in the future and is central to our vision for a three tiered planning system.*** The planning system has an important role to play in shaping regional growth, co-ordinating and managing strategic development across each region and ensuring that wider than local issues are tackled collaboratively. Wales' four regions provide a focus for Welsh Government policy and future investment. Each region has its own distinctive opportunities and challenges. Embracing these through more effective regional collaboration will lead to better outcomes for all parts of Wales and create a fairer distribution of wealth and opportunity. The preparation of Strategic Development Plans is required in all four regions. They should consider strategic regional issues including future growth areas, housing demand, economic development, transport and green infrastructure. These are issues which cut across local planning authorities and require a regional, co-ordinated planning response. The Development Plans Manual provides guidance on the preparation and revision of Strategic and Local Development Plans. **Preparation of Strategic Development Plans** Strategic Development Plans are required within each region to establish a clear strategic policy framework and provide direction for decision makers. National and/or Regional Growth Areas are identified in all four regions and their growth will be planned through the preparation of Strategic Development Plans. Local authorities and national parks formally working together is the best way for regions to meet the strategic challenges and opportunities they face and provide a strong framework for Local Development Plans. National, regional and local partners in the public, private and third sectors all have a contribution to make to the creation of Strategic Development Plans. Wales' first national development framework, Future Wales, has three important roles in supporting Strategic Development Plans: • it focuses Welsh Government and key stakeholder action and investment in the four regions, identifying key strategic spatial issues and providing a framework	**Chapter 5**	The Regions Wales' three regions provide a focus for Welsh Government policy and future investment. Each region has its own distinctive opportunities and challenges. Embracing these through more effective regional collaboration will lead to better outcomes for all parts of Wales and create a fairer distribution of wealth and opportunity. The planning system has an important role to play in shaping regional development by co-ordinating and managing development across each region and by ensuring that wider than local issues are tackled collaboratively and strategically. Strategic Development Plans are prepared at a regional scale. They consider strategic regional issues in relation to future growth areas, housing demand, economic development, transport and green infrastructure which cut across local planning authorities and require a regional, integrated planning response. Informal regional arrangements including commitments to work together through traditional Local Development Plans or approaches to regional planning that do not result in the preparation of a Strategic Development Plan, do not constitute the form of regional planning required by the NDF. The Development Plans Manual provides guidance on the preparation and revision of Strategic Development Plans and Local Development Plans. **Strategic Policies for Regional Planning** Many policy areas are best considered at the regional scale and the role of a regional plan is to develop a clear policy framework that identifies these issues; develops a strategic policy response; and provides direction for decision makers in accordance with the plan-led system. Local authorities and national, regional and local partners in the public, private and third sectors all have a contribution to make to the development of Strategic Development Plans and these plans can include other policy issues	**The Regions** ~~Wales' three~~***Regional planning will play an increasingly important role in the future and is central to our vision for a three tiered planning system.*** The planning system has an important role to play in shaping regional growth, co-ordinating and managing strategic development across each region and ensuring that wider than local issues are tackled collaboratively. Wales' four regions provide a focus for Welsh Government policy and future investment. Each region has its own distinctive opportunities and challenges. Embracing these through more effective regional collaboration will lead to better outcomes for all parts of Wales and create a fairer distribution of wealth and opportunity. The ~~planning system has an important role to play in shaping regional development by co-ordinating and managing development across each region and by ensuring that wider than local issues are tackled collaboratively and strategically.~~ preparation of Strategic Development Plans ~~are prepared at a regional scale.~~is required in all four regions. They should consider strategic regional issues ~~in relation to~~ including future growth areas, housing demand, economic development, transport and green infrastructure~~-~~. These are issues which cut across local planning authorities and require ~~–~~a regional, ~~integrated~~co-ordinated planning response. ~~Informal regional arrangements including commitments to work together through traditional Local Development Plans or approaches to regional planning that do not result in the preparation of a Strategic Development Plan, do not constitute the form of regional planning required by the NDF.~~ The Development Plans Manual provides guidance on the preparation and revision of Strategic and Local Development Plans. **Preparation of Strategic Development Plans** ~~and Local Development Plans.~~ Strategic ~~**Policies for Regional Planning**~~ ~~Many policy areas~~Development Plans are ~~best considered at the regional scale and the role of a~~

	for the co-ordinated delivery of national economic, housing, regeneration, environmental, flooding, energy, rural and transport policies; • it sets out the key regional issues identified across the preparation of Future Wales to provide a starting point for the preparation of Strategic Development Plans; and • it provides a regional context for the planning system in advance of the adoption of Strategic Development Plans. **Strategic Development Plans and the Future Wales Outcomes** In developing the policy framework required by policy 19, all Strategic Development Plans must consider and respond to the Future Wales Outcomes set out in Chapter 3. They must demonstrate how the spatial framework they develop and the key choices they make will contribute to delivering the Outcomes. The examination of Strategic Development Plans against the Future Wales Outcomes will be an important part of testing the soundness of Strategic Development Plans. The spatial strategy and settlement hierarchy of a development plan are powerful tools in influencing where growth is located and how much land is developed. They define whether development will be concentrated in one place or dispersed across a wide area. These aspects of a plan determine whether the size and character of a place remain constant or are gradually changed, whether people live in places near or far away from places of work, and whether they need a car to access day-to-day services and community facilities. These are important decisions, affecting people's quality of life and influencing how resilient places are. It is crucial that Strategic and Local Development Plans develop spatial strategies and settlement hierarchies that help meet the Future Wales Outcomes. Our national ambition to decarbonise society, to be more prosperous, to grow the Welsh language and to improve health must be key considerations when developing spatial strategies and settlement hierarchies. **Cross Border Relationships** It is essential that Strategic Development Plans are shaped by and are responsive to the relationship between regions, with English regions and the strategically important links with Ireland. No region exists in isolation. All share different functional relationships and are reliant on each other in		that are important at the regional scale. The preparation of Local Well-being Plans, Area Statements (Natural Resources Wales); regional transport models and plans (Transport for Wales); and the Welsh Government's Housing Need Assessment are examples of work that can directly support the preparation of Strategic Development Plans. To deliver direction for their region, it is important that Strategic Development Plans are prepared. Local planning authorities should determine their geographical footprints. The Welsh Government will work with local planning authorities to support the establishment of Strategic Development Plans. **Alignment of Regional Development Plans and Strategies** It is important that Strategic Development Plans both shape and are shaped by other regional strategies, including the Welsh Government's Regional Economic Development Plans and City and Growth Deals. If key outcomes are not aligned or do not support one another, the region's ability to deliver will be undermined. Although different regional strategies will operate to different timeframes and may be revised at different times, regional plan makers should explore with regional partners how evidence and consultation activities can be joined. **NDF Review & Regional Planning** The Welsh Government requires progress on regional planning across Wales and as part of the monitoring of the NDF, will monitor formal progress on the preparation of Strategic Development Plans. **The Three Regions** The following sections set out the NDF policies for each region and provide direction for the preparation of Strategic and Local Development Plans and decisions to be taken on planning proposals.	~~regional plan is~~required within each region to ~~develop~~establish a clear ~~policy framework that identifies these issues; develops a~~ strategic policy ~~response;~~framework and ~~provides~~provide direction for decision makers ~~in accordance with the plan-led system.~~. National and/or Regional Growth Areas are identified in all four regions and their growth will be planned through the preparation of Strategic Development Plans. ~~Local authorities and national~~ Local authorities and national parks formally working together is the best way for regions to meet the strategic challenges and opportunities they face and provide a strong framework for Local Development Plans. National, regional and local partners in the public, private and third sectors all have a contribution to make to the ~~development of Strategic Development Plans and these plans can include other policy issues that are important at the regional scale. The preparation of Local Well-being Plans, Area Statements (Natural Resources Wales); regional transport models and plans (Transport for Wales); and the Welsh Government's~~ creation of Strategic Development Plans. ~~**Housing** Need Assessment are examples of work that can directly support the preparation of Strategic Development Plans.~~ ~~To deliver direction~~ Wales' first national development framework, Future Wales, has three important roles in supporting Strategic Development Plans: • it focuses Welsh Government and key stakeholder action and investment in the four regions, identifying key strategic spatial issues and providing a framework for the co-ordinated delivery of national economic, housing, regeneration, environmental, flooding, energy, rural and transport policies; • it sets out the key regional issues identified across the preparation of Future Wales to provide a starting point for the preparation of Strategic Development Plans; and • it provides a regional context for the planning system in advance of the adoption of Strategic Development Plans. **Strategic Development Plans and the Future Wales Outcomes** In developing the policy framework required by policy 19, all Strategic Development Plans must consider and respond to the Future Wales Outcomes set out in Chapter 3. They must demonstrate how the spatial framework they develop and the key choices they make will contribute to

	different ways. In taking long term strategic decisions for their region, it is important that Strategic Development Plans do so based on a full understanding of their wider connections. Decisions on where growth will be focused, how places will function, how people will move across regions and wider environmental designations must be shaped by an understanding of cross-boundary issues. This will ensure that growth, services, jobs and transport infrastructure are planned in one region to be as accessible to people in other regions as they can be. It will also ensure that regions do not unintentionally or unnecessarily compete for certain types of development. One well planned sustainable strategic employment site for example, accessible to a wide population across different regions, is better than three neighbouring regions all identifying the same type of strategic site, accessible to a smaller population, in less sustainable locations and with much less certainty of delivery as they compete for potential users. Strategic and Local Development Plans should be confident in seeking to align areas of need with areas of opportunity, including where areas of opportunity are in other regions or England. Focusing investment and action on improving the links between communities and economic opportunities outside the region can help support the region's communities and the development of a stronger economy. **Growth Deals & Regional Economic Frameworks** City region and growth deals are in place and emerging in all four regions. These deals bring together the UK and Welsh Governments, local authorities and local partnerships and establish funds to support growth within each region. The Welsh Government's Chief Regional Officers lead across a number of areas including developing and maintaining strategic relationships with business, local authority and stakeholders in each region and identifying investment opportunities. The Chief Regional Officers will develop Regional Economic Frameworks with stakeholders to establish key themes and priorities for their regions, providing greater clarity for public sector action and for businesses looking to grow. Strategic Development Plans should be informed by and support growth deals and the Regional Economic Frameworks. Strategic Development Plans should take the strategic locational decisions on housing, economic growth, key services and essential infrastructure that will help support growth deals and the Regional Economic Frameworks. **Future Wales Review**			delivering the Outcomes. The examination of Strategic Development Plans against the Future Wales Outcomes will be an important part of testing the soundness of Strategic Development Plans. The spatial strategy and settlement hierarchy of a development plan are powerful tools in influencing where growth is located and how much land is developed. They define whether development will be concentrated in one place or dispersed across a wide area. These aspects of a plan determine whether the size and character of a place remain constant or are gradually changed, whether people live in places near or far away from places of work, and whether they need a car to access day-to-day services and community facilities. These are important decisions, affecting people's quality of life and influencing how resilient places are. It is crucial that Strategic and Local Development Plans develop spatial strategies and settlement hierarchies that help meet the Future Wales Outcomes. Our national ambition to decarbonise society, to be more prosperous, to grow the Welsh language and to improve health must be key considerations when developing spatial strategies and settlement hierarchies. **Cross Border Relationships** It is essential that Strategic Development Plans are shaped by and are responsive to the relationship between regions, with English regions and the strategically important links with Ireland. No region exists in isolation. All share different functional relationships and are reliant on each other in different ways. In taking long term strategic decisions for their region, it is important that Strategic Development Plans do so based on a full understanding of their wider connections. Decisions on where growth will be focused, how places will function, how people will move across regions and wider environmental designations must be shaped by an understanding of cross-boundary issues. This will ensure that growth, services, jobs and transport infrastructure are planned in one region to be as accessible to people in other regions as they can be. It will also ensure that regions do not unintentionally or unnecessarily compete for certain types of development. One well planned sustainable strategic employment site for example, accessible to a wide population across different regions, is better than three neighbouring regions all identifying the same type of strategic site,

	Future reviews of Future Wales will be informed by Strategic Development Plans. This is an important feature of the three tiered development planning system – the ability of higher tier plans to be influenced by the emergence and adoption of other development plans. It is essential that progress is made with the preparation of Strategic Development Plans. Full development plan coverage at all levels is essential to the delivery of the Future Wales Outcomes. The Welsh Government will consider using its intervention powers if required to commence and drive the preparation of Strategic Development Plans. **The Four Regions** The regional policies focus on four areas – they provide a framework for national growth, for regional growth, for managing growth and supporting growth. National growth policies identify where the Welsh Government expects national scale growth to be focused in accordance with Future Wales' spatial strategy. These areas are main centres of population, activity, services and major infrastructure. In establishing these areas in Future Wales, the Welsh Government is providing a framework for co-ordinated policies, infrastructure delivery and spending by Government, local authorities and stakeholders. Regional growth policies identify places that perform important functional roles within their region. They are key centres for employment, services, tourism, retail and culture. The Welsh Government will work with local authorities to support these places, and to promote regeneration and growth. Strategic Development Plans should consider their role in their region both as places in their own right and as part of the wider regional hierarchy. Managing growth policies support the identification of the location and scale of development within regions. It will be for Strategic Development Plans to establish the requirements of policy 19. These Future Wales policies provide an important regional framework in the absence of Strategic Development Plans, identifying key strategic spatial issues that require a larger than local policy response. The Welsh Government will ensure decisions taken by the planning system support the delivery of these policies. Supporting growth policies focus on specific places and infrastructure, and ensure decisions taken by the Welsh Government and others support the delivery of Future Wales' spatial strategy. Strategic Development Plans should support the delivery of these policies and maximise the opportunities they provide for their regions.			accessible to a smaller population, in less sustainable locations and with much less certainty of delivery as they compete for potential users. Strategic and Local Development Plans ~~are prepared. Local planning authorities~~ should ~~determine their geographical footprints. The Welsh Government will work with local planning authorities to support the establishment of Strategic Development Plans~~be confident in seeking to align areas of need with areas of opportunity, including where areas of opportunity are in other regions or England. Focusing investment and action on improving the links between communities and economic opportunities outside the region can help support the region's communities and the development of a stronger economy. ~~**Alignment of Regional Development Plans and Strategies**~~ ~~It is important that Strategic Development Plans both shape and are shaped by other regional strategies, including the Welsh Government's Regional Economic Development Plans and City and Growth Deals. If key outcomes are not aligned or do not support one another, the region's ability to deliver will be undermined. Although different regional strategies will operate to different timeframes and may be revised at different times, regional plan makers should explore with regional partners how evidence and consultation activities can be joined.~~ ~~**NDF Review & Regional Planning**~~ ~~The Welsh Government requires~~ **Growth Deals & Regional Economic Frameworks** City region and growth deals are in place and emerging in all four regions. These deals bring together the UK and Welsh Governments, local authorities and local partnerships and establish funds to support growth within each region. The Welsh Government's Chief Regional Officers lead across a number of areas including developing and maintaining strategic relationships with business, local authority and stakeholders in each region and identifying investment opportunities. The Chief Regional Officers will develop Regional Economic Frameworks with stakeholders to establish key themes and priorities for their regions, providing greater clarity for public sector action and for businesses looking to grow. Strategic Development Plans should be informed by and support growth deals and the Regional Economic Frameworks. Strategic Development Plans should take the strategic locational decisions on housing, economic growth, key services and essential infrastructure that will

	Future Wales policies provide a framework for decisions with a regional dimension – both taken by the Welsh Government and by planning authorities. In the absence of Strategic Development Plans, Local Development Plans and the development management process will need to demonstrate how Future Wales' regional policies have been taken into account and demonstrate how they conform with Future Wales and Planning Policy Wales. *A map showing the regional arrangement is included in this section* *For each region, the introductory page contains maps and graphics showing pertinent regional data. Each region also has a regional strategic diagram*			help support growth deals and the Regional Economic Frameworks. **Future Wales Review** Future reviews of Future Wales will be informed by Strategic Development Plans. This is an important feature of the three tiered development planning system – the ability of higher tier plans to be influenced by the emergence and adoption of other development plans. It is essential that progress ~~on regional planning across Wales and as part of the monitoring of the NDF, will monitor formal progress on~~is made with the preparation of Strategic Development Plans. ~~**The Three Regions**~~ ~~The following sections set out the NDF policies for each region and provide direction for~~ Full development plan coverage at all levels is essential to the delivery of the Future Wales Outcomes. The Welsh Government will consider using its intervention powers if required to commence and drive the preparation of Strategic ~~and~~ Development Plans. **The Four Regions** The regional policies focus on four areas – they provide a framework for national growth, for regional growth, for managing growth and supporting growth. National growth policies identify where the Welsh Government expects national scale growth to be focused in accordance with Future Wales' spatial strategy. These areas are main centres of population, activity, services and major infrastructure. In establishing these areas in Future Wales, the Welsh Government is providing a framework for co-ordinated policies, infrastructure delivery and spending by Government, local authorities and stakeholders. Regional growth policies identify places that perform important functional roles within their region. They are key centres for employment, services, tourism, retail and culture. The Welsh Government will work with local authorities to support these places, and to promote regeneration and growth. Strategic Development Plans should consider their role in their region both as places in their own right and as part of the wider regional hierarchy. Managing growth policies support the identification of the location and scale of development within regions. It will be for Strategic Development Plans to establish the requirements of policy 19. These Future Wales policies

				provide an important regional framework in the absence of Strategic Development Plans, identifying key strategic spatial issues that require a larger than local policy response. The Welsh Government will ensure decisions taken by the planning system support the delivery of these policies. Supporting growth policies focus on specific places and infrastructure, and ensure decisions taken by the Welsh Government and others support the delivery of Future Wales' spatial strategy. Strategic Development Plans should support the delivery of these policies and maximise the opportunities they provide for their regions. Future Wales policies provide a framework for decisions with a regional dimension – both taken by the Welsh Government and by planning authorities. In the absence of Strategic Development Plans, Local Development Plans and ~~decisions to be taken on planning proposals.~~the development management process will need to demonstrate how Future Wales' regional policies have been taken into account and demonstrate how they conform with Future Wales and Planning Policy Wales. *A map showing the regional arrangement is included in this section* *For each region, the introductory page contains maps and graphics showing pertinent regional data. Each region also has a regional strategic diagram*
Policy 19	**Strategic Policies for Regional Planning** Strategic Development Plans should embed placemaking as an overarching principle and should establish for the region (and where required constituent Local Development Plans): - a spatial strategy; - a settlement hierarchy; - the housing provision and requirement; - the gypsy and traveller need; - the employment provision; - the spatial areas for strategic housing, employment growth and renewable energy; - the identification of green belts, green corridors and nationally important landscapes where required; - the location of key services, transport and connectivity infrastructure; - a framework for the sustainable management of natural resources and cultural assets; - ecological networks and opportunities for protecting or enhancing the connectivity of these networks and the provision of green infrastructure; and	**Policy 16**	**Strategic Policies for Regional Planning** Strategic Development Plans should embed placemaking as an overarching principle and should establish for the region (and where required constituent LDPs): - a spatial strategy; - a settlement hierarchy; - the housing provision and requirement; - the gypsy and traveller need; - the employment provision; - the spatial areas for strategic housing and employment growth, renewable energy and the identification of green belts, green corridors and nationally important landscapes; - the location of key services, transport and connectivity infrastructure; - a framework for the sustainable management of natural resources and cultural assets; - ecological networks and opportunities for	**Strategic Policies for Regional Planning** Strategic Development Plans should embed placemaking as an overarching principle and should establish for the region (and where required constituent ~~LDPs~~Local Development Plans): - a spatial strategy; - a settlement hierarchy; - the housing provision and requirement; - the gypsy and traveller need; - the employment provision; - the spatial areas for strategic housing ~~and~~, employment growth~~,~~ and renewable energy ~~and the identification of green belts, green corridors and nationally important landscapes~~; - the identification of green belts, green corridors and nationally important landscapes where required; - the location of key services, transport and connectivity infrastructure; - a framework for the sustainable management of natural resources and cultural assets;

	- a co-ordinated framework for minerals extraction and the circular economy, including waste treatment and disposal. The Welsh Government requires the adoption of Strategic Development Plans in the North, Mid Wales, South West and South East regions.		protecting or enhancing the connectivity of these networks; and - a co-ordinated framework for minerals extraction and the circular economy, including waste treatment and disposal. The Welsh Government requires Strategic Development Plans to come forward in each of the three regions to deliver the requirements of this policy.	- ecological networks and opportunities for protecting or enhancing the connectivity of these networks~~; and~~ and the provision of green infrastructure; and - a co-ordinated framework for minerals extraction and the circular economy, including waste treatment and disposal. The Welsh Government requires the adoption of Strategic Development Plans ~~to come forward~~ in ~~each of the three~~the North, Mid Wales, South West and South East regions ~~to deliver the requirements of this policy.~~.
PPW Reference	1.24 – 1.25	**PPW Reference**		1.24 – 1.25
Policy 20	**National Growth** **National Growth Area - Wrexham and Deeside** Wrexham and Deeside will be the main focus for growth and investment in the North region. Strategic and Local Development Plans across the region must recognise the National Growth Area as the focus for strategic economic and housing growth; essential services and facilities; advanced manufacturing and transport infrastructure. The Welsh Government will work with regional bodies and local authorities in the region and in neighbouring regions of England to promote and enhance Wrexham and Deeside's strategic role and ensure key investment decisions support places in the National Growth Area and the wider region.	**Policy 17**	**Wrexham and Deeside** The Welsh Government supports Wrexham and Deeside as the primary focus for regional growth and investment. Wrexham and Deeside's role within the North region and the wider cross-border areas of Cheshire West and Chester and Liverpool City Region should be maintained and enhanced. Strategic and Local Development Plans across the region should recognise Wrexham and Deeside as the focus for strategic housing and economic growth; essential services and facilities; advanced manufacturing; transport and digital infrastructure; and consider how they can support and benefit from Wrexham and Deeside's regional role. The Welsh Government will work with cross border authorities to promote Wrexham and Deeside's strategic role and ensure key investment decisions support Wrexham and Deeside and the wider region.	**National Growth** **National Growth Area - Wrexham and Deeside** Wrexham and Deeside will be the main focus for growth and investment in the North region. Strategic and Local Development Plans across the region ~~should~~must recognise ~~Wrexham and Deeside~~the National Growth Area as the focus for strategic ~~housing and~~ economic and housing growth; essential services and facilities; advanced manufacturing~~; and~~ and transport ~~and digital~~ infrastructure~~; and consider how they can support and benefit from Wrexham and Deeside's regional role.~~. The Welsh Government will work with ~~cross border~~regional bodies and local authorities in the region and in neighbouring regions of England to promote and enhance Wrexham and Deeside's strategic role and ensure key investment decisions support ~~Wrexham and Deeside~~places in the National Growth Area and the wider region.
PPW Reference	3.37 – 3.44	**PPW Reference**		3.37 – 3.44
Supporting Text	**North** **Overview** The North region comprises Conwy, Denbighshire, Flintshire, Gwynedd, Isle of Anglesey, Snowdonia National Park and Wrexham and is home to almost 700,000 people. Its dramatic landscape includes low lying coastal plains, mountain ranges, industrialised areas and former coal fields. The regional issues that planning authorities should work together to plan for are set out below alongside the spatial	**Supporting Text**	**Overview** The North Wales region comprises Conwy, Denbighshire, Flintshire, Gwynedd, the Isle of Anglesey, Snowdonia National Park and Wrexham and is home to almost 700,000 people. Its dramatic landscape includes low lying coastal plains, mountain ranges and industrialised coal fields. The population is concentrated in an arc along the coast from the Menai Straits to the border with England and	**North** **Overview** The North ~~Wales~~ region comprises Conwy, Denbighshire, Flintshire, Gwynedd, ~~the~~ Isle of Anglesey, Snowdonia National Park and Wrexham and is home to almost 700,000 people. Its dramatic landscape includes low lying coastal plains, mountain ranges ~~and industrialised coal fields. The population is concentrated in an arc along the coast from the Menai Straits to the border with England and the main concentration of~~

	policy areas that the Welsh Government will focus on to support the North region. With 204,406 Welsh speakers across the region and with concentrations of settlements where Welsh is the first language for many people, it is important that Strategic and Local Development Plans consider the relationship between strategic housing, transport and economic growth and the Welsh language. Strategic and Local Development Plans should contain settlement hierarchies and growth distribution-policies that create the conditions for Welsh to thrive and remain as the community language in the many places where everyday life takes place in Welsh. **Strategic Development Plan: A regional approach** Across the North region there are a range of strategic issues. Many of these issues have national, regional and local dimensions and will be delivered through co-ordinated action at all levels. Housing, economic growth, digital and transport connectivity infrastructure should be co-ordinated and planned on the basis of the whole region. The management of natural resources, flooding and the protection and enhancement of areas of environmental and landscape importance should inform strategic decisions on locations for growth and new infrastructure. Decarbonisation and responding to the threats of climate change should be central to all regional planning. Clear decisions should be made on the scale and location of growth through the preparation of a Strategic Development Plan, to ensure that all parts of the region are working together to achieve the region's goals. A Strategic Development Plan should focus on the movement of people across the region and support an integrated approach to strategic land-use and transport planning. Key locational decisions including for employment centres, strategic housing growth and services should focus on the most sustainable and accessible locations, address congestion, reduce car based commuting and improve air quality. The region should work together to consider the connections with Mid Wales, Ireland, Cheshire West and Chester and the North West of England. Promoting accessibility and inter-linkages between these areas, based on an understanding of their roles and functions, will ensure these areas operate as a cohesive whole, and do not compete against each other or take strategic decisions in isolation. *Maps and graphics showing pertinent regional data & Regional strategic diagram* Policy 1 is the overarching framework for where development		the main concentration of population is in the east around Wrexham-Deeside. The regional issues that local planning authorities should work together to plan for, are set out below alongside the spatial policy areas that the Welsh Government will focus on from a national perspective to support the North region. **A collaborative, holistic approach** Across North Wales, there are a range of strategic issues that need to be considered. Many of these issues have national, regional and local dimensions and will be delivered through co- ordinated action at all levels. Housing, economic growth and connectivity infrastructure should be co-ordinated and planned on the basis of the whole region. The management of natural resources and flooding and the protection and enhancement of areas of environmental and landscape importance should inform strategic decisions on locations for growth and new infrastructure. Decarbonising society and responding to the threats of climate change should be central to all regional planning. The region should work together to consider the connections with Mid & South West Wales, Cheshire West and Chester and North West England. Promoting accessibility and inter-linkages between these areas, based on an understanding of their roles and functions, will ensure these areas operate as a cohesive whole, and do not compete against each other or take strategic decisions in isolation. **Focus for growth** In accordance with the NDF Spatial Strategy, growth in the North region should be focussed on the main existing built-up areas of Wrexham-Deeside. The Wrexham and Deeside area includes Wrexham (and Wrexham Industrial Estate), Broughton, Buckley, Deeside (and Deeside Industrial Park).	~~population is in the east around Wrexham-Deeside.~~, industrialised areas and former coal fields. The regional issues that ~~local~~ planning authorities should work together to plan for~~,~~ are set out below alongside the spatial policy areas that the Welsh Government will focus on ~~from a national perspective~~ to support the North region. With 204,406 Welsh speakers across the region and with concentrations of settlements where Welsh is the first language for many people, it is important that Strategic and Local Development Plans consider the relationship between strategic housing, transport and economic growth and the Welsh language. Strategic and Local Development Plans should contain settlement hierarchies and growth distribution-policies that create the conditions for Welsh to thrive and remain as the community language in the many places where everyday life takes place in Welsh. **Strategic Development Plan: A ~~collaborative, holistic~~regional approach** Across the North ~~Wales,~~region there are a range of strategic issues~~ that need to be considered~~. Many of these issues have national, regional and local dimensions and will be delivered through co-~~-~~ordinated action at all levels. Housing, economic growth, digital and transport connectivity infrastructure should be co-ordinated and planned on the basis of the whole region. The management of natural resources~~ and~~, flooding and the protection and enhancement of areas of environmental and landscape importance should inform strategic decisions on locations for growth and new infrastructure. ~~Decarbonising society~~Decarbonisation and responding to the threats of climate change should be central to all regional planning. Clear decisions should be made on the scale and location of growth through the preparation of a Strategic Development Plan, to ensure that all parts of the region are working together to achieve the region's goals. A Strategic Development Plan should focus on the movement of people across the region and support an integrated approach to strategic land-use and transport planning. Key locational decisions including for employment centres, strategic housing growth and services should focus on the most sustainable and accessible locations, address congestion, reduce car based commuting and improve air quality.

	and growth will be focused in each region. In accordance with Future Wales' spatial strategy, growth in the North region should be focused on the main existing built-up areas of Wrexham and Deeside. The National Growth Area includes Wrexham and the Wrexham Industrial Estate, Broughton, Buckley, Deeside and the Deeside Industrial Park. The Wrexham and Deeside area is the region's main centre of population, employment and services and is served by the main connectivity infrastructure. In accordance with policy 19, a Strategic Development Plan must ensure the region manages growth in a planned and co-ordinated way to support the needs of the National and Regional Growth Areas and the wider region. Strategic decisions on the location of key services and infrastructure should support existing settlements and be taken on a regional basis, ensuring they are located in the most accessible and sustainable locations, support actions to address inequality and deprivation, and improve links to adjoining regions. Policy 7 sets out the national strategic approach to delivering affordable housing and ensures the focus of funding and housing policies is on driving increased provision. Planning and co-ordinating the delivery of new housing to meet identified needs is an important task for the regional planning process. Under the Welsh Government central estimates 16,200 additional homes are needed in the region until 2039 and over the initial five years (2019/20 to 2023/24) 53% of the additional homes needed should be affordable homes. These estimates provide part of the evidence and context on which housing requirements for Strategic Development Plans can be based and should be considered at the regional scale. Understanding and managing different development pressures across the region will be a key issue for Strategic Development Plans. Strategic housing issues must be considered at the regional level and not on the basis of the aspirations of individual local planning authorities.			The region should work together to consider the connections with Mid ~~& South West~~ Wales, Ireland, Cheshire West and Chester and the North West of England. Promoting accessibility and inter-linkages between these areas, based on an understanding of their roles and functions, will ensure these areas operate as a cohesive whole, and do not compete against each other or take strategic decisions in isolation. *Maps and graphics showing pertinent regional data & Regional strategic diagram* ~~**Focus**~~Policy 1 is the overarching framework for where development and growth will be focused in each region. In accordance with ~~the NDF Spatial Strategy~~Future Wales' spatial strategy, growth in the North region should be ~~focussed~~focused on the main existing built-up areas of Wrexham~~-~~ and Deeside. The ~~Wrexham and Deeside area~~National Growth Area includes Wrexham ~~(~~and the Wrexham Industrial Estate~~),~~ Broughton, Buckley, Deeside ~~(~~and the Deeside Industrial Park~~).~~. The Wrexham and Deeside area is the region's main centre of population, employment and services and is served by the main connectivity infrastructure. In accordance with policy 19, a Strategic Development Plan must ensure the region manages growth in a planned and co-ordinated way to support the needs of the National and Regional Growth Areas and the wider region. Strategic decisions on the location of key services and infrastructure should support existing settlements and be taken on a regional basis, ensuring they are located in the most accessible and sustainable locations, support actions to address inequality and deprivation, and improve links to adjoining regions. Policy 7 sets out the national strategic approach to delivering affordable housing and ensures the focus of funding and housing policies is on driving increased provision. Planning and co-ordinating the delivery of new housing to meet identified needs is an important task for the regional planning process. Under the Welsh Government central estimates 16,200 additional homes are needed in the region until 2039 and over the initial five years (2019/20 to 2023/24) 53% of the additional homes needed should be affordable homes. These estimates provide part of the evidence and context on which housing requirements for Strategic Development Plans can be based and should be considered at the regional scale. Understanding and managing different development pressures across the region will be a key issue for Strategic Development Plans. Strategic

				housing issues must be considered at the regional level and not on the basis of the aspirations of individual local planning authorities.
Policy 21	**Regional Growth** **Regional Growth Area - North Wales Coastal Settlements** The Welsh Government supports sustainable growth and regeneration in regionally important towns along the northern Coast. Holyhead, Caernarfon, Bangor, Llandudno, Colwyn Bay, Rhyl and Prestatyn will be a focus for managed growth and they have an important sub-regional role complementing the National Growth Area of Wrexham and Deeside. Strategic and Local Development Plans should recognise the roles of these places as a focus for housing, employment, tourism, public transport and key services within their wider areas and support their continued function as focal points for sub-regional growth.	**Policy 18**	**North Wales Coastal Settlements** The Welsh Government supports the built up coastal arc from Caernarfon to Deeside as the focus for managed growth, reflecting this area's important sub-regional role supporting the primary growth area of Wrexham and Deeside. Strategic and Local Development Plans across the region should recognise the role of this corridor as a focus for housing, employment and key services.	**Regional Growth** **Regional Growth Area - North Wales Coastal Settlements** The Welsh Government supports sustainable growth and regeneration in regionally important towns along the ~~built up coastal arc from~~northern Coast. Holyhead, Caernarfon ~~to Deeside as the~~, Bangor, Llandudno, Colwyn Bay, Rhyl and Prestatyn will be a focus for managed growth~~, reflecting this area's~~ and they have an important sub-regional role ~~supporting~~complementing the ~~primary growth area~~National Growth Area of Wrexham and Deeside. Strategic and Local Development Plans ~~across the region~~ should recognise the ~~role~~roles of ~~this corridor~~these places as a focus for housing, employment, tourism, public transport and key services~~.~~ within their wider areas and support their continued function as focal points for sub-regional growth.
PPW Reference	3.37 – 3.44	**PPW Reference**		3.37 – 3.44
Supporting Text	The majority of the North region's population live near the coast. The arc of large towns – and a city - from Holyhead in the west to Deeside in the east includes Caernarfon, Bangor, Llandudno, Colwyn Bay, Rhyl and Prestatyn. The Welsh Government expects the built-up areas in this arc to continue to play a central role within the region. Development in these towns will ensure they continue to provide jobs, leisure, retail and cultural opportunities; and education, health and other public services. It is important this corridor maintains its regional functions and adopts a managed growth approach that allows these multiple roles to be enhanced. Regeneration opportunities in this corridor are strongly supported. Policies 2, 3, 6 and 8 will ensure development in the region's towns and cities is sustainably located in areas with good access to public transport where reliance on the car can be reduced. Opportunities for publicly-owned land to be used to demonstrate leadership through placemaking are strongly supported. Outside of the North's main towns, policies 4 and 5 will help to ensure that the region's rural areas grow in an appropriate way, supporting rural economies and services. In accordance with policy 4, the Welsh Government believes that the future for rural areas is best planned at the regional and local level. Strategic and Local Development Plans will plan positively for	**Supporting Text**	The built-up corridor along the North Wales coast from Caernarfon to Deeside includes Bangor, Llandudno, Colwyn Bay, Rhyl and Prestatyn. The Welsh Government expects the built up areas in this arc to continue to play an important role within the region, providing jobs; leisure and retail; cultural opportunities; education, health and services. It is important this corridor maintains its regional role and supports a managed growth approach that allows these roles to be enhanced. Regeneration opportunities in this corridor are strongly supported. Strategic and Local Development Plans across the region should recognise the role of this corridor as a focus for housing, employment and key services. Flooding from rivers and sea is a major issue across the region. The potential for flooding around Wrexham and Deeside and along the North Wales coast will have implications for the delivery of growth in this area. Strategic decisions on flood management and related investment must be co-ordinated with decisions to direct development to growth areas.	The ~~built-up corridor along~~majority of the North ~~Wales~~ region's population live near the coast. The arc of large towns – and a city - from ~~Caernarfon~~Holyhead in the west to Deeside in the east includes Caernarfon, Bangor, Llandudno, Colwyn Bay, Rhyl and Prestatyn. The Welsh Government expects the built~~-~~up areas in this arc to continue to play ~~an important~~a central role within the region~~, providing~~ . Development in these towns will ensure they continue to provide jobs~~;~~, leisure ~~and,~~ retail~~;~~ and cultural opportunities; and education, health and other public services. It is important this corridor maintains its regional ~~role~~functions and ~~supports~~adopts a managed growth approach that allows these multiple roles to be enhanced. Regeneration opportunities in this corridor are strongly supported. Policies 2, 3, 6 and 8 will ensure development in the region's towns and cities is sustainably located in areas with good access to public transport where reliance on the car can be reduced. Opportunities for publicly-owned land to be used to demonstrate leadership through placemaking are strongly supported. Outside of the North's main towns, policies 4 and 5 will help to ensure that the region's rural areas grow in an appropriate way, supporting rural economies and

	the rural communities in the region and consider the balance to be struck between focusing development in the main built-up, urban areas and the rural areas. Gaps in digital or mobile connectivity will be addressed through policies 13 and 14 to ensure that services are improved. The Regional Economic Framework, prepared in partnership with local authorities, communities, businesses and key stakeholders, will set out the priorities for future regional economic development. The planning system, through its Strategic and Local Development Plans and the decisions it takes, has a major role to play in shaping the places that support and strengthen the regional economy. The Strategic Development Plan should be informed by and facilitate the delivery of the North Wales Growth Deal and ensure support for a smart, resilient and connected region. It will provide a framework to take the strategic locational decisions that will support the long-term ambitions of the Growth Deal in relation to housing, economic growth, key services and essential infrastructure. The Strategic Development Plan should also consider the importance of key economic sectors across the region. The Welsh Government strongly supports the development of the foundational economy in the region. The foundational economy represents those parts of the economy which are integral to the well-being of places, communities and people and which deliver people's everyday needs. The Welsh Government will continue to support greater resilience for local and regional economies and support business growth and new employment opportunities. Strategic and Local Development Plans should identify the role of the foundational economy, consider how the land-use planning system can support it and develop appropriate policies. Areas of the foundational economy which the planning system can support include regeneration initiatives, health and social care, social housing, tourism and steps to encourage greater community benefits from new development. Tourism is an important sector to the economy across the North. Opportunities to support coastal resorts and attractions and new outdoor and active facilities should be supported. The re-development of former industrial sites across the North for adrenaline activities, including zip-wires, trampolining and surfing, demonstrate the potential to build on the region's rich heritage and develop new attractions. Strategic and Local Development Plans should consider existing and potential new tourism areas, the type of visitors they attract and the infrastructure required to support growth.		Planning and co-ordinating the delivery of new housing to meet identified needs will be an important task for the regional planning process. Under the Welsh Government central estimates 19,400 additional homes are needed in the region until 2038 and over the initial five years (2018/19 to 2022/23) 51% of the additional homes needed should be affordable homes. These estimates provide part of the evidence and context on which Housing Requirements for Strategic Development Plans can be based.	services. In accordance with policy 4, the Welsh Government believes that the future for rural areas is best planned at the regional and local level. Strategic and Local Development Plans will plan positively for the rural communities in the region and consider the balance to be struck between focusing development in the main built-up, urban areas and the rural areas. Gaps in digital or mobile connectivity will be addressed through policies 13 and 14 to ensure that services are improved. The Regional Economic Framework, prepared in partnership with local authorities, communities, businesses and key stakeholders, will set out the priorities for future regional economic development. The planning system, through its Strategic and Local Development Plans and the decisions it takes, has a major role to play in shaping the places that support and strengthen the regional economy. The Strategic Development Plan should be informed by and facilitate the delivery of the North Wales Growth Deal and ensure support for a smart, resilient and connected region. It will provide a framework to take the strategic locational decisions that will support the long-term ambitions of the Growth Deal in relation to housing, economic growth, key services and essential infrastructure. The Strategic Development Plan should also consider the importance of key economic sectors across the region ~~should recognise~~. The Welsh Government strongly supports the development of the foundational economy in the region. The foundational economy represents those parts of the economy which are integral to the well-being of places, communities and people and which deliver people's everyday needs. The Welsh Government will continue to support greater resilience for local and regional economies and support business growth and new employment opportunities. Strategic and Local Development Plans should identify the role of ~~this corridor as a focus for housing, employment and key services~~the foundational economy, consider how the land-use planning system can support it and develop appropriate policies. Areas of the foundational economy which the planning system can support include regeneration initiatives, health and social care, social housing, tourism and steps to encourage greater community benefits from new development. Tourism is an important sector to the economy across the North. Opportunities to support coastal resorts and attractions and new outdoor and active facilities should be supported. The re-development of former industrial

	The universities in Bangor and Wrexham are an important presence in the region, providing further education, undertaking research and supporting innovation, providing employment, attracting students, and supporting the local businesses and communities around them. Strategic and Local Development Plans should consider their role in the region and how they can play a bigger role in supporting the regional economy, innovation and their communities. The Strategic Development Plan should seek to maximise opportunities arising from investment in high value manufacturing sectors. The Welsh Government supports developments such as the Advanced Manufacturing Research Institute at Broughton, a collaboration between the University of Sheffield's Advanced Manufacturing Research Centre, Deeside Enterprise Zone Advisory Board, Swansea University and Coleg Cambria. This supports Airbus and other leading-edge companies and focuses on R&D in advanced manufacturing techniques and skills development for high value manufacturing, aerospace, automotive, nuclear and food sectors. The Welsh Government wishes to see biodiversity enhanced and ecosystems become more resilient across the region. Policies 9 and 15 set out the national strategic approach and will ensure action to address the climate emergency, reverse biodiversity decline and ensure the well-being of communities takes place. These policies require consideration be given to the type of action necessary at regional and local levels and how this can be facilitated through Strategic and Local Development Plans. Investment in creating resilient ecological networks and green infrastructure brings multiple benefits for communities and businesses as well as nature itself. Action to improve resilience is required in all areas of the region and specific approaches will vary depending on the nature of the location and the opportunities to create greater resilience. Where there are conflicting priorities these will need to be considered and resolved regionally and locally. Policies 2, 3, 4 and 5 must work in a complementary way with polices 9 and 15. In urban areas, including the National Growth Area of Wrexham and Deeside and in the Regional Growth Area, the enhancement (net-benefit) of biodiversity and the provision of green infrastructure must both shape growth strategies and be fully integrated as part of location and design solutions for proposed development. Policies 11 and 12 may provide opportunities to create corridors of green infrastructure and in coastal locations, including Deeside, nature-based solutions must be considered as part of proposed schemes to manage flood risk and coastal erosion. Based on the indicative map contained in policy 9, upland areas in the north and north-west, including the Snowdonia			sites across the North for adrenaline activities, including zip-wires, trampolining and surfing, demonstrate the potential to build on the region's rich heritage and develop new attractions. Strategic and Local Development Plans should consider existing and potential new tourism areas, the type of visitors they attract and the infrastructure required to support growth. The universities in Bangor and Wrexham are an important presence in the region, providing further education, undertaking research and supporting innovation, providing employment, attracting students, and supporting the local businesses and communities around them. Strategic and Local Development Plans should consider their role in the region and how they can play a bigger role in supporting the regional economy, innovation and their communities. The Strategic Development Plan should seek to maximise opportunities arising from investment in high value manufacturing sectors. The Welsh Government supports developments such as the Advanced Manufacturing Research Institute at Broughton, a collaboration between the University of Sheffield's Advanced Manufacturing Research Centre, Deeside Enterprise Zone Advisory Board, Swansea University and Coleg Cambria. This supports Airbus and other leading-edge companies and focuses on R&D in advanced manufacturing techniques and skills development for high value manufacturing, aerospace, automotive, nuclear and food sectors. The Welsh Government wishes to see biodiversity enhanced and ecosystems become more resilient across the region. Policies 9 and 15 set out the national strategic approach and will ensure action to address the climate emergency, reverse biodiversity decline and ensure the well-being of communities takes place. 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	National Park, and south-east of the region contain the most resilient ecological networks, but this does not mean they are as resilient as they ought to be. Lowland areas are less resilient and tend to be subject to different forms of agricultural and development pressures which are often coupled with coastal flooding and erosion risk along the north coast and in lower lying river valleys. Policy 9 requires that existing networks be improved and expanded. Equally, opportunities must be identified to safeguard and create resilient networks, and the ecosystem services on which they depend, and the multiple benefits derived from green infrastructure where currently this is not the case. This includes considering the role of protected landscapes and nature conservation designations. Policies 9 and 15 work alongside policies 4 and 5 to require the relationships between all forms of land use and management be considered more fully if we are to address the climate emergency, reverse biodiversity decline and enable communities to benefit from more sustainable forms of managing natural resources. This is especially the case in large parts of the region's rural areas. Flooding from rivers and the sea is a major issue across the region. The Growth Areas are mainly coastal, therefore they face increasing risk of flooding as a result of rising sea levels. Critical transport infrastructure providing connectivity within the region, to the North West of England and Ireland are vulnerable to flooding from the sea in some places. There is extensive flood risk management infrastructure already in place in the region to protect homes and services, but many areas remain vulnerable, including places near the Dee, Clwyd and Conwy rivers. The potential for flooding around Wrexham, Deeside, and along the north coast will have implications for the delivery of growth in the region. Policy 8 sets out the national strategic approach to flood risk management and will ensure growth aspirations in National and Regional Growth Areas are co-ordinated with strategic decisions on managing flood risk. It is vital the region plays its role in decarbonising society and supports the realisation of renewable energy. Policies 17 and 18 set out Future Wales' approach to renewable energy generation across Wales. There is strong potential for wind, marine and solar energy generation and Strategic and Local Development Plans should provide a framework for generation and associated infrastructure. The Welsh Government wishes to see energy generation, storage and management play a role in supporting the regional economy in the North. Local ownership and distribution is important for ensuring communities in proximity to renewable energy development benefit from it and that our future energy system better serves Wales.			In urban areas, including the National Growth Area of Wrexham and Deeside and in the Regional Growth Area, the enhancement (net-benefit) of biodiversity and the provision of green infrastructure must both shape growth strategies and be fully integrated as part of location and design solutions for proposed development. Policies 11 and 12 may provide opportunities to create corridors of green infrastructure and in coastal locations, including Deeside, nature-based solutions must be considered as part of proposed schemes to manage flood risk and coastal erosion. Based on the indicative map contained in policy 9, upland areas in the north and north-west, including the Snowdonia National Park, and south-east of the region contain the most resilient ecological networks, but this does not mean they are as resilient as they ought to be. Lowland areas are less resilient and tend to be subject to different forms of agricultural and development pressures which are often coupled with coastal flooding and erosion risk along the north coast and in lower lying river valleys. Policy 9 requires that existing networks be improved and expanded. Equally, opportunities must be identified to safeguard and create resilient networks, and the ecosystem services on which they depend, and the multiple benefits derived from green infrastructure where currently this is not the case. This includes considering the role of protected landscapes and nature conservation designations. 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				Policy 8 sets out the national strategic approach to flood risk management and will ensure growth aspirations in National and Regional Growth Areas are co-ordinated with strategic decisions ~~to direct development to growth areas~~on managing flood risk. It is vital the region plays its role in decarbonising society and supports the realisation of renewable energy. ~~Planning and co-ordinating the delivery of new housing to meet identified needs will be an important task for the regional planning process. Under the Welsh Government central estimates 19,400 additional homes are needed in the region until 2038 and over the initial five years (2018/19 to 2022/23) 51% of the additional homes needed should be affordable homes. These estimates provide part of the evidence and context on which Housing Requirements for Strategic Development Plans can be based.~~ Policies 17 and 18 set out Future Wales' approach to renewable energy generation across Wales. There is strong potential for wind, marine and solar energy generation and Strategic and Local Development Plans should provide a framework for generation and associated infrastructure. The Welsh Government wishes to see energy generation, storage and management play a role in supporting the regional economy in the North. Local ownership and distribution is important for ensuring communities in proximity to renewable energy development benefit from it and that our future energy system better serves Wales.
Policy 22	**Managing Growth** **Green Belts in the North** The Welsh Government requires the Strategic Development Plan to identify a green belt around Wrexham and Deeside to manage urban form and growth. The Strategic Development Plan must consider the relationship of the green belts with the green belt in Cheshire West and Chester. Local Development Plans and development management decisions should not permit major development in the areas shown for consideration for green belts, except in very exceptional circumstances, until the need for green belts and their boundaries has been established by an adopted Strategic Development Plan.	**Policy 19**	**Green Belts in North Wales** The Welsh Government supports the role of Strategic Development Plans identifying and establishing green belts to manage urban form and growth in North Wales, particularly around Wrexham and Deeside. The Strategic Development Plan should consider the relationship of any new green belts with the green belt in Cheshire West and Chester.	**Managing Growth** **Green Belts in the North ~~Wales~~** The Welsh Government ~~supports~~requires the ~~role of~~ Strategic Development ~~Plans identifying and establishing~~Plan to identify a green ~~belts~~belt around Wrexham and Deeside to manage urban form and growth ~~in North Wales, particularly around Wrexham and Deeside~~. The Strategic Development Plan must~~should~~ consider the relationship of ~~any new~~the green belts with the green belt in Cheshire West and Chester. Local Development Plans and development management decisions should not permit major development in the areas shown for consideration for green belts, except in very exceptional circumstances, until the need for green belts and their boundaries has been established by an adopted Strategic Development Plan.
PPW Reference	3.60 – 3.74	**PPW Reference**		3.60 – 3.74

Supporting Text	The close relationship between the North East and Cheshire West and Chester and the large green belt immediately adjoining the administrative borders of Wrexham and Flintshire, mean that long-term development pressures will in part be directed from England to the North region. The proximity to a large populous English region provides opportunities that can support the North, but these opportunities must be managed strategically and on a regional basis. Strategic decisions on the location of development, key services and infrastructure should support existing built-up areas and be taken on a regional basis, ensuring they are located in the most accessible and sustainable locations, support actions to address inequality and deprivation and improve links to neighbouring areas of England. Planning Policy Wales sets out the policy context for establishing green belts.	**Supporting Text**	Strategic decisions on the location of key services and infrastructure should support existing built-up areas and be taken on a regional basis, ensuring they are located in the most accessible and sustainable locations and support actions to address inequality and deprivation and improve links to neighbouring areas of England. The Welsh Government supports the use of green belts in the North region in managing and planning urban growth. Planning Policy Wales sets out the policy context for them. Strategic development plans must identify a green belt that includes the area to the north east of Wrexham.	The close relationship between the North East and Cheshire West and Chester and the large green belt immediately adjoining the administrative borders of Wrexham and Flintshire, mean that long-term development pressures will in part be directed from England to the North region. The proximity to a large populous English region provides opportunities that can support the North, but these opportunities must be managed strategically and on a regional basis. Strategic decisions on the location of development, key services and infrastructure should support existing built-up areas and be taken on a regional basis, ensuring they -are -located -in- the most accessible and sustainable locations ~~and~~, support actions –to address inequality and deprivation and improve links to neighbouring areas of England. ~~The Welsh Government supports the use of green belts in the North region in managing and planning urban growth.~~ Planning Policy Wales sets out the policy context for ~~them. Strategic development plans must identify a green belt that includes the area to the north east of Wrexham.~~establishing green belts.
	The North has extensive rural areas and well established rural communities. The Strategic Development Plan for the region should consider the balance to be struck between focusing development in the main built-up, urban areas and the rural areas. Decisions on the delivery of key services can have a profound effect on people's daily lives, particularly the less mobile, and it is essential these decisions are taken on the basis of a clear understanding of their impacts. As well as schools and health facilities, access to services like banks, post offices, libraries and shops can have a real impact on people's daily lives in rural areas. Strategic and Local Development Plans should consider the impacts of population change and ageing on their rural communities. The societal issues that drive these changes are wider than the planning system and are not easy challenges to address. The Welsh Government wishes to see Local Development Plans in the region play a central role in shaping how rural communities can sustain themselves. Local Development Plans should seek to support growth and appropriate development in rural towns and villages. This includes market and affordable housing, employment and the provision of services. Local Development Plans should support and co-ordinate their decisions with those of economic policy-makers, health, education and other essential service providers. They should consider the needs of all residents, including older people and people with disabilities, and ensure that specialist housing provision is considered and planned for. Managing the North's outstanding historic and natural resources is a priority for the region. Outstanding places include the coast and the Llŷn			The North has extensive rural areas and well established rural communities. The Strategic Development Plan for the region should consider the balance to be struck between focusing development in the main built-up, urban areas and the rural areas. Decisions on the delivery of key services can have a profound effect on people's daily lives, particularly the less mobile, and it is essential these decisions are taken on the basis of a clear understanding of their impacts. As well as schools and health facilities, access to services like banks, post offices, libraries and shops can have a real impact on people's daily lives in rural areas. Strategic and Local Development Plans should consider the impacts of population change and ageing on their rural communities. The societal issues that drive these changes are wider than the planning system and are not easy challenges to address. The Welsh Government wishes to see Local Development Plans in the region play a central role in shaping how rural communities can sustain themselves. Local Development Plans should seek to support growth and appropriate development in rural towns and villages. This includes market and affordable housing, employment and the provision of services. Local Development Plans should support and co-ordinate their decisions with those of economic policy-makers, health, education and other essential service providers. They should consider the needs of all residents, including older people and people with disabilities, and ensure that specialist housing provision is considered and planned for. Managing the North's outstanding historic and natural resources is a priority

	peninsula, Snowdonia National Park, the Clwydian Range and Dee Valley Area of Outstanding Natural Beauty; and the Pontcysyllte Aqueduct and Canal and the Castles and Town Walls of King Edward World Heritage Sites. They should be protected for the enjoyment of future generations and help to provide economic benefits for the region's communities. The region's distinctive heritage should be preserved and enhanced by high quality development. The region's concentration of population, its historic and future growth and proximity to markets in the North West of England mean it is a high consumer of materials and natural resources. It is vital the region makes the best use of material resources, promotes resource efficiency and is ambitious in supporting innovative ways of promoting a circular economy. Within the region sand and gravel extracted primarily from Wrexham and Flintshire and crushed rock aggregates from Flintshire, serve both local markets and those in North West England. Whilst similar deposits exist in North West Wales, particularly in Gwynedd, these are less well-placed to serve the main markets and production is therefore more limited. Conwy and Denbighshire play an important role providing limestone for development and infrastructure projects along the north coast. The quarrying of slate aggregate is largely constrained by National Park and Area of Outstanding Natural Beauty designations and, where extracted, it is generally used locally or for high value developments further afield.			for the region. Outstanding places include the coast and the Lly̑n peninsula, Snowdonia National Park, the Clwydian Range and Dee Valley Area of Outstanding Natural Beauty; and the Pontcysyllte Aqueduct and Canal and the Castles and Town Walls of King Edward World Heritage Sites. They should be protected for the enjoyment of future generations and help to provide economic benefits for the region's communities. The region's distinctive heritage should be preserved and enhanced by high quality development. The region's concentration of population, its historic and future growth and proximity to markets in the North West of England mean it is a high consumer of materials and natural resources. It is vital the region makes the best use of material resources, promotes resource efficiency and is ambitious in supporting innovative ways of promoting a circular economy. Within the region sand and gravel extracted primarily from Wrexham and Flintshire and crushed rock aggregates from Flintshire, serve both local markets and those in North West England. Whilst similar deposits exist in North West Wales, particularly in Gwynedd, these are less well-placed to serve the main markets and production is therefore more limited. Conwy and Denbighshire play an important role providing limestone for development and infrastructure projects along the north coast. The quarrying of slate aggregate is largely constrained by National Park and Area of Outstanding Natural Beauty designations and, where extracted, it is generally used locally or for high value developments further afield.
		Policy 20	**Port of Holyhead** The Welsh Government will work with port operators, local authorities and investors to support the development of the port and facilitate new investment in order to ensure that its strategic gateway role is maintained and enhanced. Investment to improve the port's capacity to accommodate cruise ships is supported. New development around the port should be carefully managed to ensure that future expansion and change at the port is not constrained or compromised.	• ~~**Port of** Holyhead~~ ~~The Welsh Government will work with port operators, local authorities and investors to support the development of the port and facilitate new investment in order to ensure that its strategic gateway role is maintained and enhanced. Investment to improve the port's capacity to accommodate cruise ships is supported.~~ ~~New development around the port should be carefully managed to ensure that future expansion and change at the port is not constrained or compromised.~~
		Supporting Text	**Linking Text Before the Policy** **Welsh language** With over 200,000 Welsh speakers across the region and with concentrations of settlements where Welsh is the first language for many	~~**Linking Text Before the Policy**~~ ~~**Welsh language**~~ ~~With over 200,000 Welsh speakers across the region and with concentrations of settlements where Welsh is the first language for many people, it is important that~~

			people, it is important that development plans consider the relationship between strategic housing, transport and economic growth and the Welsh language. **A strong economy** The Regional Economic Development Plan prepared by the Welsh Government in partnership with local authorities, communities, business and key stakeholders, will set out the priorities for future regional economic development. The planning system, through its Strategic and Local Development Plans and the decisions it takes, will have a major role to play in shaping the places that support and strengthen the regional economy. The Strategic Development Plan should be informed by and seek to facilitate the delivery of the North Wales Growth Deal and ensure support for a smart, resilient and connected North Wales. It will provide a framework to take the strategic locational decisions that will support the long term ambitions of the Growth Deal in relation to housing, economic growth, key services and essential infrastructure. They should also consider the importance of key economic sectors across the region. Tourism is an important sector to the economy across North Wales. Strategic and Local Development Plans should consider the main tourism areas, the type of visitors they attract and the infrastructure required to support existing areas and future growth. Universities have an important presence in the region, providing further education, undertaking research and supporting innovation, providing employment, attracting students to Bangor and Wrexham and supporting the local businesses and communities around them. The Strategic Development Plan should seek to maximise opportunities arising from investment in high value manufacturing sectors. Supported by the Welsh Government, the Advanced Manufacturing Research Institute at Broughton, when built in 2020, will be a collaboration between the University of Sheffield's Advanced Manufacturing Research Centre, Deeside Enterprise Zone Advisory Board, Swansea University and Coleg Cambria. It will support Airbus and other key	~~development plans consider the relationship between strategic housing, transport and economic growth and the Welsh language.~~ ~~**A strong economy**~~ ~~The Regional Economic Development Plan prepared by the Welsh Government in partnership with local authorities, communities, business and key stakeholders, will set out the priorities for future regional economic development. The planning system, through its Strategic and Local Development Plans and the decisions it takes, will have a major role to play in shaping the places that support and strengthen the regional economy.~~ ~~The Strategic Development Plan should be informed by and seek to facilitate the delivery of the North Wales Growth Deal and ensure support for a smart, resilient and connected **North** Wales. It will provide a framework to take the strategic locational decisions that will support the long term ambitions of the Growth Deal in relation to housing, economic growth, key services and essential infrastructure. They should also consider the importance of key economic sectors across the region.~~ ~~Tourism is an important sector to the economy across North Wales. Strategic and Local Development Plans should consider the main tourism areas, the type of visitors they attract and the infrastructure required to support existing areas and future growth.~~ ~~Universities have an important presence in the region, providing further education, undertaking research and supporting innovation, providing employment, attracting students to Bangor and Wrexham and supporting the local businesses and communities around them.~~ ~~The Strategic Development Plan should seek to maximise opportunities arising from investment in high value manufacturing sectors.~~ ~~Supported by the Welsh Government, the Advanced Manufacturing Research Institute at Broughton, when built in 2020, will be a collaboration between the University of Sheffield's Advanced Manufacturing Research Centre, Deeside Enterprise Zone Advisory Board, Swansea University and Coleg Cambria. It will support Airbus and other key high value manufacturing companies and will focus on R&D in advanced manufacturing techniques and skills development, for high value manufacturing aerospace, automotive, nuclear and food sectors.~~ ~~The Welsh Government strongly supports resilient and prosperous rural communities, as set out by Policy 4,~~

			high value manufacturing companies and will focus on R&D in advanced manufacturing techniques and skills development, for high value manufacturing aerospace, automotive, nuclear and food sectors. The Welsh Government strongly supports resilient and prosperous rural communities, as set out by Policy 4, and expects to see development plans across the region responding positively to the aims of this policy. **Supporting Text After the Policy** **A connected, accessible region** The region is served by ports at Holyhead and Mostyn. The Welsh Government recognises the importance of the port at Holyhead to Anglesey, North Wales, Wales, the wider UK and Ireland. Holyhead is a major regional asset and an important gateway to Wales and can be the first experience people have of visiting Wales. It is important they have a positive experience. Strategic and Local Development Plans should consider and plan for its future development needs and maximise the opportunities it provides to support growth across the region. A new cruise, terminal can provide enhanced facilities for ships and passengers and be a gateway for visitors to the north of Wales. Mostyn plays an important role in supporting the off-shore renewable energy sector.	~~and expects to see development plans across the region responding positively to the aims of this policy.~~ ~~**Supporting Text After the Policy**~~ ~~**A connected, accessible region**~~ ~~The region is served by ports at Holyhead and Mostyn. The Welsh Government recognises the importance of the port at Holyhead to Anglesey, North Wales, Wales, the wider UK and Ireland. Holyhead is a major regional asset and an important gateway to Wales and can be the first experience people have of visiting Wales. It is important they have a positive experience. Strategic and Local Development Plans should consider and plan for its future development needs and maximise the opportunities it provides to support growth across the region. A new cruise, terminal can provide enhanced facilities for ships and passengers and be a gateway for visitors to the north of Wales. Mostyn plays an important role in supporting the off-shore renewable energy sector.~~
Policy 23	**Supporting Growth** **North Wales Metro** The Welsh Government supports the development of the North Wales Metro and will work with Transport for Wales, local authorities and other partners to enable its delivery and maximise associated opportunities. The Welsh Government will work with local and regional authorities in North Wales and the North West of England to ensure the Metro and wider transport investments strengthen cross-border transport connections with improved transport links between the North, Chester, Liverpool and Manchester. Strategic and Local Development Plans must support the North Wales Metro. Planning authorities should plan growth and regeneration to maximise the opportunities arising from better regional and cross border connectivity, including identifying opportunities for higher density, mixed-use and	**Policy 21**	**Transport Links to North West England** The Welsh Government will work with local and regional authorities in North Wales and North West England to ensure transport investments, including in the North Wales Metro, strengthen cross-border transport links. Strategic and Local Development Plans should support improved transport links between North Wales, Chester, Liverpool and Manchester and plan growth to maximise the potential opportunities arising from better regional connectivity.	~~**Transport Links to North West England**~~ **Supporting Growth** **North Wales Metro** The Welsh Government supports the development of the North Wales Metro and will work with Transport for Wales, local authorities and other partners to enable its delivery and maximise associated opportunities. The Welsh Government will work with local and regional authorities in North Wales and the North West of England to ensure the Metro and wider transport investments~~, including in the North Wales Metro,~~ strengthen cross-border transport ~~links.~~ ~~Strategic and Local Development Plans should support~~ connections with improved transport links between the North ~~Wales~~, Chester, Liverpool and Manchester ~~and~~ .

	car-free development around new and improved metro stations.			Strategic and Local Development Plans must support the North Wales Metro. Planning authorities should plan growth and regeneration to maximise the ~~potential~~ opportunities arising from better regional and cross border connectivity~~.~~, including identifying opportunities for higher density, mixed-use and car-free development around new and improved metro stations.
PPW Reference	4.1 5.3	**PPW Reference**		4.1 5.3
Supporting Text	Across Wales and the regions, the Welsh Government wishes to see development built in sustainable locations supported by active travel and public transport infrastructure and services to enable people to live active and healthy lives. This includes ensuring levels of air and noise pollution are reduced or at least minimised. The aim is to reduce the need to travel, particularly by private vehicles, and support a modal shift to walking, cycling and public transport. Policies 11 and 12 set out the strategic approach to national and regional connectivity and how the Welsh Government will support and invest in improvements to active travel and public transport. In the North region, rail infrastructure and services are fundamental to an effective and efficient transport network and are central to improving regional and national connectivity. The North Wales Metro provides an opportunity to improve accessibility across the region and is supported by the Welsh Government. There are strong functional relationships between settlements in the North and the North West of England, with people travelling daily in both directions to access jobs, services and facilities. The Metro will make it easier and faster to travel between the north coast, Wrexham, Deeside and the North West of England. It will open up opportunities across the region and is a vital part of the Welsh Government's vision to develop the region's economy and links with the Northern Powerhouse. Facilitating access to the Metro by active travel will make an important contribution to modal shift from car to public transport journeys at a regional level. Achieving this will require high quality active travel routes linking neighbourhoods and trip destinations with metro stations. The provision of high quality, secure cycle parking at interchanges will also be essential. In accordance with policy 19, Strategic Development Plans must ensure that long-term strategic decisions maximise the opportunities in areas that will benefit from improved accessibility and investment in public transport services. Strategic and Local Development Plans should be confident in seeking to align areas of need with areas of opportunity, including where areas of opportunity are across the border and resulting investment and action is	**Supporting Text**	Proposals for a North Wales Metro provide an opportunity to improve accessibility across the region and are supported by the Welsh Government. In accordance with Policy 16, Strategic Development Plans must ensure that long term strategic decisions maximise the opportunities in areas that will benefit from improved accessibility and investment in public transport services. There are strong functional relationships between settlements and regions in North Wales and North West England, with people travelling daily in both directions to access jobs, services and facilities in neighbouring regions. Strategic and Local Development Plans should be confident in seeking to align areas of need with areas of opportunity, including where areas of opportunity are across the border and resulting investment and action is focussed on improving the links between Welsh communities and economic opportunities in England. The Welsh Government will maintain its commitment to tackling congestion on the A55 including through its Pinch Point Programme of small scale interventions aimed at addressing congestion pinch points on the main road network. Where connectivity corridors between North Wales and England are identified, the potential for these corridors to become green infrastructure will be explored.	~~Proposals for~~Across Wales and the regions, the Welsh Government wishes to see development built in sustainable locations supported by active travel and public transport infrastructure and services to enable people to live active and healthy lives. This includes ensuring levels of air and noise pollution are reduced or at least minimised. The aim is to reduce the need to travel, particularly by private vehicles, and support a modal shift to walking, cycling and public transport. Policies 11 and 12 set out the strategic approach to national and regional connectivity and how the Welsh Government will support and invest in improvements to active travel and public transport. 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Achieving this will require high quality active travel routes linking neighbourhoods and trip destinations with metro stations. The provision of high quality, secure cycle parking at interchanges will also be essential. In accordance with ~~Policy 16~~policy 19, Strategic Development Plans must ensure that long~~-~~-term strategic decisions maximise the opportunities in areas that will benefit from improved accessibility and

	focused on improving the links between Welsh communities and economic opportunities in England. Where connectivity corridors between the region and England are identified, the potential for these corridors to become green infrastructure must be explored.			investment in public transport services. ~~There are strong functional relationships between settlements and regions in North Wales and North West England, with people travelling daily in both directions to access jobs, services and facilities in neighbouring regions.~~ Strategic and Local Development Plans should be confident in seeking to align areas of need with areas of opportunity, including where areas of opportunity are across the border and resulting investment and action is ~~focussed~~focused on improving the links between Welsh communities and economic opportunities in England. Where connectivity corridors between the region and England are identified, the potential for these corridors to become green infrastructure must be explored. ~~The Welsh Government will maintain its commitment to tackling congestion on the A55 including through its Pinch Point Programme of small scale interventions aimed at addressing congestion pinch points on the main road network. Where connectivity corridors between North Wales and England are identified, the potential for these corridors to become green infrastructure will be explored.~~
Policy 24	**North West Wales and Energy** The Welsh Government supports North West Wales as a location for new energy development and investment. Proposed developments associated with the Isle of Anglesey Energy Island Programme, Wylfa Newydd and Trawsfynydd will be supported in principle as a means to create significant economic benefits for the area as well as generating renewable or low carbon energy. New energy-related development in the region should support local and regional communities; provide jobs and investment in training and skills; and work with universities and businesses across the region and the North West of England to co-ordinate and maximise new investment to support the wider region. In determining any applications for nuclear energy generating stations in this region, consideration should be given to the need for further low carbon energy generation, their contribution towards the UK's energy mix and security, the economic benefits they would bring to the region and their impacts on the natural and historic environment. On-shore developments associated with offshore renewable energy projects will be supported in principle.	**Policy 22**	**North West Wales and Energy** The Welsh Government supports North West Wales as a location for new energy development and investment. New energy-related development should support local and regional communities; provide jobs and investment in training and skills; and work with universities and businesses across the region and North West England to co-ordinate and maximise new investment to support the wider region. In determining any applications for nuclear energy generating stations in this region, consideration should be given to the need for further non-renewable energy generation, their contribution towards Wales' energy mix, their impacts on the natural and historic environment and the economic benefits they would bring to the region.	**North West Wales and Energy** The Welsh Government supports North West Wales as a location for new energy development and investment. Proposed developments associated with the Isle of Anglesey Energy Island Programme, Wylfa Newydd and Trawsfynydd will be supported in principle as a means to create significant economic benefits for the area as well as generating renewable or low carbon energy. New energy-related development in the region should support local and regional communities; provide jobs and investment in training and skills; and work with universities and businesses across the region and the North West of England to co-ordinate and maximise new investment to support the wider region. In determining any applications for nuclear energy generating stations in this region, consideration should be given to the need for further ~~non-renewable~~low carbon energy generation, their contribution towards ~~Wales'~~the UK's energy mix~~,~~ and security, the economic benefits they would bring to the region and their impacts on the natural and historic environment ~~and the economic benefits they would bring to the region.~~. On-shore developments associated with offshore renewable energy projects will be supported in principle.

PPW Reference	5.7 6.3.10	**PPW Reference**		5.7 6.3.10
Supporting Text	**A unique region** The planning system has an important role in supporting renewable and low carbon energy and ensuring the North plays its part in decarbonising society. The region has strong potential for generating wind, solar and marine energy and has the potential to play a continuing role for energy generation from nuclear power. There is also the opportunity across the region for the generation of hydrogen to deliver energy storage capacity and a transport fuel source for the A55 corridor, Holyhead Port and rural communities. The Welsh Government supports the North West Nuclear Arc initiative, which is a shared vision (with the UK Government, universities and the National Nuclear Laboratory) of realising the potential positive impacts the nuclear sector can bring in investment, skills and training. The Anglesey 'Energy Island' Programme also seeks to co-ordinate action in relation to new energy developments to maximise the benefits for the area. The potential Wylfa Newydd nuclear power station development could provide significant employment, training and other associated economic benefits across the whole region if a decision is made to proceed with the scheme. Small or Advanced Modular (nuclear) Reactors could also potentially provide low carbon energy generation in the region. Trawsfynydd is a potential site for a Small Modular Reactor, building on the existing sector-specific technical capacity and expertise available locally and creating a new nuclear industry growth zone. The site is in a unique position, having previously been a former nuclear power station with the necessary infrastructure and local skills in place. The site lies within the Snowdonia National Park and major development here should be subject to the principles in Planning Policy Wales. At the detailed planning stage, it will be necessary to consider design and impact upon the environment and landscape of the National Park including potential mitigation. The potential economic benefits of new nuclear developments, particularly in terms of their high-value job creation, may provide a catalyst for regional development. This will need to be balanced against the long-term impact these large-scale developments can have on sensitive areas and the surrounding environment.	**Supporting Text**	**A unique region** Managing the North's outstanding natural resources, which include the coast, two world heritage sites, a national park, Areas of Outstanding Natural Beauty and minerals is a priority for the region and it should be ensured they can be enjoyed by future generations and help provide economic benefits for the region's communities. The region's distinctive heritage should be preserved and enhanced by high quality development. The planning system has a key role in supporting renewable energy and ensuring the North plays its part in decarbonising society. The region has strong potential for generating wind, solar and tidal energy. The Welsh Government supports the North West Nuclear Arc initiative which is a shared vision (with the UK Government, universities and the National Nuclear Laboratory) of realising the potential positive impacts the nuclear sector can bring to an area in terms of investment, skills and training. The Anglesey 'Energy Island' Programme also seeks to co-ordinate action around new energy developments to maximise the benefits for the area. The potential Wylfa Newydd nuclear power station development could provide significant employment, training and other associated economic benefits across the whole region if a decision is made to proceed with the scheme. Small Modular (nuclear) Reactors could also potentially provide low carbon energy generation in the region. Trawsfynydd is currently being promoted by the Snowdonia Enterprise Zone Advisory Board as a potential site for a Small Modular Reactor, building on the existing sector-specific technical capacity and expertise available locally.	**A unique region** ~~Managing the North's outstanding natural resources, which include the coast, two world heritage sites, a national park, Areas of Outstanding Natural Beauty and minerals is a priority for the region and it should be ensured they can be enjoyed by future generations and help provide economic benefits for the region's communities. The region's distinctive heritage should be preserved and enhanced by high quality development.~~ The planning system has ~~a key~~an important role in supporting renewable and low carbon energy and ensuring the North plays its part in decarbonising society. The region has strong potential for generating wind, solar and ~~tidal energy~~marine energy and has the potential to play a continuing role for energy generation from nuclear power. There is also the opportunity across the region for the generation of hydrogen to deliver energy storage capacity and a transport fuel source for the A55 corridor, Holyhead Port and rural communities. The Welsh Government supports the North West Nuclear Arc initiative, which is a shared vision (with the UK Government, universities and the National Nuclear Laboratory) of realising the potential positive impacts the nuclear sector can bring ~~to an area in terms of~~in investment, skills and training. The Anglesey 'Energy Island' Programme also seeks to co-ordinate action ~~around~~in relation to new energy developments to maximise the benefits for the area. 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			The potential economic benefits of new nuclear developments, particularly in terms of their high-value job creation may provide a catalyst for regional development. However, these considerations will need to be balanced against the long-term impact these large-scale developments can have on sensitive areas and the surrounding environment. The region's concentration of population, its historic and future growth and proximity to markets in North West England mean it is a high consumer of materials and natural resources. It is vital the region makes the best use of material resources, promotes resource efficiency and is ambitious in supporting innovative ways of promoting a circular economy. Within the region sand and gravel extracted primarily from Wrexham and Flintshire and crushed rock aggregates from Flintshire, serve both local markets and those in North West England. Whilst similar deposits exist in North West Wales, particularly in Gwynedd, these are less well-placed to serve the main markets and production is therefore more limited. Conwy and Denbighshire play an important role providing limestone for development and infrastructure projects along the North Wales coast. The quarrying of slate aggregate is largely constrained by National Park and Area of Outstanding Natural Beauty designations and, where extracted, it is generally used locally or for high value developments further afield.	the Snowdonia National Park and major development here should be subject to the principles in Planning Policy Wales. At the detailed planning stage, it will be necessary to consider design and impact upon the environment and landscape of the National Park including potential mitigation. The potential economic benefits of new nuclear developments, particularly in terms of their high-value job creation, may provide a catalyst for regional development. ~~However, these considerations~~This will need to be balanced against the long-term impact these large-scale developments can have on sensitive areas and the surrounding environment. ~~The region's concentration of population, its historic and future growth and proximity to markets in North West England mean it is a high consumer of materials and natural resources.~~ ~~It is vital the region makes the best use of material resources, promotes resource efficiency and is ambitious in supporting innovative ways of promoting a circular economy.~~ ~~Within the region sand and gravel extracted primarily from Wrexham and Flintshire and crushed rock aggregates from Flintshire, serve both local markets and those in North West England. Whilst similar deposits exist in North West Wales, particularly in Gwynedd, these are less well-placed to serve the main markets and production is therefore more limited. Conwy and Denbighshire play an important role providing limestone for development and infrastructure projects along the North Wales coast. The quarrying of slate aggregate is largely constrained by National Park and Area of Outstanding Natural Beauty designations and, where extracted, it is generally used locally or for high value developments further afield.~~
Policy 25	**Regional Growth Areas – Mid Wales** The Welsh Government supports sustainable growth and development in a series of inter-connected towns across the region. Development in these Regional Growth Areas should meet the regional housing, employment and social needs of Mid Wales. The Regional Growth Areas are: • The Teifi Valley, including Cardigan, Newcastle Emlyn, Llandysul and Lampeter • Brecon and the Border • The Heart of Wales, including Llandrindod Wells and Builth Wells • Bro Hafren, including Welshpool and Newtown			**Regional Growth Areas – Mid Wales** The Welsh Government supports sustainable growth and development in a series of inter-connected towns across the region. Development in these Regional Growth Areas should meet the regional housing, employment and social needs of Mid Wales. The Regional Growth Areas are: • The Teifi Valley, including Cardigan, Newcastle Emlyn, Llandysul and Lampeter • Brecon and the Border • The Heart of Wales, including Llandrindod Wells and Builth Wells • Bro Hafren, including Welshpool and Newtown

	• Aberystwyth The Welsh Government supports development in all parts of the region in meeting local needs. Strategic and Local Development Plans will determine the most appropriate locations for growth in Mid Wales and should demonstrate how a regional approach has informed decisions on future growth.			• Aberystwyth The Welsh Government supports development in all parts of the region in meeting local needs. Strategic and Local Development Plans will determine the most appropriate locations for growth in Mid Wales and should demonstrate how a regional approach has informed decisions on future growth.
PPW Reference	3.37 – 3.44	**PPW Reference**		**3.37 – 3.44**
Supporting Text	**Mid Wales** **Overview** The Mid Wales region comprises Ceredigion, Powys and the majority of the Brecon Beacons National Park, and is home to 205,000 people. It is Wales' most rural region and includes extensive upland areas, the Cambrian mountains, Black Mountains, Brecon Beacons and an attractive coastline. Population is spread in towns, villages and rural areas across the region. The regional issues that planning authorities should work together to plan for are set out below alongside the spatial policy areas that the Welsh Government will focus on to support the Mid Wales region. With 58,954 Welsh speakers across the region and with concentrations of settlements where Welsh is the first language for many people, it is important that Strategic and Local Development Plans consider the relationship between strategic housing, transport and economic growth and the Welsh language. Strategic and Local Development Plans should contain settlement hierarchies and growth distribution policies that create the conditions for Welsh to thrive and remain as the community language in the many places where everyday life takes place in Welsh. **Strategic Development Plan: A regional approach** Across Mid Wales there are a range of strategic issues. Many of these issues have national, regional and local dimensions and will be delivered through co-ordinated action at all levels. Housing, economic growth, digital and transport connectivity infrastructure should be co-ordinated and planned on the basis of the whole region. The management of natural resources and flooding and the protection and enhancement of areas of environmental and landscape importance should inform strategic decisions on locations for growth and new infrastructure. Decarbonisation and responding to the threats of climate change should be central to all regional planning.			**Mid Wales** **Overview** The Mid Wales region comprises Ceredigion, Powys and the majority of the Brecon Beacons National Park, and is home to 205,000 people. It is Wales' most rural region and includes extensive upland areas, the Cambrian mountains, Black Mountains, Brecon Beacons and an attractive coastline. Population is spread in towns, villages and rural areas across the region. The regional issues that planning authorities should work together to plan for are set out below alongside the spatial policy areas that the Welsh Government will focus on to support the Mid Wales region. With 58,954 Welsh speakers across the region and with concentrations of settlements where Welsh is the first language for many people, it is important that Strategic and Local Development Plans consider the relationship between strategic housing, transport and economic growth and the Welsh language. Strategic and Local Development Plans should contain settlement hierarchies and growth distribution policies that create the conditions for Welsh to thrive and remain as the community language in the many places where everyday life takes place in Welsh. **Strategic Development Plan: A regional approach** Across Mid Wales there are a range of strategic issues. Many of these issues have national, regional and local dimensions and will be delivered through co-ordinated action at all levels. Housing, economic growth, digital and transport connectivity infrastructure should be co-ordinated and planned on the basis of the whole region. The management of natural resources and flooding and the protection and enhancement of areas of environmental and landscape importance should inform strategic decisions on locations for growth and new infrastructure.

	Clear decisions should be made on the scale and location of growth through the preparation of a Strategic Development Plan to ensure that all parts of the region are working together to achieve the region's goals. A Strategic Development Plan should focus on the movement of people across the region and support an integrated approach to strategic land-use and transport planning. Key locational decisions, including for employment centres, strategic housing growth and services, should focus on the most sustainable and accessible locations and encourage greater active travel and public transport use. The region should work together to consider the connections with the North, South West and South East regions and the English Midlands. Promoting accessibility and inter-linkages between these areas, based on an understanding of their roles and functions, will ensure these areas operate as a cohesive whole and do not compete against each other or take strategic decisions in isolation. **Regional Growth** Mid Wales is a large and predominantly rural area comprising 39% of the land mass of Wales but only around 7% of the population. Mid Wales has a strong cultural heritage, a high proportion of Welsh speakers and is characterised by market towns and small settlements. Mid Wales has a wealth of outstanding natural assets from harbours and waterways to mountains and designated landscapes, all of which contribute to an outstanding tourism offer. The geography of the Mid Wales economy is a critical component in driving and supporting intra-regional growth across Wales, where natural and academic assets support cutting-edge research and opportunities to create new industrial clusters. There is a high degree of mobility between places, where people travel to access services, facilities and jobs outside of the place they live. Trips are typically longer than those made in more built-up and urbanised areas and reliant on road based travel given the absence of frequent bus and rail services. There is a need for a careful balance to be struck between what individual settlements in the region can provide and what people may have to access in neighbouring places. Decisions on the delivery of key services can have a profound effect on people's daily lives, particularly the less mobile, and it is essential these decisions are taken on the basis of a clear understanding of their impacts. As well as schools and health facilities, access to services like banks, post offices, libraries and shops has a real impact on people's daily lives in rural areas. Population change and ageing populations can impact on the balance of a community. The societal issues that drive these			Decarbonisation and responding to the threats of climate change should be central to all regional planning. Clear decisions should be made on the scale and location of growth through the preparation of a Strategic Development Plan to ensure that all parts of the region are working together to achieve the region's goals. A Strategic Development Plan should focus on the movement of people across the region and support an integrated approach to strategic land-use and transport planning. Key locational decisions, including for employment centres, strategic housing growth and services, should focus on the most sustainable and accessible locations and encourage greater active travel and public transport use. The region should work together to consider the connections with the North, South West and South East regions and the English Midlands. 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	changes are wider than the planning system and are not easy challenges to address. The Welsh Government wishes to see Strategic and Local Development Plans in Mid Wales play a central role in shaping how rural communities can sustain themselves. Local Development Plans should seek to support growth and appropriate development in rural towns and villages. This includes market and affordable housing, employment and the provision of services. Local Development Plans should support and co-ordinate their decisions with those of economic policy-makers, health, education and other essential service providers. They should consider the needs of all residents, including older people and people with disabilities, and ensure that specialist housing provision is considered and planned for. *Maps and graphics showing pertinent regional data & Regional strategic diagram* Policy 1 is the overarching framework for where development and growth will be focused in each region. In accordance with Future Wales' spatial strategy, growth should be focused in five main areas across the region. They are focal points for the region's social and economic activities, with a significant foundational economy. Development in these areas will ensure they continue to provide jobs; leisure, retail and cultural opportunities; and education and health services. It is important that Strategic and Local Development Plans adopt a managed growth approach for housing, employment and key services that allows these regional roles to be enhanced. Bro Hafren is the area in the upper reaches of the River Severn, where towns including Welshpool, Newtown and Llanidloes are important and vibrant centres. The area supports an existing industrial cluster within the advanced manufacturing sector, including niche areas of expertise such as automation and motion engineering which offer high value employment and productivity growth potential. The Teifi Valley in the south-western part of the region overlaps the South West region and includes the attractive market towns of Tregaron, Lampeter, Llandysul, and Cardigan. It provides connecting infrastructure that is used and relied on by the resident population and the communities around them. While Cardigan and Llandysul serve rural hinterlands beyond the region, places outside the region like Newcastle Emlyn similarly serve communities in Mid Wales. It is important that the respective adjoining development plans are aligned and recognise how services and community facilities are used and are beneficial to people in each region. The Heart of Wales towns include Llandrindod Wells, Builth Wells and Rhayader and are historically significant places, forming part of a network of spa towns in Mid Wales. Llandrindod Wells in particular continues to attract			these decisions are taken on the basis of a clear understanding of their impacts. 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	visitors and retains the architecture and charm that made it a popular destination in the Victorian era. Builth Wells and Llanelwedd are the epicentre of the Welsh agricultural sector, with the Royal Welsh Show held every July remaining a hugely popular and economically important event. Builth Wells is a strategically important location as the point at which two arterial north-south roads meet. The border towns of Knighton and Presteigne provide important roles as local centres of employment and services with strong links to the English marches. Brecon and Ystradgynlais have strong links to the south. Brecon is linked by the A470 to Merthyr Tydfil and the wider South East region and also has strong local links with Hay-on Wye, Talgarth and Crickhowell to the east. Ystradgynlais is the link between Mid Wales and the industrial Swansea and Neath Valleys. Tourism is central to the area's economy with visitors from around the world drawn to the stunning natural landscape which includes the Black Mountains and Brecon Beacons. Aberystwyth is the largest town in the region and has a range of important services, including the University and Bronglais General Hospital. It remains a strategic location and centre for national institutions, including the National Library of Wales. It is the main hub for public transport in the region and a key employment and administrative centre. Aberystwyth provides an important tourism, recreation and leisure location and facilities such as the Aberystwyth Innovation and Enterprise Campus provide opportunities to enhance the economic opportunities available in the region. To the north of Aberystwyth, Machynlleth is a vital link to the North region and an important centre where smaller settlements along the Cardigan Bay coast access key services. Aberaeron to the south plays a similar role and is a key administrative and tourist hub. Policy 7 sets out the national strategic approach to delivering affordable homes and ensures the focus of funding and housing policies is on driving increased provision. Planning and co-ordinating the delivery of new housing to meet identified needs is an important task for the regional planning process. Under the Welsh Government central estimates 1,800 additional homes are needed in the region until 2039 and over the initial five years (2019/20 to 2023/24) 61% of the additional homes needed should be affordable homes. These estimates provide part of the evidence and context on which Housing Requirements for Strategic Development Plans can be based and should be considered at the regional scale. Understanding and managing different development pressures across the region will be a key issue for Strategic Development Plans. Strategic housing issues must be considered at the regional level and not on the basis of the aspirations of individual local planning authorities.			infrastructure that is used and relied on by the resident population and the communities around them. While Cardigan and Llandysul serve rural hinterlands beyond the region, places outside the region like Newcastle Emlyn similarly serve communities in Mid Wales. It is important that the respective adjoining development plans are aligned and recognise how services and community facilities are used and are beneficial to people in each region. The Heart of Wales towns include Llandrindod Wells, Builth Wells and Rhayader and are historically significant places, forming part of a network of spa towns in Mid Wales. Llandrindod Wells in particular continues to attract visitors and retains the architecture and charm that made it a popular destination in the Victorian era. 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Aberystwyth is the largest town in the region and has a range of important services, including the University and Bronglais General Hospital. It remains a strategic location and centre for national institutions, including the National Library of Wales. It is the main hub for public transport in the region and a key employment and administrative centre. Aberystwyth provides an important tourism, recreation and leisure location and facilities such as the Aberystwyth Innovation and Enterprise Campus provide opportunities to enhance the economic opportunities available in the region. To the north of Aberystwyth, Machynlleth is a vital link to the North region and an important centre where smaller settlements along the Cardigan Bay coast access key services. Aberaeron to the south plays a similar role and is a key administrative and tourist hub. Policy 7 sets out the national strategic approach to delivering affordable homes and ensures the focus of

	In considering future housing needs, it is clear that all aspects of a Strategic Development Plan and individual Local Development Plans will need to reflect on the low estimated need for housing in the region and what this means for how places will change, where jobs and services will be located and the relationship between settlements. Policies 2, 3, 6 and 8 will ensure development in the region's towns is sustainably located in areas with good access to public transport where reliance on the car can be reduced. Opportunities for publicly-owned land to be used to demonstrate leadership through placemaking are strongly supported. Strategic decisions on the location of key services and infrastructure should support existing settlements and be taken on a regional basis, ensuring they are located in the most accessible and sustainable locations, support actions to address inequality and deprivation and improve links to neighbouring areas of Wales and England. The region's rural areas are supported by policies 4 and 5 which will ensure rural communities thrive, supported by a rural economy which recognises the diverse range of activity that contribute to rural society and life. The Welsh Government wishes to see extensive and fast broadband connectivity across Mid Wales. Policies 13 and 14 set out the national strategic approach and will ensure existing areas of poor coverage are the main focus for improvement. With homeworking increasing as a proportion of economic activity, improved broadband will be key to enabling Mid Wales to broaden its economic base and benefit socially and economically. In accordance with policy 4, the Welsh Government believes the future for rural areas is best planned at the regional and local level. Strategic and Local Development Plans will plan positively for the rural communities in the region and consider the balance to be struck between focusing development in the main built-up, urban areas and the rural areas. The Welsh Government wishes to see biodiversity enhanced and ecosystems become more resilient across Mid Wales. Policies 9 and 15 set out the national strategic approach and will ensure action to address the climate emergency, to reverse biodiversity decline and to ensure the well-being of communities takes place. These policies require consideration be given to the type of action necessary at regional and local levels and how this can be facilitated through Strategic and Local Development Plans. Investment in creating resilient ecological networks and green infrastructure will bring multiple benefits for communities and businesses as well as nature itself. Action to improve resilience is required in all areas of the region and specific approaches will vary depending on the nature of the location and the opportunities to create greater resilience. Where there are conflicting priorities these will need to be considered			funding and housing policies is on driving increased provision. Planning and co-ordinating the delivery of new housing to meet identified needs is an important task for the regional planning process. Under the Welsh Government central estimates 1,800 additional homes are needed in the region until 2039 and over the initial five years (2019/20 to 2023/24) 61% of the additional homes needed should be affordable homes. These estimates provide part of the evidence and context on which Housing Requirements for Strategic Development Plans can be based and should be considered at the regional scale. Understanding and managing different development pressures across the region will be a key issue for Strategic Development Plans. Strategic housing issues must be considered at the regional level and not on the basis of the aspirations of individual local planning authorities. In considering future housing needs, it is clear that all aspects of a Strategic Development Plan and individual Local Development Plans will need to reflect on the low estimated need for housing in the region and what this means for how places will change, where jobs and services will be located and the relationship between settlements. Policies 2, 3, 6 and 8 will ensure development in the region's towns is sustainably located in areas with good access to public transport where reliance on the car can be reduced. Opportunities for publicly-owned land to be used to demonstrate leadership through placemaking are strongly supported. 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In accordance with policy 4, the Welsh Government believes the future for rural areas is best planned at the regional and local level. Strategic and Local Development Plans will plan positively for the rural

	and resolved regionally and locally. Policies 2, 3, 4 and 5 must work in a complementary way with polices 9 and 15. In urban areas, including Regional Growth Areas, the enhancement (net-benefit) of biodiversity and the provision of green infrastructure must both shape growth strategies and be fully integrated as part of location and design solutions for proposed development. Based on the indicative map contained in policy 9, the most resilient ecological networks are in the most southerly and northerly parts of the region and in the south west of the region, but this does not mean they are as resilient as they ought to be. Whilst there are biodiversity hotspots, carbon stores, woodland and forestry in the heart of the Mid Wales region, improvement in the overall resilience of the region is needed. The role of the Brecon Beacons National Park as a node for improving resilience and deriving multiple benefits from green infrastructure should be maximised along with designated nature conservation sites. Area Statements indicate widespread potential for improvements in ecosystem services and the creation of ecological networks across the region. It will be of crucial importance that habitats protection, restoration and creation and improved linkages between them are facilitated through Strategic and Local Development Plans. Policy 9 requires that networks be improved and expanded upon and that opportunities must be identified to safeguard and create resilient networks, and the ecosystem services on which they depend, and the multiple benefits derived from green infrastructure where currently this is not the case. Policies 9 and 15 work alongside policy 4 and 5 to require relationships between all forms of land use and management be considered more fully. This is especially the case in Mid Wales if we are to address the climate emergency, reverse biodiversity decline and enable communities to benefit from more sustainable forms of managing natural resources. Flooding is a potential risk for coastal and inland places in the region. Major rivers including the Teifi, Usk, Wye and Severn flow through Regional Growth Areas. They have the potential to break their banks in periods of heavy rainfall and be the source of flooding elsewhere. Coastal locations, including Aberystwyth, have experience of storms causing coastal defences to be overtopped. The potential for flooding in the Regional Growth Areas has implications for the delivery of growth in the region. Policy 8 sets out the national strategic approach to flood risk management and will ensure growth aspirations in Regional Growth Areas are co-ordinated with strategic decisions on managing flood risk.			communities in the region and consider the balance to be struck between focusing development in the main built-up, urban areas and the rural areas. The Welsh Government wishes to see biodiversity enhanced and ecosystems become more resilient across Mid Wales. Policies 9 and 15 set out the national strategic approach and will ensure action to address the climate emergency, to reverse biodiversity decline and to ensure the well-being of communities takes place. These policies require consideration be given to the type of action necessary at regional and local levels and how this can be facilitated through Strategic and Local Development Plans. Investment in creating resilient ecological networks and green infrastructure will bring multiple benefits for communities and businesses as well as nature itself. Action to improve resilience is required in all areas of the region and specific approaches will vary depending on the nature of the location and the opportunities to create greater resilience. Where there are conflicting priorities these will need to be considered and resolved regionally and locally. Policies 2, 3, 4 and 5 must work in a complementary way with polices 9 and 15. In urban areas, including Regional Growth Areas, the enhancement (net-benefit) of biodiversity and the provision of green infrastructure must both shape growth strategies and be fully integrated as part of location and design solutions for proposed development. Based on the indicative map contained in policy 9, the most resilient ecological networks are in the most southerly and northerly parts of the region and in the south west of the region, but this does not mean they are as resilient as they ought to be. Whilst there are biodiversity hotspots, carbon stores, woodland and forestry in the heart of the Mid Wales region, improvement in the overall resilience of the region is needed. The role of the Brecon Beacons National Park as a node for improving resilience and deriving multiple benefits from green infrastructure should be maximised along with designated nature conservation sites. Area Statements indicate widespread potential for improvements in ecosystem services and the creation of ecological networks across the region. It will be of crucial importance that habitats protection, restoration and creation and improved linkages between them are facilitated through Strategic and Local Development Plans. Policy 9 requires that networks be improved and expanded upon and that opportunities must be identified to safeguard and create resilient networks, and the ecosystem services on which they

				depend, and the multiple benefits derived from green infrastructure where currently this is not the case. Policies 9 and 15 work alongside policy 4 and 5 to require relationships between all forms of land use and management be considered more fully. This is especially the case in Mid Wales if we are to address the climate emergency, reverse biodiversity decline and enable communities to benefit from more sustainable forms of managing natural resources. Flooding is a potential risk for coastal and inland places in the region. Major rivers including the Teifi, Usk, Wye and Severn flow through Regional Growth Areas. They have the potential to break their banks in periods of heavy rainfall and be the source of flooding elsewhere. Coastal locations, including Aberystwyth, have experience of storms causing coastal defences to be overtopped. The potential for flooding in the Regional Growth Areas has implications for the delivery of growth in the region. Policy 8 sets out the national strategic approach to flood risk management and will ensure growth aspirations in Regional Growth Areas are co-ordinated with strategic decisions on managing flood risk.
26	**Managing Growth** **Growing the Mid Wales Economy** The Welsh Government supports the growth and development of existing and new economic opportunities across Mid Wales. The Welsh Government will work with local authorities, communities, stakeholders and businesses to ensure that its investments and policies support a strong regional economy. Strategic and Local Development Plans must develop policies that support agricultural and land based traditional rural enterprises; and provide a flexible framework to support the development of new, innovative and emerging technologies and sectors.			**Managing Growth** **Growing the Mid Wales Economy** The Welsh Government supports the growth and development of existing and new economic opportunities across Mid Wales. The Welsh Government will work with local authorities, communities, stakeholders and businesses to ensure that its investments and policies support a strong regional economy. Strategic and Local Development Plans must develop policies that support agricultural and land based traditional rural enterprises; and provide a flexible framework to support the development of new, innovative and emerging technologies and sectors.
PPW Reference	3.34 – 3.36 5.4 5.5 5.6	**PPW Reference**		**3.34 – 3.36** **5.4** **5.5** **5.6**
Supporting Text	The Welsh Government wishes to see a strong and resilient economy and sustainable, rural communities across Mid Wales. Policy 5 sets out the national strategic approach to supporting rural economies. The economy of Mid Wales will be based on both traditional rural enterprises and modern, forward looking, innovative businesses. The region's wealth of outstanding natural assets, existing research capability and			The Welsh Government wishes to see a strong and resilient economy and sustainable, rural communities across Mid Wales. Policy 5 sets out the national strategic approach to supporting rural economies. The economy of Mid Wales will be based on both traditional rural enterprises and modern, forward looking, innovative businesses. The region's wealth of

	the growth potential of existing industrial clusters within the advanced manufacturing sector can support growth. With its strong communities, outstanding landscapes, high quality of life and diverse range of places, Mid Wales is an attractive region and can be the location of choice for dynamic and technologically advanced businesses while continuing to support its traditional rural sectors. The Regional Economic Framework, prepared in partnership with local authorities, communities, businesses and key stakeholders, will set out the priorities for future regional economic development. The planning system, through its Strategic and Local Development Plans and the decisions it takes, has a major role to play in shaping the places that support and strengthen the regional economy. A strengthened regional approach to planning should be informed by and seek to facilitate the delivery of the Mid Wales Growth Deal. A Strategic Development Plan should provide a framework to take the strategic locational decisions that will support the long-term ambitions of the Growth Deal in relation to housing, economic growth, key services and essential infrastructure. It should also consider how traditional and new economic sectors can be supported across Mid Wales and be open to exploring the role of both existing and new types of employment areas. A Strategic Development Plan should consider the potential for the expansion and growth of key regional sectors, including defence and security, animal health and veterinary science, bio-technology and agri-tech. An understanding of the types of sites and infrastructure these sectors will require in the future is important and should harness the potential of key regional assets such as the Aberystwyth Innovation and Enterprise Campus. The Welsh Government strongly supports the development of the foundational economy in the region. The foundational economy represents those parts of the economy which are integral to the well-being of places, communities and people and which deliver people's everyday needs. The Welsh Government will continue to support greater resilience for local and regional economies and support business growth and new employment opportunities. Strategic and Local Development Plans should identify the role of the foundational economy, consider how the land-use planning system can support it and develop appropriate policies. Areas of the foundational economy which the planning system can support include regeneration initiatives, health and social care, social housing, tourism and steps to encourage greater community benefits from new development. Tourism is an important sector to the Mid Wales economy. Opportunities for active, green and cultural tourism should be explored. The rich landscape, cultural heritage and marine			outstanding natural assets, existing research capability and the growth potential of existing industrial clusters within the advanced manufacturing sector can support growth. With its strong communities, outstanding landscapes, high quality of life and diverse range of places, Mid Wales is an attractive region and can be the location of choice for dynamic and technologically advanced businesses while continuing to support its traditional rural sectors. The Regional Economic Framework, prepared in partnership with local authorities, communities, businesses and key stakeholders, will set out the priorities for future regional economic development. The planning system, through its Strategic and Local Development Plans and the decisions it takes, has a major role to play in shaping the places that support and strengthen the regional economy. A strengthened regional approach to planning should be informed by and seek to facilitate the delivery of the Mid Wales Growth Deal. A Strategic Development Plan should provide a framework to take the strategic locational decisions that will support the long-term ambitions of the Growth Deal in relation to housing, economic growth, key services and essential infrastructure. It should also consider how traditional and new economic sectors can be supported across Mid Wales and be open to exploring the role of both existing and new types of employment areas. A Strategic Development Plan should consider the potential for the expansion and growth of key regional sectors, including defence and security, animal health and veterinary science, bio-technology and agri-tech. An understanding of the types of sites and infrastructure these sectors will require in the future is important and should harness the potential of key regional assets such as the Aberystwyth Innovation and Enterprise Campus. The Welsh Government strongly supports the development of the foundational economy in the region. The foundational economy represents those parts of the economy which are integral to the well-being of places, communities and people and which deliver people's everyday needs. The Welsh Government will continue to support greater resilience for local and regional economies and support business growth and new employment opportunities. Strategic and Local Development Plans should identify the role of the foundational economy, consider how the land-use planning system can support it and develop appropriate policies. Areas of the foundational economy which the planning system can support include regeneration initiatives, health and social care, social housing,

	fauna, the Coastal Way along the length of Cardigan Bay, the inland Cambrian Way and the Wales Coast Path provide the potential to develop tourism facilities inland and at the coast. Strategic and Local Development Plans should consider the main existing and potential new tourism areas, the type of visitors they attract and the infrastructure required to support growth. The universities in Aberystwyth and Lampeter are an important presence in Mid Wales, providing further education, undertaking research and supporting innovation, providing employment, attracting students and supporting the local businesses and communities around them. Strategic and Local Development Plans should consider their role in the region and how they can play a bigger role in supporting the regional economy, innovation and their communities. It is vital the region plays its role in decarbonisation of society and supports the realisation of renewable energy. Policies 17 and 18 set out Future Wales' approach to renewable energy generation across Wales. There is significant potential for wind, marine and solar energy generation in Mid Wales and Strategic and Local Development Plans should provide a framework for generation and associated infrastructure. All renewable energy generation proposals should seek to maximise the economic, environmental and social benefits to the communities of Mid Wales. The Welsh Government wishes to see energy generation, storage and management play a role in supporting the Mid Wales economy in particular, including local employment opportunities. Local ownership and distribution is important to ensuring communities in proximity to renewable energy development benefit from it and that our future energy system better serves Wales. Ceredigion and Powys form part of the South Wales area for minerals planning. In Powys a number of sandstone and igneous rock quarries supply High Specification Aggregate material to England, particularly to adjoining parts of the West Midlands. The availability of marine aggregates and the infrastructure to support the extraction and movement of these aggregates is important and the region will continue to play a key role in meeting national and regional needs.			tourism and steps to encourage greater community benefits from new development. Tourism is an important sector to the Mid Wales economy. Opportunities for active, green and cultural tourism should be explored. The rich landscape, cultural heritage and marine fauna, the Coastal Way along the length of Cardigan Bay, the inland Cambrian Way and the Wales Coast Path provide the potential to develop tourism facilities inland and at the coast. Strategic and Local Development Plans should consider the main existing and potential new tourism areas, the type of visitors they attract and the infrastructure required to support growth. The universities in Aberystwyth and Lampeter are an important presence in Mid Wales, providing further education, undertaking research and supporting innovation, providing employment, attracting students and supporting the local businesses and communities around them. Strategic and Local Development Plans should consider their role in the region and how they can play a bigger role in supporting the regional economy, innovation and their communities. It is vital the region plays its role in decarbonisation of society and supports the realisation of renewable energy. Policies 17 and 18 set out Future Wales' approach to renewable energy generation across Wales. There is significant potential for wind, marine and solar energy generation in Mid Wales and Strategic and Local Development Plans should provide a framework for generation and associated infrastructure. All renewable energy generation proposals should seek to maximise the economic, environmental and social benefits to the communities of Mid Wales. The Welsh Government wishes to see energy generation, storage and management play a role in supporting the Mid Wales economy in particular, including local employment opportunities. Local ownership and distribution is important to ensuring communities in proximity to renewable energy development benefit from it and that our future energy system better serves Wales. Ceredigion and Powys form part of the South Wales area for minerals planning. In Powys a number of sandstone and igneous rock quarries supply High Specification Aggregate material to England, particularly to adjoining parts of the West Midlands. The availability of marine aggregates and the infrastructure to support the extraction and movement of these aggregates is important and the region will continue to play a key role in meeting national and regional needs.

Policy 27	**Supporting Growth** **Movement in Mid Wales** The Welsh Government will work with local and regional authorities to ensure transport investments improve accessibility across Mid Wales and strengthen cross-border transport links. Strategic and Local Development Plans should support improved transport links within the region and with other regions and England. Planning authorities should plan growth and regeneration to maximise the potential opportunities arising from better regional connectivity.			**Supporting Growth** **Movement in Mid Wales** The Welsh Government will work with local and regional authorities to ensure transport investments improve accessibility across Mid Wales and strengthen cross-border transport links. Strategic and Local Development Plans should support improved transport links within the region and with other regions and England. Planning authorities should plan growth and regeneration to maximise the potential opportunities arising from better regional connectivity.
PPW Reference	4.1 5.3	**PPW Reference**		**4.1** **5.3**
Supporting Text	Across Wales and the regions, the Welsh Government wishes to see development built in sustainable locations that are supported by the active travel and public transport infrastructure and services needed to enable people to live active and healthy lives. This includes ensuring average levels of air and noise pollution are reduced or at least minimised. The overall aim is to reduce the need to travel, particularly by private vehicles, and support a modal shift to walking, cycling and public transport. Policies 11 and 12 set out the strategic approach to national and regional connectivity and how the Welsh Government will support and invest in improvements to active travel and public transport. In rural areas, such as Mid Wales, our priorities are also aimed at supporting the uptake of ultra-low emission vehicles and diversifying and sustaining local bus services. Mid Wales is the largest region and adjoins all other three Welsh regions. It shares a long border with England and is accessible to a wider English region that includes Hereford, Shrewsbury, Telford and Birmingham. The Welsh Government recognises that travel by road and car is central to regional movement across Mid Wales. Alongside its investment to support increased use of public transport (including rail) and active travel, we will continue to invest in the region's road network and, in accordance with Policy 12, support the uptake of ultra-low emission vehicles. Where new transport corridors are created by improvements to the road network, the potential for these corridors to incorporate green infrastructure must be explored. West-east connections are important. Cross-border working is supported, such as the joint freight strategy and route improvements to the A483 and A458. In addition to maximising the growth of the Mid Wales economy, Strategic and Local Development Plans should be confident in seeking to align areas of need with areas of opportunity, including			Across Wales and the regions, the Welsh Government wishes to see development built in sustainable locations that are supported by the active travel and public transport infrastructure and services needed to enable people to live active and healthy lives. This includes ensuring average levels of air and noise pollution are reduced or at least minimised. The overall aim is to reduce the need to travel, particularly by private vehicles, and support a modal shift to walking, cycling and public transport. Policies 11 and 12 set out the strategic approach to national and regional connectivity and how the Welsh Government will support and invest in improvements to active travel and public transport. In rural areas, such as Mid Wales, our priorities are also aimed at supporting the uptake of ultra-low emission vehicles and diversifying and sustaining local bus services. Mid Wales is the largest region and adjoins all other three Welsh regions. It shares a long border with England and is accessible to a wider English region that includes Hereford, Shrewsbury, Telford and Birmingham. The Welsh Government recognises that travel by road and car is central to regional movement across Mid Wales. Alongside its investment to support increased use of public transport (including rail) and active travel, we will continue to invest in the region's road network and, in accordance with Policy 12, support the uptake of ultra-low emission vehicles. Where new transport corridors are created by improvements to the road network, the potential for these corridors to incorporate green infrastructure must be explored. West-east connections are important. Cross-border working is supported, such as the joint freight strategy and route improvements to the A483 and A458. In

	where areas of opportunity are in other regions and England. Focusing investment and action on improving the links between Welsh communities and economic opportunities outside the region can help support the region's communities and the development of a stronger economy.			addition to maximising the growth of the Mid Wales economy, Strategic and Local Development Plans should be confident in seeking to align areas of need with areas of opportunity, including where areas of opportunity are in other regions and England. Focusing investment and action on improving the links between Welsh communities and economic opportunities outside the region can help support the region's communities and the development of a stronger economy.

Section or Policy Number	Updated Version	Draft NDF Section or Policy Number	Draft NDF Section or Policy	Tracked Changed Version
Policy 28	**National Growth Area - Swansea Bay and Llanelli** Swansea Bay and Llanelli will be the main focus for growth and investment in the South West region. Strategic and Local Development Plans should recognise the National Growth Area as the focus for strategic economic and housing growth; essential services and facilities; advanced manufacturing; transport and digital infrastructure. The Welsh Government will work with regional bodies and local authorities to promote and enhance Swansea Bay and Llanelli's strategic role and ensure key investment decisions support places in the National Growth Area and the wider region.	**Policy 23**	**Swansea Bay and Llanelli** Swansea Bay and Llanelli will be the main focus for regional scale growth and investment. Regional and local development plans should recognise Swansea Bay and Llanelli as the focus for strategic growth; essential services and facilities; transport and digital infrastructure; and consider how they can support and benefit from their strategic regional role. The Welsh Government will promote Swansea Bay and Llanelli's strategic role and ensure key investment decisions support it and the wider region.	**National Growth Area - Swansea Bay and Llanelli** Swansea Bay and Llanelli will be the main focus for ~~regional scale~~ growth and investment in the South West region. ~~Regional~~Strategic and ~~local development plans~~Local Development Plans should recognise ~~Swansea Bay and Llanelli~~the National Growth Area as the focus for strategic economic and housing growth; essential services and facilities; advanced manufacturing; transport and digital infrastructure~~; and consider how they can support and benefit from their strategic regional role.~~. The Welsh Government will ~~promote~~work with regional bodies and local authorities to promote and enhance Swansea Bay and Llanelli's strategic role and ensure key investment decisions support ~~it~~places in the National Growth Area and the wider region.
PPW Reference	3.37 – 3.44	**PPW Reference**		3.37 – 3.44
Supporting Text	**South West** **Overview** The South West region comprises Carmarthenshire, Neath Port Talbot, Pembrokeshire, Swansea and Pembrokeshire Coast National Park and has a population of over 900,000 people. This large and diverse region includes extensive rural areas and urbanised, industrialised built-up areas around Wales' second city, Swansea. The regional issues planning authorities should work together to plan for are set out below, alongside the spatial policy areas the Welsh Government will focus on to support the South West region. With 147,864 Welsh speakers across the region and with concentrations of settlements where Welsh is the first language for many people, it is important that Strategic and Local Development Plans consider the relationship between strategic housing, transport and economic growth and the Welsh language. Strategic and Local Development Plans should contain settlement hierarchies and growth distribution policies that create the conditions for Welsh to thrive and remain as the community language in the many places where everyday life takes place in Welsh. **Strategic Development Plan: A regional approach** Across the South West region there are a range of strategic issues. Many of these issues have national, regional and local dimensions and will be delivered through co-ordinated action at all levels. Housing, economic growth, digital and transport connectivity infrastructure should be co-ordinated and planned on the	**Supporting Text**	**Overview** The Mid and South West Wales region comprises Carmarthenshire, Ceredigion, Neath Port Talbot, Pembrokeshire, Powys, Swansea and the Brecon Beacons and Pembrokeshire Coast National Parks and has a population of over 900,000 people. This large and diverse region includes some of the most rural and sparsely populated parts of the UK and the urbanised, industrialised built up areas around Wales' second city, Swansea. The population is concentrated in the south around Swansea Bay and Llanelli, with a secondary cluster of towns around the Milford Haven waterway and across the region's larger towns which include Aberystwyth, Carmarthen, Llandrindod Wells and Newtown. The regional issues that local planning authorities should work together to plan for are set out below, alongside the spatial policy areas the Welsh Government will focus on from a national perspective to support the Mid and South West region. A collaborative, holistic approach Across Mid and South West Wales, a range of strategic issues need to be considered. Many of these issues have national, regional and local dimensions and will be delivered through co-ordinated action at all levels.	~~**Overview**~~ ~~The Mid and~~ **South West** ~~Wales~~ **Overview** The South West region comprises Carmarthenshire, ~~Ceredigion,~~ Neath Port Talbot, Pembrokeshire, ~~Powys,~~ Swansea and ~~the Brecon Beacons and~~ Pembrokeshire Coast National ~~Parks~~Park and has a population of over 900,000 people. This large and diverse region includes ~~some of the most~~extensive rural ~~and sparsely populated parts of the UK and the~~ areas and urbanised, industrialised built~~-~~up areas around Wales' second city, Swansea. ~~The population is concentrated in the south around Swansea Bay and Llanelli, with a secondary cluster of towns around the Milford Haven waterway and across the region's larger towns which include Aberystwyth, Carmarthen, Llandrindod Wells and Newtown.~~ The regional issues ~~that local~~ planning authorities should work together to plan for are set out below, alongside the spatial policy areas the Welsh Government will focus on ~~from a national perspective~~ to support the ~~Mid and~~ South West region. ~~A collaborative, holistic~~With 147,864 Welsh speakers across the region and with concentrations of settlements where Welsh is the first language for many people, it is important that Strategic and Local Development Plans consider the relationship between strategic housing, transport and economic growth and the Welsh language. Strategic and Local Development Plans should contain settlement hierarchies and growth distribution policies that create the conditions for Welsh to thrive and remain as the community

	basis of the whole region. The management of natural resources, flooding and the protection and enhancement of areas of environmental and landscape importance should inform strategic decisions on locations for growth and new infrastructure. Decarbonising society and responding to the threats of climate change should be central to all regional planning. Clear decisions should be made on the scale and location of growth through the preparation of a Strategic Development Plan to ensure that all parts of the region are working together to achieve the region's goals. A Strategic Development Plan should focus on the movement of people across the region and support an integrated approach to strategic land-use and transport planning. Key locational decisions, including for employment centres, strategic housing growth and services should focus on the most sustainable and accessible locations, address congestion, reduce car-based commuting and improve air quality. The region should consider its connections with the Mid Wales and South East regions and Ireland. Promoting accessibility and inter-linkages between Welsh regions, based on an understanding of their roles and functions, will ensure these areas operate as a cohesive whole and do not compete against each other or take strategic decisions in isolation. *Maps and graphics showing pertinent regional data & Regional strategic diagram* **National Growth** Policy 1 is the overarching framework for where development and growth will be focused in each region. Future Wales' spatial strategy identifies that growth in the South West region should be focused in the Swansea Bay and Llanelli area. The area comprising Neath, Port Talbot, the City of Swansea and Llanelli will be the primary growth area for the region. This area is the main existing centre of population, employment and services and is served by the main connectivity infrastructure. In accordance with Policy 19, the preparation of a Strategic Development Plan must ensure the region manages growth in a planned and co-ordinated way, to support the needs of the National and Regional Growth Areas and the wider region. Strategic decisions on the location of key services and infrastructure should support existing settlements and be taken on a regional basis, ensuring they are located in the most accessible and sustainable locations, support actions to address inequality and deprivation and improve links to adjoining regions. Policy 7 sets out the national strategic approach to delivering affordable housing and ensures the focus of funding and housing policies is on driving increased provision. Planning and co-ordinating the delivery of new	**Joint supporting text for Policy 23**	Housing, economic growth and connectivity infrastructure should be co-ordinated and planned across the whole region. The management of natural resources and flooding and the protection and enhancement of areas of environmental and landscape importance should inform strategic decisions on locations for growth and new infrastructure. Decarbonising society and responding to the threats of climate change should be central to all regional planning. The size and diversity of this region, which includes Wales' second city, two national parks and some of the most rural areas of the UK, means that the region does not have the degree of interconnectedness of other regions. From a high level national perspective, there are two broad spatial subregions – the built up areas around Swansea, Neath Port Talbot, southern Carmarthenshire and the Haven towns, and the dispersed settlements in a wider rural hinterland across north Pembrokeshire, Ceredigion, Powys and northern Carmarthenshire. There will be common strategic issues for the region and issues which are specific to sub-regions. It will be for local planning authorities to determine how regional planning should be undertaken across the region. It may be that a combination of a Strategic Development Plan and one or more Joint Local Development Plans are required. The Welsh Government will support approaches that define and focus on sub-regions, rather than a single full region, where it is demonstrated this is appropriate. Focus for growth In accordance with the NDF Spatial Strategy, growth in the Mid and South West Region should primarily be focussed in the Swansea Bay and Llanelli area and in a secondary role, the Haven Towns, Carmarthen, Llandrindod Wells, Newtown and Aberystwyth. The Welsh Government supports the Swansea Bay and Llanelli area (comprising Neath, Port Talbot, the City of Swansea and Llanelli) as the primary growth area for the region. This area is the main existing centre of population, employment and services	language in the many places where everyday life takes place in Welsh. **Strategic Development Plan: A regional approach** Across ~~Mid and~~the South West ~~Wales,~~region there are a range of strategic issues ~~need to be considered~~. Many of these issues have national, regional and local dimensions and will be delivered through co-ordinated action at all levels. Housing, economic growth~~-~~, digital and transport connectivity infrastructure should be co-ordinated and planned ~~across~~on the basis of the whole region. The~~-~~ management of natural resources ~~and,~~ flooding and the protection and enhancement of areas of environmental and landscape importance should inform strategic decisions on locations for growth and new infrastructure. Decarbonising society and responding to the threats of climate change should be central to all regional planning. ~~The size and diversity of this region, which includes Wales' second city, two national parks and some of the most rural areas of the UK, means that the region does not have the degree of interconnectedness of other regions. From a high level national perspective, there are two broad spatial subregions – the built up areas around Swansea, Neath Port Talbot, southern Carmarthenshire and the Haven towns, and the dispersed settlements in a wider rural hinterland across north Pembrokeshire, Ceredigion, Powys and northern Carmarthenshire.~~ Clear decisions should be made on the scale and location of growth through the preparation of a Strategic Development Plan to ensure that all parts of the region are working together to achieve the region's goals. A Strategic Development Plan should focus on the movement of people across the region and support an integrated approach to strategic land-use and transport planning. Key locational decisions, including for employment centres, strategic housing growth and services should focus on the most sustainable and accessible locations, address congestion, reduce car-based commuting and improve air quality. The region should consider its connections ~~There will be common strategic issues for the region and issues which are specific to sub-regions. It will be for local planning authorities to determine how regional planning should be undertaken across the region. It may be that a combination of a Strategic Development Plan and one or more Joint Local Development Plans are required. The Welsh Government will support approaches that define and focus on sub-regions, rather than a single full region, where it is demonstrated this is appropriate.~~ ~~Focus for growth~~ ~~In accordance~~ with the ~~NDF Spatial Strategy, growth in the~~ Mid~~-~~ Wales and South East regions and Ireland. Promoting accessibility and inter-linkages between Welsh regions, based on an understanding of their roles and functions, will ensure these areas operate as a cohesive whole and do not compete against each other or take strategic decisions in isolation.

	housing to meet identified needs is an important task for the regional planning process. Under the Welsh Government central estimates 25,600 additional homes are needed in the region until 2039 and over the initial five years (2019/20 to 2023/24) 44% of the additional homes needed should be affordable homes. These estimates provide part of the evidence and context on which Housing Requirements for Strategic Development Plans can be based and should be considered at the regional scale. Understanding and managing different development pressures across the region will be a key issue for Strategic Development Plans. Strategic housing issues must be considered at the regional level and not on the basis of the individual local planning authorities.	**and Policy 24**	and is served by the main connectivity infrastructure. The area can accommodate new growth in a planned and co-ordinated way, to support the needs of the wider surrounding region. The Welsh Government supports the role of the regional centres of Carmarthen, Llandrindod Wells, Newtown, Aberystwyth and the four Haven Towns (Milford Haven, Haverfordwest, Pembroke and Pembroke Dock). These places play important sub-regional roles, providing jobs; leisure and retail; education and health services; and connectivity infrastructure that is used and relied on by both their own populations and communities around them. It is important that these settlements maintain their regional role and support a managed growth approach that allows their roles to be enhanced. Planning and co-ordinating the delivery of new housing to meet identified needs will be an important task for the regional planning process. Under the Welsh Government central estimates 23,400 additional homes are needed in the region until 2038 and over the initial five years (2018/19 to 2022/23) 44% of the additional homes needed should be affordable homes. These estimates provide part of the evidence and context on which Housing Requirements for Strategic Development Plans can be based and should be considered at the regional scale. Strategic decisions on the location of key services and infrastructure should support existing communities and be taken on a regional basis, ensuring they are located in the most accessible and sustainable locations and support actions to address inequality and deprivation. In the east of the region, links to the English Midlands provide an opportunity to build upon existing functional relationships, particularly in relation to housing, employment markets and public services. Joint planning and infrastructure delivery is supported where it contributes to the well-being of the region's communities. Strategic and Local Development Plans should be confident in seeking to align areas of need with areas of opportunity, including where areas of opportunity are across the border and resulting investment	*Maps and graphics showing pertinent regional data & Regional strategic diagram* **National Growth** Policy 1 is the overarching framework for where development and growth will be focused in each region. Future Wales' spatial strategy identifies that growth in the South West ~~Region~~region should ~~primarily~~ be ~~focussed~~focused in the Swansea Bay and Llanelli area ~~and in a secondary role, the Haven Towns, Carmarthen, Llandrindod Wells, Newtown and~~ . The ~~Aberystwyth.~~ ~~The Welsh Government supports the Swansea Bay and Llanelli~~ area ~~(~~comprising Neath, Port Talbot, the City of Swansea and Llanelli~~) as~~ will be the primary growth area for the region. This area is the main existing centre of population, employment and services and is served by the main connectivity infrastructure. ~~The area can accommodate new growth in a planned and co-ordinated way, to support the needs of the wider surrounding region.~~ ~~The Welsh Government supports the role of the regional centres of Carmarthen, Llandrindod Wells, Newtown, Aberystwyth and the four Haven Towns (Milford Haven, Haverfordwest, Pembroke and Pembroke Dock). These places play important sub-regional roles, providing jobs; leisure and retail; education and health services; and connectivity infrastructure that is used and relied on by both their own populations and communities around them. It is important that these settlements maintain their regional role and support a managed growth approach that allows their roles to be enhanced.~~ In accordance with Policy 19, the preparation of a Strategic Development Plan must ensure the region manages growth in a planned and co-ordinated way, to support the needs of the National and Regional Growth Areas and the wider region. Strategic decisions on the location of key services and infrastructure should support existing settlements and be taken on a regional basis, ensuring they are located in the most accessible and sustainable locations, support actions to address inequality and deprivation and improve links to adjoining regions. Policy 7 sets out the national strategic approach to delivering affordable housing and ensures the focus of funding and housing policies is on driving increased provision. Planning and co-ordinating the delivery of new housing to meet identified needs ~~will be~~is an important task for the ~~-~~regional planning process. Under the Welsh Government central estimates ~~23,400~~25,600 additional homes are needed in the region until ~~2038~~2039 and over the initial five years (~~2018/19~~2019/20 to ~~2022/23) 44~~2023/24) 44% of the additional homes needed should be affordable homes. These estimates provide part of the evidence and context on which

			and action is focussed on improving the links between Welsh communities and economic opportunities in England.	Housing Requirements for Strategic Development Plans can be based and should be considered at the regional scale. Understanding and managing different development pressures across the region will be a key issue for Strategic Development Plans. Strategic housing issues must be considered at the regional level and not on the basis of the individual local planning authorities. ~~Strategic decisions on the location of key services and infrastructure should support existing communities and be taken on a regional basis, ensuring they are located in the most accessible and sustainable locations and support actions to address inequality and deprivation. In the east of the region, links to the English Midlands provide an opportunity to build upon existing functional relationships, particularly in relation to housing, employment markets and public services. Joint planning and infrastructure delivery is supported where it contributes to the well-being of the region's communities. Strategic and Local Development Plans should be confident in seeking to align areas of need with areas of opportunity, including where areas of opportunity are across the border and resulting investment and action is focussed on improving the links between Welsh communities and economic opportunities in England.~~
Policy 29	**Regional Growth** **Regional Growth Areas – Carmarthen and the Haven Towns** The Welsh Government supports sustainable growth and regeneration in Carmarthen and the Pembrokeshire Haven Towns (Haverfordwest, Milford Haven, Pembroke and Pembroke Dock). These areas will be a focus for managed growth, reflecting their important sub-regional functions and strong links to the National Growth Area of Swansea Bay and Llanelli. Strategic and Local Development Plans should recognise the roles of these places as a focus for housing, employment, tourism, public transport and key services within their wider areas and support their continued function as focal points for sub-regional growth.	**Policy 24**	**Regional Centres** The towns of Carmarthen, Llandrindod Wells, Newtown, Aberystwyth and the four Haven Towns will be the focus for managed growth, reflecting their important sub-regional functions. Regional and local development plans should recognise the roles of these settlements as being a focus for housing, employment and key services within their wider areas and consider how they continue as a focal point for sub-regional growth.	**Regional ~~Centres~~Growth** ~~The towns of~~ **Regional Growth Areas – Carmarthen~~, Llandrindod Wells, Newtown, Aberystwyth~~ and the ~~four~~ Haven Towns** The Welsh Government supports sustainable growth and regeneration in Carmarthen and the Pembrokeshire Haven Towns (Haverfordwest, Milford Haven, Pembroke and Pembroke Dock). These areas will be ~~the~~a focus for managed growth, reflecting their important sub-regional functions and strong links to the National Growth Area of Swansea Bay and Llanelli. ~~Regional~~Strategic and ~~local development plans~~Local Development Plans should recognise the roles of these ~~settlements~~places as ~~being~~ a focus for housing, employment, tourism, public transport and key services within their wider areas and ~~consider how they continue as a~~ support their continued function as focal ~~point~~points for sub-regional growth.
PPW Reference	3.37 – 3.44	**PPW Reference**		3.37 – 3.44
Supporting Text	Carmarthen and the four Pembrokeshire Haven Towns (Milford Haven, Haverfordwest, Pembroke and Pembroke Dock) have important sub-regional roles. Development in these towns will ensure they continue to provide jobs, leisure, retail and cultural opportunities, education and health services and connectivity infrastructure that is used and relied on by both their own populations and communities around them. It is important that these settlements maintain their regional role and Strategic and	**Joint supporting text for Policy 23 and Policy 24**	**Welsh language** With strong Welsh speaking heartlands in the region, it is important that Strategic and Local Development Plans consider the relationship between strategic housing, transport and economic growth and the Welsh language.	~~**Welsh language**~~ ~~With strong Welsh speaking heartlands in the region, it is important that Strategic and Local Development Plans consider the relationship between strategic housing, transport and economic growth and the Welsh language.~~ ~~**A strong rural Wales**~~ Carmarthen and the four Pembrokeshire Haven Towns

	Local Development Plans adopt a managed growth approach that allows their roles to be enhanced. Development in Swansea Bay and Llanelli will support our national growth strategy and this will be complemented by additional growth in the Carmarthen and the Pembrokeshire Haven towns by policy 1. The sustainable growth of these places will be supported by policies 2, 3, 6 and 8 which will ensure development is located in a sustainable, accessible way which ensures good places are created to support communities where public land will be used to demonstrate best practice. Outside of the South West's towns and villages, policies 4 and 5 will help to ensure that rural areas in the South West grow in an appropriate way, supporting rural economies and services. In accordance with policy 4, the Welsh Government believes the future for rural areas is best planned at the regional and local level. Strategic and Local Development Plans will plan positively for the rural communities in the region and consider the balance to be struck between focusing development in the main built-up, urban areas and the rural areas. Gaps in digital or mobile connectivity will be addressed through policies 13 and 14 to ensure that services are improved. The South West supports a large and diverse tourism industry and the sector is important to the region's economy. Opportunities to develop the visitor economy, to promote the world-class coastal areas and beaches and major leisure attractions should be explored. The national parks are a major asset for the region, attracting visitors from around the world. Strategic and Local Development Plans should consider the main existing and potential new tourism areas, the type of visitors they attract and the infrastructure required to support growth. They should provide a positive framework to enable growth and ensure that communities across all parts of the region are able to benefit from their landscapes, natural and historic environment, heritage assets and visitor attractions to support and grow their economies. It is important the region's distinctive heritage is preserved and enhanced by high quality development. The universities in Swansea and Carmarthen are an important presence in the region, providing further education, undertaking research and supporting innovation, creating employment, attracting students and supporting the local businesses and communities around them. Strategic and Local Development Plans should consider their role in the region and how they can play a bigger role in supporting the regional economy, innovation and their communities. The Regional Economic Framework, prepared in partnership with local authorities, communities, businesses and key stakeholders, will set out the priorities for future regional economic development. The planning system, through its Strategic and Local Development Plans and the decisions it takes, has a major role to play in shaping the places that support and strengthen the regional economy. The Strategic		**A strong rural Wales** The Welsh Government strongly supports resilient and prosperous rural communities, as set out in Policy P4, and expects to see development plans across the region responding positively to the aims of this policy. Regional plans should provide a strong and positive framework to support rural communities across the Mid and South West region. They should consider how jobs, services and homes can be provided within rural communities, so that rural settlements are able to sustain themselves and grow. Regional plans should also consider how people will access the jobs and services they rely on outside their community. Accessibility and inter-linkages between settlements, based on an understanding of their roles and functions, is an important component of strategic planning and key locational decisions should be fully informed by the needs of rural communities and how they will access jobs and services. The Growing Mid Wales Partnership have set out an important framework for action to grow productivity, innovation and jobs across Mid Wales and are making the case for a regional growth deal. Regional plans will have a key role to play in facilitating the infrastructure that will support economic growth and co-ordinating it with the delivery of new homes and services. **A strong city region** The Regional Economic Development Plan prepared by the Welsh Government in partnership with local authorities, communities, business and key stakeholders, will set out the priorities for future regional economic development. The planning system, through Strategic and Local Development Plans and the decisions it takes, will have a major role to play in shaping the places that support and strengthen the regional economy. The Strategic Development Plan should be informed by the Swansea Bay City Region City Deal and Economic Regeneration Strategy. They should ensure that key	(Milford Haven, Haverfordwest, Pembroke and Pembroke Dock) have important sub-regional roles. Development in these towns will ensure they continue to provide jobs, leisure, retail and cultural opportunities, education and health services and connectivity infrastructure that is used and relied on by both their own populations and communities around them. It is important that these settlements maintain their regional role and Strategic and Local Development Plans adopt a managed growth approach that allows their roles to be enhanced. Development in Swansea Bay and Llanelli will support our national growth strategy and this will be complemented by additional growth in the Carmarthen and the Pembrokeshire Haven towns by policy 1. The sustainable growth of these places will be supported by policies 2, 3, 6 and 8 which will ensure development is located in a sustainable, accessible way which ensures good places are created to support communities where public land will be used to demonstrate best practice. Outside of the South West's towns and villages, policies 4 and 5 will help to ensure that rural areas in the South West grow in an appropriate way, supporting rural economies and services. In accordance with policy 4, the Welsh Government believes the future for rural areas is best planned at the regional and local level. Strategic and Local Development Plans will plan positively for the rural communities in the region and consider the balance to be struck between focusing development in the main built-up, urban areas and the rural areas. Gaps in digital or mobile connectivity will be addressed through policies 13 and 14 to ensure that services are improved. The South West supports a large and diverse tourism industry and the sector is important to the region's economy. Opportunities to develop the visitor economy, to promote the world-class coastal areas and beaches and major leisure attractions should be explored. The national parks are a major asset for the region, attracting visitors from around the world. Strategic and Local Development Plans should consider the main existing and potential new tourism areas, the type of visitors they attract and the infrastructure required to support growth. They should provide a positive framework to enable growth and ensure that communities across all parts of the region are able to benefit from their landscapes, natural and historic environment, heritage assets and visitor attractions to support and grow their economies. It is important the region's distinctive heritage is preserved and enhanced by high quality development. The universities in Swansea and Carmarthen are an important presence in the region, providing further education, undertaking research and supporting innovation, creating employment, attracting students and supporting the local businesses and communities around them. Strategic and Local Development Plans should consider their role in the region and how they can play a bigger role in supporting the regional economy, innovation and their communities.

	Development Plan should be informed by the Swansea Bay City Region City Deal and Economic Regeneration Strategy and should ensure that key locational decisions on housing and employment sites, key services and essential infrastructure are planned to support and benefit from the investment and projects across the region. The Welsh Government strongly supports the development of the foundational economy in the region. The foundational economy represents those parts of the economy which are integral to the well-being of places, communities and people and which deliver people's everyday needs. The Welsh Government will continue to support greater resilience for local and regional economies and support business growth and new employment opportunities. Strategic and Local Development Plans should identify the role of the foundational economy, consider how the land-use planning system can support it and develop appropriate policies. Areas of the foundational economy which the planning system can support include regeneration initiatives, health and social care, social housing, tourism and steps to encourage greater community benefits from new development. The Welsh Government wishes to see biodiversity enhanced and ecosystems become more resilient across the South West. Policies 9 and 15 set out the national strategic approach and will ensure that action to address the climate emergency, to reverse biodiversity decline and to ensure the well-being of communities takes place. These policies require consideration be given to the type of action necessary at regional and local levels and how this can be facilitated through Strategic and Local Development Plans. Investment in creating resilient ecological networks and green infrastructure will bring multiple benefits for communities and businesses as well as nature itself. Action to improve resilience is required in all areas of the region and specific approaches will vary depending on the nature of the location and the opportunities to create greater resilience. Where there are conflicting priorities these will need to be considered and resolved regionally and locally. Policies 2, 3, 4 and 5 must work in a complementary way with polices 9 and 15. In urban areas, including the National Growth Area of Swansea Bay and Llanelli and in Regional Growth Areas, the enhancement (net-benefit) of biodiversity and the provision of green infrastructure must both shape growth strategies and be fully integrated as part of location and design solutions for proposed development. Policies 11 and 12 provide opportunities to create corridors of green infrastructure and in the Llanelli area potential opportunities for woodland habitat improvement and creation should be explored. Based on the indicative map contained in policy 9, the most resilient ecological networks are in the eastern part of the region and in the south west of the region, but this does not mean they are as resilient as they ought to be. There are		locational decisions on housing and employment sites, key services and essential infrastructure are planned to support and benefit from the investment and projects across the region; and consider the role of the universities in supporting growth and innovation. The region is served by ports at Milford Haven, Port Talbot, Swansea and Fishguard and plays an important role supporting the maritime sector and the national economy. They are important national infrastructure and supporting their future role locally, regionally and nationally is a key consideration.	~~The Welsh Government strongly supports resilient and prosperous rural communities, as set out in Policy P4, and expects to see development plans across the region responding positively to the aims of this policy.~~ ~~Regional plans should provide a strong and positive framework to support rural communities across the Mid and South West region. They should consider how jobs, services and homes can be provided within rural communities, so that rural settlements are able to sustain themselves and grow. Regional plans should also consider how people will access the jobs and services they rely on outside their community. Accessibility and inter-linkages between settlements, based on an understanding of their roles and functions, is an important component of strategic planning~~ ~~and key locational decisions should be fully informed by the needs of rural communities and how they will access jobs and services.~~ ~~The Growing Mid Wales Partnership have set out an important framework for action to grow productivity, innovation and jobs across Mid Wales and are making the case for a regional growth deal. Regional plans will have a key role to play in facilitating the infrastructure that will support economic growth and co-ordinating it with the delivery of new homes and services.~~ **~~A strong city region~~** The Regional Economic ~~Development Plan~~Framework, prepared ~~by the Welsh Government~~ in partnership with local authorities, communities, ~~business~~businesses and key stakeholders, will set out the priorities for future regional economic development. The planning system, through its Strategic and Local Development Plans and the decisions it takes, ~~will have~~has a major role to play in shaping the places that support and strengthen the regional economy. The Strategic Development Plan should be informed by the Swansea Bay City Region City Deal and Economic Regeneration Strategy~~. They~~ and should ensure that key locational decisions on housing and employment sites, key services and essential infrastructure are planned to support and benefit from the investment and projects across the region~~; and consider the role of the universities in supporting growth and innovation.~~. The Welsh Government strongly supports the development of the foundational economy in the region. The foundational economy represents those parts of the economy which are integral to the well-being of places, communities and people and which deliver people's everyday needs. The Welsh Government will continue to support greater resilience for local and regional economies and support business growth

	large areas which appear as resilience 'gaps' in the indicative map across Carmarthenshire and Pembrokeshire, including the coastline; however Area Statements indicate widespread potential for improvements of ecosystems services and the creation of ecological networks across the whole region. It will be of crucial importance that linkages between east and west, north and south and along the coast are strengthened in the region through Strategic and Local Development Plans. Policy 9 requires that existing networks be improved and expanded upon and that opportunities must be identified to safeguard and create resilient networks, and the ecosystem services on which they depend, and the multiple benefits derived from green infrastructure where currently this is not the case. This includes considering the role of protected landscapes and nature conservation designations. Policies 9 and 15 work alongside policy 4 and 5 to require that the relationships between all forms of land use and management should be considered more fully, and this is especially the case in the large rural parts of the South West, if we are to address the climate emergency, reverse biodiversity decline and enable communities to benefit from more sustainable forms of managing natural resources. The region experiences flooding from rivers and the sea, although places in the National and Regional Growth Areas are generally resilient, due to their strategic location and the effectiveness of existing flood risk management infrastructure. Large rivers across the region, including the Cleddau, Tywi, Tawe and Neath have extensive functional flood plains that ensure the risk to centres of population is well managed. The Swansea Bay and Llanelli National Growth Area is a coastal area and though there are coastal defences in place, many areas remain vulnerable to overtopping and coastal flooding. The potential for flooding in the National and Regional Growth Areas has implications for the delivery of growth in the region. Policy 8 sets out the national strategic approach to flood risk management and will ensure growth aspirations in the National and Regional Growth Areas are co-ordinated with strategic decisions on managing flood risk. It is vital the region plays its role in decarbonisation and supports the realisation of renewable energy. Policies 17 and 18 set out Future Wales' approach to renewable energy generation across Wales. There is strong potential for wind, marine and solar energy generation and Strategic and Local Development Plans should provide a framework for generation and associated infrastructure. The Welsh Government wishes to see energy generation, storage and management play a role in supporting the South West economy. Local ownership and distribution is important to ensuring communities in proximity to renewable energy development benefit from it and that our future energy system better serves Wales.			and new employment opportunities. Strategic and Local Development Plans should identify the role of the foundational economy, consider how the land-use planning system can support it and develop appropriate policies. Areas of the foundational economy which the planning system can support include regeneration initiatives, health and social care, social housing, tourism and steps to encourage greater community benefits from new development. The Welsh Government wishes to see biodiversity enhanced and ecosystems become more resilient across the South West. Policies 9 and 15 set out the national strategic approach and will ensure that action to address the climate emergency, to reverse biodiversity decline and to ensure the well-being of communities takes place. These policies require consideration be given to the type of action necessary at regional and local levels and how this can be facilitated through Strategic and Local Development Plans. Investment in creating resilient ecological networks and green infrastructure will bring multiple benefits for communities and businesses as well as nature itself. Action to improve resilience is required in all areas of the region and specific approaches will vary depending on the nature of the location and the opportunities to create greater resilience. Where there are conflicting priorities these will need to be considered and resolved regionally and locally. Policies 2, 3, 4 and 5 must work in a complementary way with polices 9 and 15. In urban areas, including the National Growth Area of Swansea Bay and Llanelli and in Regional Growth Areas, the enhancement (net-benefit) of biodiversity and the provision of green infrastructure must both shape growth strategies and be fully integrated as part of location and design solutions for proposed development. Policies 11 and 12 provide opportunities to create corridors of green infrastructure and in the Llanelli area potential opportunities for woodland habitat improvement and creation should be explored. Based on the indicative map contained in policy 9, the most resilient ecological networks are in the eastern part of the region and in the south west of the region, but this does not mean they are as resilient as they ought to be. There are large areas which appear as resilience 'gaps' in the indicative map across Carmarthenshire and Pembrokeshire, including the coastline; however Area Statements indicate widespread potential for improvements of ecosystems services and the creation of ecological networks across the whole region. It will be of crucial importance that linkages between east and west, north and south and along the coast are strengthened in the region through Strategic and Local Development Plans. Policy 9 requires that existing networks be improved and expanded upon and that opportunities must be identified to safeguard and create resilient networks, and the ecosystem services on which they depend, and the multiple benefits derived from green infrastructure where currently this is not the case. This includes considering the role of protected landscapes and nature conservation designations. Policies 9 and 15 work alongside policy 4 and 5 to require that the

				relationships between all forms of land use and management should be considered more fully, and this is especially the case in the large rural parts of the South West, if we are to address the climate emergency, reverse biodiversity decline and enable communities to benefit from more sustainable forms of managing natural resources. The region experiences flooding from rivers and the sea, although places in the National and Regional Growth Areas are generally resilient, due to their strategic location and the effectiveness of existing flood risk management infrastructure. Large rivers across the region, including the Cleddau, Tywi, Tawe and Neath have extensive functional flood plains that ensure the risk to centres of population is well managed. The Swansea Bay and Llanelli National Growth Area is a coastal area and though there are coastal defences in place, many areas remain vulnerable to overtopping and coastal flooding. The potential for flooding in the National and Regional Growth Areas has implications for the delivery of growth in the region. Policy 8 sets out the national strategic approach to flood risk management and will ensure growth aspirations in the National and Regional Growth Areas are co-ordinated with strategic decisions on managing flood risk. It is vital the region plays its role in decarbonisation and supports the realisation of renewable energy. Policies 17 and 18 set out Future Wales' approach to renewable energy generation across Wales. There is strong potential for wind, marine and solar energy generation and Strategic and Local Development Plans should provide a framework for generation and associated infrastructure. The Welsh Government wishes to see energy generation, storage and management play a role in supporting the South West economy. Local ownership and distribution is important to ensuring communities in proximity to renewable energy development benefit from it and that our future energy system better serves Wales. ~~The region is served by ports at Milford Haven, Port Talbot, Swansea and Fishguard and plays an important role supporting the maritime sector and the national economy. They are important national infrastructure and supporting their future role locally, regionally and nationally is a key consideration.~~
Policy 30	**Managing Growth** **Green Belts in the South West** The Welsh Government supports the use of Strategic Development Plans to identify and establish green belts to manage urban form and growth in the South West, particularly around Swansea Bay and Llanelli.			**Managing Growth** **Green Belts in the South West** The Welsh Government supports the use of Strategic Development Plans to identify and establish green belts to manage urban form and growth in the South West, particularly around Swansea Bay and Llanelli.
PPW Reference	3.60 – 3.74	**PPW Reference**		3.60 – 3.74
Supporting Text	Strategic decisions on the location of development, key services and infrastructure should support the region and be			Strategic decisions on the location of development, key services and infrastructure should support the region and be

	taken on a regional basis, ensuring they are located in the most accessible and sustainable locations. The Welsh Government is supportive of the region should the Strategic Development Plan determine that a green belt is required to manage growth, particularly the national growth required by Future Wales' spatial strategy around Swansea Bay and Llanelli. Planning Policy Wales sets the context for establishing green belts. The South West has extensive rural areas and well established rural communities. The Strategic Development Plan for the region should consider the balance to be struck between focusing development in the main urban areas and the rural areas. Decisions on the delivery of key services can have a profound effect on people's daily lives, particularly the less mobile, and it is essential these decisions are taken on the basis of a clear understanding of their impacts. As well as schools and health facilities access to services like banks, post offices, libraries and shops can have a real impact on people's daily lives in rural areas. Strategic and Local Development Plans should consider the impacts of population change on their rural communities. The societal issues that drive these changes are wider than the planning system and are not easy challenges to address. The Welsh Government wishes to see Local Development Plans in the South West play a central role in shaping how rural communities sustain themselves. Local Development Plans should seek to support growth and appropriate development in rural towns and villages. This includes affordable and market housing, employment and the provision of services. Local Development Plans should support and co-ordinate their decisions with those of economic policy-makers, health, education and other essential service providers. They should consider the needs of all residents, including older people and people with disabilities, and ensure that specialist housing provision is considered and planned for. Managing the South West's outstanding natural resources, which include the coast, Pembrokeshire Coast National Park, the Gower Area of Outstanding Natural Beauty, minerals, agricultural land, water and a high quality landscape, is a priority for the region and it should be ensured they can be enjoyed by future generations and help provide economic benefits for the region's communities. The region's distinctive heritage should be preserved and enhanced by high quality development. The region's minerals and aggregates play an important role in supporting development across Wales and England. There are active quarries in the region, primarily within Pembrokeshire Coast National Park and Ceredigion, supplying sand and gravel mainly for local markets.			taken on a regional basis, ensuring they are located in the most accessible and sustainable locations. The Welsh Government is supportive of the region should the Strategic Development Plan determine that a green belt is required to manage growth, particularly the national growth required by Future Wales' spatial strategy around Swansea Bay and Llanelli. Planning Policy Wales sets the context for establishing green belts. The South West has extensive rural areas and well established rural communities. The Strategic Development Plan for the region should consider the balance to be struck between focusing development in the main urban areas and the rural areas. Decisions on the delivery of key services can have a profound effect on people's daily lives, particularly the less mobile, and it is essential these decisions are taken on the basis of a clear understanding of their impacts. As well as schools and health facilities access to services like banks, post offices, libraries and shops can have a real impact on people's daily lives in rural areas. Strategic and Local Development Plans should consider the impacts of population change on their rural communities. The societal issues that drive these changes are wider than the planning system and are not easy challenges to address. The Welsh Government wishes to see Local Development Plans in the South West play a central role in shaping how rural communities sustain themselves. Local Development Plans should seek to support growth and appropriate development in rural towns and villages. This includes affordable and market housing, employment and the provision of services. Local Development Plans should support and co-ordinate their decisions with those of economic policy-makers, health, education and other essential service providers. They should consider the needs of all residents, including older people and people with disabilities, and ensure that specialist housing provision is considered and planned for. Managing the South West's outstanding natural resources, which include the coast, Pembrokeshire Coast National Park, the Gower Area of Outstanding Natural Beauty, minerals, agricultural land, water and a high quality landscape, is a priority for the region and it should be ensured they can be enjoyed by future generations and help provide economic benefits for the region's communities. The region's distinctive heritage should be preserved and enhanced by high quality development. The region's minerals and aggregates play an important role in supporting development across Wales and England. There are active quarries in the region, primarily within Pembrokeshire Coast National Park and Ceredigion, supplying sand and gravel mainly for local markets.
Policy 31	**Supporting Growth** **South West Metro**	**Policy 26**	**Swansea Bay Metro**	~~**Swansea Bay**~~**Supporting Growth** **South West Metro**

	The Welsh Government supports the development of the South West Metro and will work with Transport for Wales, local authorities and other partners to enable its delivery and maximise associated opportunities. Strategic and Local Development Plans should support the South West Metro. Planning authorities should plan growth and regeneration to maximise the potential opportunities arising from better regional connectivity, including identifying opportunities for higher density, mixed-use and car-free development around new and improved metro stations.		The Welsh Government supports the development of the Swansea Bay Metro and will work with agencies to enable its delivery. Strategic and Local Development Plans should support the scheme and plan growth to maximise the potential opportunities arising from better regional connectivity.	The Welsh Government supports the development of the ~~Swansea Bay~~South West Metro and will work with ~~agencies~~Transport for Wales, local authorities and other partners to enable its delivery and maximise associated opportunities. Strategic and Local Development Plans should support the ~~scheme and~~ South West Metro. Planning authorities should plan growth and regeneration to maximise the potential opportunities arising from better regional connectivity~~.~~, including identifying opportunities for higher density, mixed-use and car-free development around new and improved metro stations.
PPW Reference	4.1 5.3	**PPW Reference**		4.1 5.3
Supporting Text	Across Wales and the regions, the Welsh Government wishes to see development built in sustainable locations supported by active travel and public transport infrastructure and services to enable people to live active and healthy lives. This includes ensuring levels of air and noise pollution are reduced or at least minimised. The overall aim is to reduce the need to travel, particularly by private vehicles, and support a modal shift to walking, cycling and public transport. Policies 11 and 12 set out the strategic approach to national and regional connectivity and how the Welsh Government will support and invest in improvements to active travel and public transport. In the South West region, the rail infrastructure and services are fundamental to an effective and efficient transport network and central to improving regional and national connectivity. The South West Metro provides an opportunity to improve accessibility across the region and is supported by the Welsh Government. There are strong functional relationships between settlements within the region and with neighbouring regions, with people travelling daily to access jobs, services and facilities. The South West Metro will provide better connectivity within the South West and look to improve connections across south Wales into England. Facilitating access to the Metro by active travel will make an important contribution to modal shift from car to public transport journeys at a regional level. Achieving this will require high quality active travel routes linking neighbourhoods and trip destinations with metro stations. The provision of high quality, secure cycle parking at interchanges will also be essential. The Strategic Development Plan should seek to improve connectivity across the region and should consider long-term proposals such as the South West Metro scheme which can provide a basis for better integrating land-use and transport planning. In accordance with policy 12, Strategic and Local Development Plans must ensure that long-term strategic decisions maximise the opportunities in areas that	**Supporting Text**	The Strategic Development Plan should seek to improve connectivity across the region and should consider long term proposals such as the Swansea Metro scheme, which can provide a basis for better integrating land-use and transport planning. The Metro provides an opportunity to improve accessibility across the region and is supported by the Welsh Government. In accordance with Policy 16, development plans must ensure that long term strategic decisions maximise the opportunities in areas that will benefit from improved accessibility and investment in public transport services. Where new transport corridors are created by the Metro scheme, the potential for these corridors to incorporate green infrastructure must be explored. The Welsh Government will maintain its commitment to tackling congestion on the M4 and trunk road network including through its Pinch Point Programme of small scale interventions aimed at addressing congestion pinch points on the main road network. **A resource rich region** Mid and South West Wales has outstanding natural resources, which include the coast, two national parks, an Area of Outstanding Natural Beauty, minerals, agricultural land, water and a high quality landscape. Development plans should provide a framework for their management and enhancement, enabling them to be enjoyed by future generations and to provide economic benefits for the	~~The Strategic Development Plan should seek to improve connectivity across the region and should consider long term proposals such as the Swansea Metro scheme, which can provide a basis for better integrating land-use and transport planning. The~~Across Wales and the regions, the Welsh Government wishes to see development built in sustainable locations supported by active travel and public transport infrastructure and services to enable people to live active and healthy lives. This includes ensuring levels of air and noise pollution are reduced or at least minimised. The overall aim is to reduce the need to travel, particularly by private vehicles, and support a modal shift to walking, cycling and public transport. Policies 11 and 12 set out the strategic approach to national and regional connectivity and how the Welsh Government will support and invest in improvements to active travel and public transport. In the South West region, the rail infrastructure and services are fundamental to an effective and efficient transport network and central to improving regional and national connectivity. The South West Metro provides an opportunity to improve accessibility across the region and is supported by the Welsh Government. ~~In accordance with Policy 16, development plans must ensure that long~~ There are strong functional relationships between settlements within the region and with neighbouring regions, with people travelling daily to access jobs, services and facilities. The South West Metro will provide better connectivity within the South West and look to improve connections across south Wales into England. Facilitating access to the Metro by active travel will make an important contribution to modal shift from car to public transport journeys at a regional level. Achieving this will require high quality active travel routes linking neighbourhoods and trip destinations with metro stations. The provision of high quality, secure cycle parking at interchanges will also be essential. The Strategic Development Plan should seek to improve connectivity across the region and should consider long-term

	will benefit from improved accessibility and investment in public transport services. Where new transport corridors are created by the Metro scheme, the potential for these corridors to incorporate green infrastructure must be explored.		region's communities. It is vital the region plays its role in decarbonising society and supports the realisation of renewable energy. There is strong potential for wind, tidal and solar energy generation and development plans should provide a framework for generation and associated infrastructure. The region's minerals and aggregates play an important role in supporting development across Wales and England. There are active quarries in the region, primarily within Pembrokeshire Coast National Park and Ceredigion, supplying sand and gravel mainly for local markets. Powys is an important focus for sandstone and igneous rock extraction and fulfils demand both in and outside of Wales. **A diverse region** The Mid and South West region supports a large and diverse tourism industry. Development plans and decisions on planning applications should provide a positive framework to support growth and ensure that communities across all parts of the region are able to benefit from their landscapes, natural and historic environment, heritage assets and visitor attractions to support and grow their economies. It is important the region's distinctive heritage is preserved and enhanced by high quality development.	proposals such as the South West Metro scheme which can provide a basis for better integrating land-use and transport planning. In accordance with policy 12, Strategic and Local Development Plans must ensure that long-term strategic decisions maximise the opportunities in areas that will benefit from improved accessibility and investment in public transport services. Where new transport corridors are created by the Metro scheme, the potential for these corridors to incorporate green infrastructure must be explored. ~~The Welsh Government will maintain its commitment to tackling congestion on the M4 and trunk road network including through its Pinch Point Programme of small scale interventions aimed at addressing congestion pinch points on the main road network.~~ ~~**A resource rich region**~~ ~~Mid and South West Wales has outstanding natural resources, which include the coast, two national parks, an Area of Outstanding Natural Beauty, minerals, agricultural land, water and a high quality landscape. Development plans should provide a framework for their management and enhancement, enabling them to be enjoyed by future generations and to provide economic benefits for the region's communities.~~ ~~It is vital the region plays its role in decarbonising society and supports the realisation of renewable energy. There is strong potential for wind, tidal and solar energy generation and development plans should provide a framework for generation and associated infrastructure.~~ ~~The region's minerals and aggregates play an important role in supporting development across Wales and England. There are active quarries in the region, primarily within Pembrokeshire Coast National Park and Ceredigion, supplying sand and gravel mainly for local markets. Powys is an important focus for sandstone and igneous rock extraction and fulfils demand both in and outside of Wales.~~ ~~**A diverse region**~~ ~~The Mid and South West region supports a large and diverse tourism industry. Development plans and decisions on planning applications should provide a positive framework to support growth and ensure that communities across all parts of the region are able to benefit from their landscapes, natural and historic environment, heritage assets and visitor attractions to support and grow their economies. It is important the region's distinctive heritage is preserved and enhanced by high quality development.~~
Policy 32	**Haven Waterway and Energy** The Welsh Government supports operations at Haven Waterway, and recognises its location for potential new renewable and low carbon energy-related development, innovation and investment.	**Policy 25**	**Haven Waterway** The Welsh Government supports continued operations and future development at Haven Waterway. Strategic and Local Development Plans should support its growth and seek to maximise the benefits it provides to the	**Haven Waterway and Energy** The Welsh Government supports ~~continued~~ operations ~~and future development~~ at Haven Waterway~~.~~, and recognises its location for potential new renewable and low carbon energy-related development, innovation and investment. ~~Strategic and Local Development Plans~~New energy-related development should support ~~its growth and seek~~local and

	New energy-related development should support local and regional communities and provide jobs and investment in training and skills. In determining any applications for energy proposals, consideration should be given to the contribution it will make to decarbonising energy supplies, the impacts on the landscape, seascapes, natural and historic environment and the economic benefits they would bring to the region. On-shore developments associated with off-shore renewable energy projects will be supported in principle.		region and Wales. The Welsh Government will work with operators, local authorities and investors to support and facilitate appropriate new development.	regional communities and provide jobs and investment in training and skills. In determining any applications for energy proposals, consideration should be given to ~~maximise~~ the contribution it will make to decarbonising energy supplies, the impacts on the landscape, seascapes, natural and historic environment and the economic benefits ~~it provides~~they would bring to the region ~~and Wales. The Welsh Government will work~~. On-shore developments associated with ~~operators, local authorities and investors to support and facilitate appropriate new development.~~off-shore renewable energy projects will be supported in principle.
PPW Reference	5.7 6.3.10	**PPW Reference**		5.7 6.3.10
Supporting Text	The Haven Waterway has a unique combination of a natural harbour, deep water access, long established industries and the potential for new strategic development, including renewable and low carbon energy. Strategic and Local Development Plans should recognise this and provide a framework for managing future growth. The Haven Waterway is critically important to the future energy security of the UK. There are a number of long established energy installations in the Haven and the potential for new strategic energy development, including innovative decarbonisation and marine energy projects. Some developments will be located in the marine environment, and the role of Future Wales and other development plans is to enable appropriate on-shore development to support such schemes. The region is served by ports at Milford Haven, Port Talbot, Swansea and Fishguard and plays an important role supporting the maritime sector and the national economy. These ports are important national infrastructure and supporting their future role locally, regionally and nationally is a key consideration.	**Supporting Text**	The Haven Waterway has a unique combination of a natural harbour, long established industries and the potential for new strategic development. Development plans should recognise this and provide a framework for managing future growth.	The Haven Waterway has a unique combination of a natural harbour, deep water access, long established industries and the potential for new strategic development~~.~~, including renewable and low carbon energy. Strategic and Local Development ~~plans~~Plans should recognise this and provide a framework for managing future growth. The Haven Waterway is critically important to the future energy security of the UK. There are a number of long established energy installations in the Haven and the potential for new strategic energy development, including innovative decarbonisation and marine energy projects. Some developments will be located in the marine environment, and the role of Future Wales and other development plans is to enable appropriate on-shore development to support such schemes. The region is served by ports at Milford Haven, Port Talbot, Swansea and Fishguard and plays an important role supporting the maritime sector and the national economy. These ports are important national infrastructure and supporting their future role locally, regionally and nationally is a key consideration.
Policy 33	**National Growth Area - Cardiff, Newport and the Valleys** Cardiff, Newport and the Valleys will be the main focus for growth and investment in the South East region. Strategic and Local Development Plans should recognise the National Growth Area as the focus for strategic economic and housing growth; essential services and facilities; advanced manufacturing; transport and digital infrastructure. 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. The Welsh Government supports Cardiff's status as an internationally competitive city and a core city on the UK	**Policy 27** **Policy 28**	**Cardiff** Cardiff will retain and extend its role as the primary national centre for culture, sport, leisure, media, the night time economy and finance. The Welsh Government supports regional development which addresses the opportunities and challenges arising from Cardiff's geographic location and its functions as a Capital City. The Welsh Government supports Cardiff's status as an internationally competitive city and a core city on the UK stage. **Newport** The Welsh Government supports Newport as the focus for regional growth and	~~**Cardiff**~~ **National Growth Area - Cardiff, Newport and the Valleys** Cardiff, Newport and the Valleys will be the main focus for growth and investment in the South East region. Strategic and Local Development Plans should recognise the National Growth Area as the focus for strategic economic and housing growth; essential services and facilities; advanced manufacturing; transport and digital infrastructure. 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.

	stage. Cardiff will retain and extend its role as the primary national centre for culture, sport, leisure, media, the night time economy and finance. The Welsh Government supports an increased strategic role for Newport as a focus for sustainable, long-term growth and investment. The Welsh Government will work with authorities within the region and in England to promote Newport's strategic role and ensure key investment decisions in Wales and England support Newport. The Welsh Government supports co-ordinated regeneration and investment in the Valleys area to improve well-being, increase prosperity and address social inequalities. The Welsh Government will work with regional bodies, local authorities, businesses, the third sector, agencies and stakeholders to support investment, including in the manufacturing sector, and to ensure a regional approach is taken to addressing socio-economic issues in the Valleys. The Welsh Government supports development in the wider region which addresses the opportunities and challenges arising from the region's geographic location and its functions as a Capital Region.	**Policy 29**	investment and wants to see the City play an increased strategic role in the region. The strategic emphasis should be focussed on achieving growth in the city. Strategic and Local Development Plans across the region should recognise Newport as a focus for strategic housing and economic growth; essential services and facilities; transport and digital infrastructure; and consider how they can support and benefit from Newport's increased strategic regional role. Development in the wider region should be carefully managed to support Newport's growth and to provide a focus for regional planning. The Welsh Government will work with authorities within the region and in England to promote Newport's strategic role and ensure key investment decisions in Wales and England support Newport and the wider region. **The Heads of the Valleys** The Welsh Government supports co-ordinated regeneration and investment in the Heads of the Valleys area to increase prosperity and address social inequalities. The Welsh Government will work with local authorities, businesses, the third sector, agencies and stakeholders to support investment, including in the manufacturing sector, and to ensure a regional approach is taken to addressing issues in the Heads of the Valleys area. Strategic and Local Development Plans across the full region must identify how they can support, both directly and through a joined-up regional approach, the Heads of the Valleys area to deliver greater prosperity, support regeneration and improve well-being.	The Welsh Government supports Cardiff's status as an internationally competitive city and a core city on the UK stage. Cardiff will retain and extend its role as the primary national centre for culture, sport, leisure, media, the night time economy and finance. The Welsh Government supports ~~regional development which addresses the opportunities and challenges arising from Cardiff's geographic location and its functions as a Capital City.~~ ~~The Welsh Government supports Cardiff's status as an internationally competitive city and a core city on the UK stage.~~ ~~**Newport**~~ ~~The Welsh Government supports Newport as the focus for regional growth and investment and wants to see the City play~~ an increased strategic role ~~in the region. The strategic emphasis should be focussed on achieving growth in the city.~~for ~~Strategic and Local Development Plans across the region should recognise~~ Newport as a focus for ~~strategic housing and economic growth; essential services and facilities; transport and digital infrastructure; and consider how they can support and benefit from Newport's increased strategic regional role. Development in the wider region should be carefully managed to support Newport's growth and to provide a focus for regional planning.~~ sustainable, long-term growth and investment. The Welsh Government will work with authorities within the region and in England to promote Newport's strategic role and ensure key investment decisions in Wales and England support Newport ~~and the wider region~~. ~~**The Heads of the Valleys**~~ The Welsh Government supports co-ordinated regeneration and investment in the ~~Heads of the~~ Valleys area to improve well-being, increase prosperity and address social inequalities. The Welsh Government will work with regional bodies, local authorities, businesses, the third sector, agencies and stakeholders to support investment, including in the manufacturing sector, and to ensure a regional approach is taken to addressing socio-economic issues in the ~~Heads of the~~ Valleys ~~area~~. ~~Strategic and Local Development Plans across the full region must identify how they can support, both directly and through a joined-up regional approach, the Heads of the Valleys area to deliver greater prosperity, support regeneration and improve well-being.~~ The Welsh Government supports development in the wider region which addresses the opportunities and challenges arising from the region's geographic location and its functions as a Capital Region.
PPW Reference		**PPW Reference**		

	3.37 – 3.44			3.37 – 3.44
Supporting Text	**South East** **Overview** The South East region comprises Blaenau Gwent, Bridgend, Caerphilly, Cardiff, Merthyr Tydfil, Monmouthshire, Newport, Rhondda Cynon Taf, Torfaen and the Vale of Glamorgan and is the most populous region of Wales, with over 1.5 million residents. It is a large city region on a European and UK scale. The region is the smallest of the three regions by area and includes the coastal cities of Cardiff and Newport and the former industrial heartlands of the south Wales valleys. The regional issues planning authorities should work together to plan for are set out below alongside the spatial policy areas that the Welsh Government will focus on to support the South East region. With 150,792 Welsh speakers across the region, it is important that Strategic and Local Development Plans consider the relationship between strategic housing, transport and economic growth and the Welsh language. Strategic and Local Development Plans should contain settlement hierarchies and growth distribution policies that create the conditions for Welsh to thrive across the region and encourage the development of communities where Welsh can be the everyday language. **Strategic Development Plan: A regional approach** Across the South East there are a range of strategic issues. Many of these issues have national, regional and local dimensions and will be delivered through co-ordinated action at all levels. Housing, economic growth, digital and transport connectivity infrastructure should be co-ordinated and planned on the basis of the whole region. The management of natural resources, flooding and the protection and enhancement of areas of environmental and landscape importance should inform strategic decisions on locations for growth and new infrastructure. Decarbonisation and responding to the threats of climate change should be central to all regional planning. Clear decisions should be made on the scale and location of growth through the preparation of a Strategic Development Plan to ensure that all parts of the region are working together to achieve the region's goals. A Strategic Development Plan should focus on the movement of people across the region and support an integrated approach to strategic land-use and transport planning. Key locational decisions, including for employment centres, strategic housing growth and services, should focus on the most sustainable and accessible locations, address congestion, reduce car-based commuting and improve air quality. The region should consider its connections with the Mid Wales and South West regions and the West of England region. Promoting accessibility and inter-linkages between these areas, based on an understanding of their roles and	**Supporting Text**	**Overview** The South East Wales region comprises Blaenau Gwent, Bridgend, Caerphilly, Cardiff, Merthyr Tydfil, Monmouthshire, Newport, Rhondda Cynon Taf, Torfaen and the Vale of Glamorgan and is the most populous region of Wales, with over 1.5 million residents. It is a major city region on a UK scale. The region is the smallest geographically of the three regions and includes the coastal cities of Cardiff and Newport and the former industrial heartlands of the South Wales Valleys. The regional issues that local planning authorities should work together to plan for are set out below alongside the spatial policy areas that the Welsh Government will focus on from a national perspective to support the South East region. **A collaborative, holistic approach** Across South East Wales, there are a range of strategic issues that need to be considered. Many of these issues have national, regional and local dimensions and will be delivered through co-ordinated action at all levels. Housing, economic growth and connectivity infrastructure should be co-ordinated and planned on the basis of the whole region. The management of natural resources, flooding and the protection and enhancement of areas of environmental and landscape importance should inform strategic decisions on locations for growth and new infrastructure. Decarbonising society and responding to the threats of climate change should be central to all regional planning. Clear decisions should be made on the scale and location of growth through the preparation of a Strategic Development Plan to ensure that all parts of the region are working together to achieve the region's goals. A Strategic Development Plan should focus on the movement of people across the region and support an integrated approach to strategic land-use and transport planning. Key locational decisions including for employment centres, strategic housing	**South East** **Overview** The South East ~~Wales~~ region comprises Blaenau Gwent, Bridgend, Caerphilly, Cardiff, Merthyr Tydfil, Monmouthshire, Newport, Rhondda Cynon Taf, Torfaen and the Vale of Glamorgan and is the most populous region of Wales, with over 1.5 million residents. It is a ~~major~~large city region on a European and UK scale. The region is the smallest ~~geographically~~ of the three regions by area and includes the coastal cities of Cardiff and Newport and the former industrial heartlands of the ~~South~~south Wales ~~Valleys~~valleys. The regional issues ~~that local~~ planning authorities should work together to plan for are set out below alongside the spatial policy areas that the Welsh Government will focus on ~~from a national perspective~~ to support the South East region. With 150,792 Welsh speakers across the region, it is important that Strategic and Local Development Plans consider the relationship between strategic housing, transport and economic growth and the Welsh language. Strategic and Local Development Plans should contain settlement hierarchies and growth distribution policies that create the conditions for Welsh to thrive across the region and encourage the development of communities where Welsh can be the everyday language. **Strategic Development Plan: A ~~collaborative, holistic~~regional approach** Across the South East ~~Wales,~~ there are a range of strategic issues ~~that need to be considered~~. Many of these issues have national, regional and local dimensions and will be delivered through co-ordinated action at all levels. Housing, economic growth, digital and transport connectivity infrastructure should be co-ordinated and planned on the basis of the whole region. The management of natural resources, flooding and the protection and enhancement of areas of environmental and landscape importance should inform strategic decisions on locations for growth and new infrastructure. ~~Decarbonising society~~Decarbonisation and responding to the threats of climate change should be central to all regional planning. Clear decisions should be made on the scale and location of growth through the preparation of a Strategic Development Plan to ensure that all parts of the region are working together to achieve the region's goals. A Strategic Development Plan should focus on the movement of people across the region and support an integrated approach to strategic land-use and transport planning. Key locational decisions, including for employment centres, strategic housing growth and services, should focus on the most sustainable and accessible

	functions, will ensure these areas operate as a cohesive whole and do not compete against each other or take strategic decisions in isolation. **National Growth** In accordance with Future Wales' spatial strategy, growth in the South East region should primarily be focused in Cardiff, Newport and the Valleys. Policy 1 is the overarching framework for where development and growth will be focused in each region. 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. Strategic and Local Development Plans will need to consider the interdependence of Cardiff and the wider region. Cardiff relies on people from across the full region and ensuring communities around the Capital are vibrant, prosperous and connected helps to maximise the strength of the region. Cardiff has experienced a period of growth in population and employment. It is a compact city which is defined by Caerphilly and Garth mountains to the north, the Bristol Channel to the south and the first statutory green belt in Wales to the east. Cardiff must generate and support regional growth throughout the South East while enhancing its status as a vibrant capital city of Wales. Regional transport infrastructure reflects the significance of Cardiff and has consolidated its role as the main focal point of the region. The potential to reach central Cardiff quickly and conveniently using the Metro generates opportunities for development in settlements outside the city. The cultural and economic strength of Cardiff must generate region-wide prosperity and well-being. The Welsh Government is determined to see development and growth in Newport, allowing the city to fulfil its potential as a second focal point for the region. Highly skilled employment opportunities in the transport and digital communications sectors should be catalysts for further economic investments. The Metro will improve the city's public transport system, especially within the city and to surrounding towns. It benefits from established road and rail links with Cardiff, Bristol and London. Growth at Newport will help manage the development pressures in the region by providing a strategic growth focus for the eastern part of the area. Strategic growth should be focused in and immediately adjoining Newport itself, to support brownfield regeneration. Flooding from rivers and the sea is a major issue across the region. Cardiff and Newport are estuarine cities while major rivers flow through all the south Wales Valleys, meaning many communities are at risk of flooding. Large parts of the region's key rail and road infrastructure are on valley floors or coastal locations and reliant on effective flood risk		growth and services should focus on the most sustainable and accessible locations and seek to address congestion, reduce car based commuting and improve air quality. Focus for growth In accordance with the NDF Spatial Strategy, growth in the South East Region should primarily be focussed in Cardiff, Newport and the Valleys. 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. Strategic and Local Development Plans will need to consider the interdependence of Cardiff and the wider region. Cardiff relies on people from across the full region and ensuring communities around the Capital are vibrant, prosperous and connected helps to support Cardiff. Cardiff is currently experiencing a period of growth in population and employment, but the city cannot continue to expand indefinitely without major consequences for the environment. It is a compact city nearing its physical limits, which include Caerphilly and Garth mountains to the north and the Bristol Channel to the south. Cardiff must generate and support regional growth throughout the south east while enhancing its status as a vibrant capital city of Wales. The Strategic Development Plan will need to consider the interdependence between Cardiff and the wider region. Regional transport infrastructure reflects the significance of Cardiff and has consolidated its role as the main focal point of the region. The potential to reach central Cardiff quickly and conveniently using the Metro generates opportunities for development in settlements outside the city. The cultural and economic strength of Cardiff must generate region-wide prosperity and well-being. **Supporting text for Policy 28** The Welsh Government is determined to see development and growth in Newport, allowing the city to fulfil its potential as a second focal point for the region. It has significant brownfield development	locations ~~and seek to~~, address congestion, reduce car ~~-~~based commuting and improve air quality. ~~Focus for growth~~ The region should consider its connections with the Mid Wales and South West regions and the West of England region. Promoting accessibility and inter-linkages between these areas, based on an understanding of their roles and functions, will ensure these areas operate as a cohesive whole and do not compete against each other or take strategic decisions in isolation. **National Growth** In accordance with ~~the NDF Spatial Strategy~~Future Wales' spatial strategy, growth in the South East ~~Region~~region should primarily be ~~focussed~~focused in Cardiff, Newport and the Valleys. Policy 1 is the overarching framework for where development and growth will be focused in each region. 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. Strategic and Local Development Plans will need to consider the interdependence of Cardiff and the wider region. Cardiff relies on people from across the full region and ensuring communities around the Capital are vibrant, prosperous and connected helps to ~~support Cardiff~~maximise the strength of the region. Cardiff ~~is currently experiencing~~has experienced a period of growth in population and employment~~, but the city cannot continue to expand indefinitely without major consequences for the environment.~~ . It is a compact city ~~nearing its physical limits,~~ which ~~include~~is defined by Caerphilly and Garth mountains to the north ~~and~~, the Bristol Channel to the south~~.~~ and the first statutory green belt in Wales to the east. Cardiff must generate and support regional growth throughout the ~~south east~~South East while enhancing its status as a vibrant capital city of Wales. ~~The Strategic Development Plan will need to consider the interdependence between Cardiff and the wider region.~~ Regional transport infrastructure reflects the significance of Cardiff and has consolidated its role as the main focal point of the region. The potential to reach central Cardiff quickly and conveniently using the Metro generates opportunities for development in settlements outside the city. The cultural and economic strength of Cardiff must generate region-wide prosperity and well-being. The Welsh Government is determined to see development and growth in Newport, allowing the city to fulfil its potential

	management to remain operational at all times. Places in the region benefit from strong coastal defences, including the Cardiff Bay Barrage and the Gwent levels sea wall, but sea levels are expected to rise more on the south coast than any other part of Wales over the next thirty years. The potential for flooding in the National Growth Area has implications for the delivery of growth in the region. Policy 8 sets out the national strategic approach to flood risk management and will ensure growth aspirations in National Growth Areas are co-ordinated with strategic decisions on managing flood risk. The Valleys area, covering large parts of Bridgend, Rhondda Cynon Taf, Merthyr Tydfil, Caerphilly, Blaenau Gwent and Torfaen, is a priority area for the Welsh Government and should be a priority for the Strategic Development Plan. The area has one of the most distinctive urban settlement patterns in the UK; it has seen significant investment in the A465, benefitted from EU funding programmes and in the future it will be better connected as a result of the South Wales Metro. It has the potential to build on its tourism offer and proximity to the Brecon Beacons National Park. National, regional and local strategies must be co-ordinated and focus on those interventions that can address the structural economic and social issues that impact upon communities' prosperity and well-being. Cardiff, Newport and the Valleys are identified in policy 1 as a National Growth Area where development will be directed. This will be supported by policies 2, 3, 6 and 8 which will ensure that development is sustainably located with easy access to public transport and other public services. Towns and cities must grow in a sustainable way and in a way which promotes placemaking. They should consider the needs of all residents, including older people and people with disabilities, and ensure that specialist housing provision is considered and planned for. Public sector land will be used effectively to demonstrate exemplar forms of development and placemaking. The rural areas of the South East, whilst lying in relatively close proximity to major towns and cities, will be supported by policies 4 and 5 in order for these communities to be sustained for the long term. Digital and mobile connectivity will be crucial to the economic success of the South East and policies 13 and 14 help to ensure that suitable infrastructure is in place to support this. Policy 7 sets out the national strategic approach to delivering affordable housing and ensures the focus of funding and housing policies is on driving increased provision. Planning and co-ordinating the delivery of new housing to meet identified needs is an important task for the regional planning process. Under the Welsh Government central estimates 66,400 additional homes are needed in the region until 2039 and over the initial five years (2019/20 to 2023/24) 48% of the additional homes needed should be affordable homes. These estimates provide part of the evidence and context on which Housing Requirements for		opportunities to provide new housing and employment areas. There are emerging highly skilled employment opportunities in the transport and digital communications sectors which should be catalysts for further economic investments. The Metro will improve the city's public transport system, especially within the city and to surrounding towns. It benefits from established road and rail links with Cardiff, Bristol and London. Growth at Newport will help manage the development pressures in Cardiff and provide a strategic focus for the eastern part of the region. Strategic growth should be focussed in and immediately adjoining Newport itself, to support brownfield regeneration. The South East region includes some of the most distinctive landscapes in the country. Few areas in the UK have been as shaped by their natural resources as the South Wales Valleys, which in turn drove the growth of the coastal communities. The legacy of 20th Century industrial decline remains a major issue. The commitment to addressing these challenges has been strong and the work of local authorities, the third sector and businesses has delivered investment and supported large-scale regeneration initiatives. Strategic and Local Development Plans should focus on how further regeneration can be achieved; how sustainably located brownfield sites can be brought back into use; and how communities can access the homes, jobs and services they need. It is important to preserve and enhance the region's cultural heritage with high quality development. **Supporting text for Policy 29** The Heads of the Valleys area, covering the northern parts of Rhondda Cynon Taf, Merthyr Tydfil, Caerphilly, Blaenau Gwent and Torfaen, is a priority area for the Welsh Government and should be a priority for the Strategic Development Plan. The area, like the Valleys more generally, has one of the most distinctive urban settlement patterns in the UK; has seen significant investment in the A465, from EU funding programmes and	as a second focal point for the region. ~~It has significant brownfield development opportunities to provide new housing and employment areas. There are emerging highly~~Highly skilled employment opportunities in the transport and digital communications sectors ~~which~~ should be catalysts for further economic investments. _The Metro will improve the city's public transport system, especially within the city and to surrounding towns. It benefits from established road and rail links with Cardiff, Bristol and London. Growth at Newport will help manage the development pressures in ~~Cardiff and provide~~the region by providing a strategic growth focus for the eastern part of the ~~region~~area. Strategic growth should be ~~focussed~~focused in and immediately adjoining Newport itself, to support brownfield regeneration. ~~The South East region includes some of the most distinctive landscapes in the country. Few areas in the UK have been as shaped by their natural resources as the South Wales Valleys, which in turn drove the growth of the coastal communities. The legacy of 20th Century industrial decline remains a major issue.~~ ~~The commitment to addressing these challenges has been strong and the work of local authorities, the third sector and businesses has delivered investment and supported large-scale regeneration initiatives. Strategic and Local Development Plans should focus on how further regeneration can be achieved; how sustainably located brownfield sites can be brought back into use; and how communities can access the homes, jobs and services they need. It is important to preserve and enhance the region's cultural heritage with high quality development.~~ ~~The Heads of the~~ Flooding from rivers and the sea is a major issue across the region. Cardiff and Newport are estuarine cities while major rivers flow through all the south Wales Valleys, meaning many communities are at risk of flooding. Large parts of the region's key rail and road infrastructure are on valley floors or coastal locations and reliant on effective flood risk management to remain operational at all times. Places in the region benefit from strong coastal defences, including the Cardiff Bay Barrage and the Gwent levels sea wall, but sea levels are expected to rise more on the south coast than any other part of Wales over the next thirty years. The potential for flooding in the National Growth Area has implications for the delivery of growth in the region. Policy 8 sets out the national strategic approach to flood risk management and will ensure growth aspirations in National Growth Areas are co-ordinated with strategic decisions on managing flood risk. The Valleys area, covering ~~the northern~~large parts of Bridgend, Rhondda Cynon Taf, Merthyr Tydfil, Caerphilly,

	Strategic Development Plans can be based and should be considered at the regional scale. Understanding and managing different development pressures across the region will be a key issue for Strategic Development Plans. Strategic housing issues must be considered at the regional level and not on the basis of the aspirations of individual local planning authorities. The Welsh Government wishes to see biodiversity enhanced and ecosystems become more resilient across the South East. Policies 9 and 15 set out the national strategic approach and will ensure that action to address the climate emergency, to reverse biodiversity decline and to ensure the well-being of communities takes place. These policies require consideration be given to the type of action necessary at regional and local levels and how this can be facilitated through Strategic and Local Development Plans. Investment in creating resilient ecological networks and green infrastructure will bring multiple benefits for communities and businesses as well as nature itself. Action to improve resilience is required in all areas. The emphasis in this region will be on the relationship between policies 9 and 15 and policies 2 and 6 which will shape urban growth, and policies 11 and 12 which focus on connectivity. The pattern of settlements and the nature of the ecological networks which already exist, the pressures they and land is being subjected to and the opportunities which exist to create greater resilience will be factors in determining specific approaches. Where there are conflicting priorities these will need to be considered and resolved regionally and locally. The universities in Cardiff, Newport and Pontypridd are an important presence in the region, providing further education, undertaking research and supporting innovation, providing employment, attracting students and supporting the local businesses and communities around them. Strategic and Local Development Plans should consider their role in the region and how they can play a bigger role in supporting the regional economy, innovation and their communities. The South East region accounts for 51% of the total economic output of the Welsh economy. The Regional Economic Framework to be prepared by the Welsh Government in partnership with local authorities, communities, business and key stakeholders, will set out the priorities for future regional economic development. The planning system, through Strategic and Local Development Plans and the decisions it takes, will have a major role to play in shaping the places that support and strengthen the regional economy. The Cardiff Capital Region City Deal has made progress in developing and strengthening a regional approach. The Strategic Development Plan should be informed by the Cardiff City Region Deal and should ensure that key locational decisions on housing and employment sites, key services and essential infrastructure		in the future through the South Wales Metro. It has the potential to build on its tourism offer and proximity to the Brecon Beacons National Park. National, regional and local strategies, plans and investment must be co-ordinated and focus on those interventions that can address the structural economic and social issues that impact upon communities' prosperity and well-being. Planning and co-ordinating the delivery of new housing to meet identified needs will be an important task for the regional planning process. Under the Welsh Government central estimates 71,200 additional homes are needed in the region until 2038 and over the initial five years (2018/19 to 2022/23) 48% of the additional homes needed should be affordable homes. These estimates provide part of the evidence and context on which Housing Requirements for Strategic Development Plans can be based and should be considered at the regional scale. It is vital that housing is considered at the regional level and not on the basis of the aspirations of individual local planning authorities. Understanding and managing different development pressures across the region will be a key issue and Strategic Development Plans will need to consider housing need across the full region. **Welsh language** There are more than 150,000 Welsh speakers across the region and the number is growing. It is important that development plans consider the relationship between strategic housing, transport and economic growth and the Welsh language. **An integrated, connected region** The South East region has traditionally had a high degree of integration, with the relationship between the cities, the Valleys and adjoining rural areas shaping the roles and functions of settlements in the region. The opportunity to build on these relationships and re-establish them where they have weakened, will allow issues that are difficult to address at the local level, to be considered collectively at the regional level.	Blaenau Gwent and Torfaen, is a priority area for the Welsh Government and should be a priority for the Strategic Development Plan. The area~~, like the Valleys more generally,~~ has one of the most distinctive urban settlement patterns in the UK; it has seen significant investment in the A465, benefitted from EU funding programmes and in the future ~~through~~it will be better connected as a result of the South Wales Metro. It has the potential to build on its tourism offer and proximity to the Brecon Beacons National Park. National, regional and local strategies~~, plans and investment~~ must be co-ordinated and focus on those interventions that can address the structural economic and social issues that impact upon communities' prosperity and well-being. Cardiff, Newport and the Valleys are identified in policy 1 as a National Growth Area where development will be directed. This will be supported by policies 2, 3, 6 and 8 which will ensure that development is sustainably located with easy access to public transport and other public services. Towns and cities must grow in a sustainable way and in a way which promotes placemaking. They should consider the needs of all residents, including older people and people with disabilities, and ensure that specialist housing provision is considered and planned for. Public sector land will be used effectively to demonstrate exemplar forms of development and placemaking. The rural areas of the South East, whilst lying in relatively close proximity to major towns and cities, will be supported by policies 4 and 5 in order for these communities to be sustained for the long term. Digital and mobile connectivity will be crucial to the economic success of the South East and policies 13 and 14 help to ensure that suitable infrastructure is in place to support this. Policy 7 sets out the national strategic approach to delivering affordable housing and ensures the focus of funding and housing policies is on driving increased provision. Planning and co-ordinating the delivery of new housing to meet identified needs ~~will be~~is an important task for the regional planning process. Under the Welsh Government central estimates ~~71,200~~66,400 additional homes are needed in the region until ~~2038~~2039 and over the initial five years (~~2018/19~~2019/20 to ~~2022/23) 48~~2023/24) 48% of the additional homes needed should be affordable homes. These estimates provide part of the evidence and context on which Housing Requirements for Strategic Development Plans can be based and should be considered at the regional scale. ~~It is vital that housing is~~Understanding and managing different development pressures across the region will be a key issue for Strategic Development Plans. Strategic housing issues must be considered at the regional level and not on the basis of the aspirations of individual local planning authorities. ~~Understanding and managing different development pressures across the region will be a key issue and Strategic~~

	are planned to support and benefit from the investment and projects across the region. The Strategic Development Plan should seek to maximise opportunities arising from investment in the compound semiconductor sector. Compound semiconductor technology lies at the heart of the next industrial revolution and is a technology growing rapidly in Wales. The technology underpins a range of products including smartphones, Wi-Fi, satellite communication systems, robotics and efficient LEDs. In Wales, industry, academia and Governments are working to develop a world-class compound semiconductor cluster. By developing these capabilities in the region, Wales has established the core elements for a compound semiconductor ecosystem that will help bridge early stage research, applied industrial research and innovation through to high volume manufacturing and its supporting supply chain. Prosperity is not uniform across the region. Strategic and Local Development Plans should consider how prosperity can be spread across the region, how local economies can be strengthened and how growth in the strongest economic areas can benefit the whole region. They should consider social, health and environmental inequalities and ensure that strategic land-use choices contribute to tackling these issues. Improving accessibility and the movement of people and goods is a key strategic priority and can support actions to address economic, social, cultural and environmental inequality. The Welsh Government strongly supports the development of the foundational economy in the region. The foundational economy represents those parts of the economy which are integral to the well-being of places, communities and people and which deliver people's everyday needs. The Welsh Government will continue to support greater resilience for local and regional economies and support business growth and new employment opportunities. Strategic and Local Development Plans should identify the role of the foundational economy, consider how the land-use planning system can support it and develop appropriate policies. Areas of the foundational economy which the planning system can support include regeneration initiatives, health and social care, social housing, tourism and steps to encourage greater community benefits from new development. In urban areas, including the National Growth Area of Cardiff, Newport and the Valleys, the enhancement (net-benefit) of biodiversity and the provision of green infrastructure must both shape growth strategies and be fully integrated as part of location and design solutions for proposed development.		A Strategic Development Plan will need to consider where people live, work, shop and spend their leisure time now and in the future and the location of the key health, education and social infrastructure they rely on. It should consider how the energy the region requires will be generated and transported; how waste will be managed; and the digital infrastructure required to support the region's communities. By focussing on improving accessibility and identifying the most sustainable locations, a strategic development plan should make clear choices on strategic locations and plan for the region as a cohesive whole.	~~Development Plans will need to consider housing need across the full region.~~ The Welsh Government wishes to see biodiversity enhanced and ecosystems become more resilient across the South East. Policies 9 and 15 set out the national strategic approach and will ensure that action to address the climate emergency, to reverse biodiversity decline and to ensure the well-being of communities takes place. These policies require consideration be given to the type of action necessary at regional and local levels and how this can be facilitated through Strategic and Local Development Plans. Investment in creating resilient ecological networks and green infrastructure will bring multiple benefits for communities and businesses as well as nature itself. Action to improve resilience is required in all areas. The emphasis in this region will be on the relationship between policies 9 and 15 and policies 2 and 6 which will shape urban growth, and policies 11 and 12 which focus on connectivity. The pattern of settlements and the nature of the ecological networks which already exist, the pressures they and land is being subjected to and the opportunities which exist to create greater resilience will be factors in determining specific approaches. Where there are conflicting priorities these will need to be considered and resolved regionally and locally. The universities in Cardiff, Newport and Pontypridd are an important presence in the region, providing further education, undertaking research and supporting innovation, providing employment, attracting students and supporting the local businesses and communities around them. Strategic and Local Development Plans should consider their role in the region and how they can play a bigger role in supporting the regional economy, innovation and their communities. The South East region accounts for 51% of the total economic output of the Welsh economy. The Regional Economic Framework to be prepared by the Welsh Government in partnership with local authorities, communities, business and key stakeholders, will set out the priorities for future regional economic development. The planning system, through Strategic and Local Development Plans and the decisions it takes, will have a major role to play in shaping the places that support and strengthen the regional economy. The Cardiff Capital Region City Deal has made progress in developing and strengthening a regional approach. The Strategic Development Plan should be informed by the Cardiff City Region Deal and should ensure that key locational decisions on housing and employment sites, key services and essential infrastructure are planned to support and benefit from the investment and projects across the region. The Strategic Development Plan should seek to maximise opportunities arising from investment in the compound semiconductor sector. Compound semiconductor technology lies at the heart of the next industrial revolution and is a technology growing rapidly in Wales. The technology underpins a range of products including

	Based on the indicative map contained in policy 9, upland areas in the southern and northern ridges of the valleys appear to broadly contain the most resilient ecological networks, but this does not mean they are as resilient as they ought to be. The valleys themselves and the areas along the south coast and in the east of the region tend to be less resilient in terms of ecological networks, reflecting the forms of agricultural and development pressures faced. The challenge is to identify ways to achieve integrated and innovative nature-based solutions which will cumulatively improve ecological resilience and green infrastructure across the region. Policy 9 requires that existing networks be improved and expanded upon. Equally, opportunities must be identified to safeguard and create resilient networks, and the ecosystem services on which they depend, and the multiple benefits derived from green infrastructure where currently this is not the case. This includes considering the role of protected landscapes and nature conservation designations. As well as in the most urban areas and the valleys, policies 9 and 15 work alongside policies 4 and 5 to require that the relationships between all forms of land use and management should be considered more fully in the rural parts of the South East region if we are to address the climate emergency, reverse biodiversity decline and enable communities to benefit from more sustainable forms of managing natural resources. It is vital the region plays its role in decarbonisation and supports the realisation of renewable energy. Policies 17 and 18 set out Future Wales' approach to renewable energy generation across Wales. There is strong potential for wind, marine and solar energy generation and Strategic and Local Development Plans should provide a framework for generation and associated infrastructure. The Welsh Government wishes to see energy generation, storage and management play a role in supporting the South East economy. Local ownership and distribution is important for ensuring communities in proximity to renewable energy development benefit from it and that our future energy system better serves Wales. *Maps and graphics showing pertinent regional data & Regional strategic diagram*			smartphones, Wi-Fi, satellite communication systems, robotics and efficient LEDs. In Wales, industry, academia and Governments are working to develop a world-class compound semiconductor cluster. By developing these capabilities in the region, Wales has established the core elements for a compound semiconductor ecosystem that will help bridge early stage research, applied industrial research and innovation through to high volume manufacturing and its supporting supply chain. Prosperity is not uniform across the region. Strategic and Local Development Plans should consider how prosperity can be spread across the region, how local economies can be strengthened and how growth in the strongest economic areas can benefit the whole region. They should consider social, health and environmental inequalities and ensure that strategic land-use choices contribute to tackling these issues. Improving accessibility and the movement of people and goods is a key strategic priority and can ~~**Welsh language**~~ ~~There are more than 150,000 Welsh speakers across the region and the number is growing. It is important that development plans consider the relationship between strategic housing, transport and economic growth and the Welsh language.~~ ~~**An integrated, connected region**~~ ~~The South East region has traditionally had a high degree of integration, with the relationship between the cities, the Valleys and adjoining rural areas shaping the roles and functions of settlements in the region. The opportunity to build on these relationships and re-establish them where they have weakened, will allow issues that are difficult to address at the local level, to be considered collectively at the regional level.~~ ~~A Strategic Development Plan will need to consider where people live, work, shop and spend their leisure time now and in the future and the location of the key health, education and social infrastructure they rely on. It should consider how the energy the region requires will be generated and transported; how waste will be managed; and the digital infrastructure required to support the region's communities. By focussing on improving accessibility and identifying the most sustainable locations, a strategic development plan should make clear choices on strategic locations and plan for the region as a cohesive whole.~~ support actions to address economic, social, cultural and environmental inequality. The Welsh Government strongly supports the development of the foundational economy in the region. The foundational economy represents those parts of the economy which are integral to the well-being of places, communities and people and which deliver people's

				everyday needs. The Welsh Government will continue to support greater resilience for local and regional economies and support business growth and new employment opportunities. Strategic and Local Development Plans should identify the role of the foundational economy, consider how the land-use planning system can support it and develop appropriate policies. Areas of the foundational economy which the planning system can support include regeneration initiatives, health and social care, social housing, tourism and steps to encourage greater community benefits from new development. In urban areas, including the National Growth Area of Cardiff, Newport and the Valleys, the enhancement (net-benefit) of biodiversity and the provision of green infrastructure must both shape growth strategies and be fully integrated as part of location and design solutions for proposed development. Based on the indicative map contained in policy 9, upland areas in the southern and northern ridges of the valleys appear to broadly contain the most resilient ecological networks, but this does not mean they are as resilient as they ought to be. The valleys themselves and the areas along the south coast and in the east of the region tend to be less resilient in terms of ecological networks, reflecting the forms of agricultural and development pressures faced. The challenge is to identify ways to achieve integrated and innovative nature-based solutions which will cumulatively improve ecological resilience and green infrastructure across the region. Policy 9 requires that existing networks be improved and expanded upon. Equally, opportunities must be identified to safeguard and create resilient networks, and the ecosystem services on which they depend, and the multiple benefits derived from green infrastructure where currently this is not the case. This includes considering the role of protected landscapes and nature conservation designations. As well as in the most urban areas and the valleys, policies 9 and 15 work alongside policies 4 and 5 to require that the relationships between all forms of land use and management should be considered more fully in the rural parts of the South East region if we are to address the climate emergency, reverse biodiversity decline and enable communities to benefit from more sustainable forms of managing natural resources. It is vital the region plays its role in decarbonisation and supports the realisation of renewable energy. Policies 17 and 18 set out Future Wales' approach to renewable energy generation across Wales. There is strong potential for wind, marine and solar energy generation and Strategic and Local Development Plans should provide a framework for generation and associated infrastructure. The Welsh Government wishes to see

				energy generation, storage and management play a role in supporting the South East economy. Local ownership and distribution is important for ensuring communities in proximity to renewable energy development benefit from it and that our future energy system better serves Wales. *Maps and graphics showing pertinent regional data & Regional strategic diagram*
Policy 34	**Managing Growth** **Green Belts in the South East** The Welsh Government requires the Strategic Development Plan to identify a green belt to the north of Cardiff, Newport and the eastern part of the region to manage urban form and growth. The Strategic Development Plan must consider the relationship of the green belts with the green belt in the West of England. Local Development Plans and development management decisions should not permit major development in the areas shown for consideration for green belts, except in very exceptional circumstances, until the need for green belts and their boundaries has been established by an adopted Strategic Development Plan.	**Policy 30**	**Green Belts in South East Wales** The Welsh Government requires the identification of green belts through a Strategic Development Plan to manage urban form and growth in South East Wales, particularly around Newport and the eastern part of the region. Regional plans should consider the relationship of any new green belts with the green belt around Bristol.	**Managing Growth** **Green Belts in the South East ~~Wales~~** The Welsh Government requires the ~~identification of green belts through a~~ Strategic Development Plan to ~~manage urban form and growth in South East Wales, particularly around~~identify a green belt to the north of Cardiff, Newport and the eastern part of the region to manage urban form and growth. ~~Regional plans should consider the relationship of any new green belts with the green belt around Bristol.~~The Strategic Development Plan must consider the relationship of the green belts with the green belt in the West of England. Local Development Plans and development management decisions should not permit major development in the areas shown for consideration for green belts, except in very exceptional circumstances, until the need for green belts and their boundaries has been established by an adopted Strategic Development Plan.
PPW Reference	3.60 – 3.74	**PPW Reference**		3.60 – 3.74
Supporting Text	The close relationship between the South East and the West of England and the presence of a large green belt around Bristol means that long-term development pressures will in part be directed from England to the South East region. The proximity to a large populous English region provides opportunities that can support the South East, but these opportunities must be managed strategically and on a regional basis. Strategic decisions on the location of development, key services and infrastructure should support existing built-up areas and be taken on a regional basis, ensuring they are located in the most accessible and sustainable locations, support actions to address inequality and deprivation and improve links to neighbouring areas of England. Planning Policy Wales sets the context for establishing green belts.	**Supporting Text**	Strategic decisions on the location of development, key services and infrastructure should support the region's cities and Valleys communities and be taken on a regional basis, ensuring they are located in the most accessible and sustainable locations within the context of the whole region. The Welsh Government supports the use of green belts in the South East region in managing and planning urban growth. Planning Policy Wales sets out the policy context for them. The Strategic Development Plan must identify a green belt that includes the area to the north of the M4 from the Severn Crossings to North Cardiff. **A growing, equitable region** The South East region accounts for 51% of the total economic output of the Welsh economy and accounts for over 55% of additional housing need in Wales during the next few years, with estimates suggesting this proportion will increase in the future. The	The close relationship between the South East and the West of England and the presence of a large green belt around Bristol means that long-term development pressures will in part be directed from England to the South East region. The proximity to a large populous English region provides opportunities that can support the South East, but these opportunities must be managed strategically and on a regional basis. Strategic decisions on the location of development, key services and infrastructure should support ~~the region's cities and Valleys communities~~ existing built-up areas and be taken on a regional basis, ensuring they are located in the most accessible and sustainable locations ~~within the context of the whole region. The Welsh Government supports the use of green belts in the South East region in managing and planning urban growth. Planning Policy Wales sets out the policy context for them. The Strategic Development Plan must identify a green belt that includes the area to the north of the M4 from the Severn Crossings to North Cardiff.~~ ~~**A growing, equitable region**~~ ~~The South East region accounts for 51% of the total economic output of the Welsh economy and accounts for over 55% of~~

			Regional Economic Development Plan prepared by the Welsh Government in partnership with local authorities, communities, business and key stakeholders will set out the priorities for future regional economic development. The planning system, through Strategic and Local Development Plans and the decisions it takes, will have a major role to play in shaping the places that support and strengthen the regional economy. The Strategic Development Plan should seek to maximise opportunities arising from investment in the compound semiconductor sector. Compound semiconductor technology lies at the heart of the next industrial revolution and is a technology growing rapidly in Wales. The technology underpins a range of products including smartphones, Wi-Fi, satellite communication systems, robotics and efficient LEDs. In Wales, industry, academia and Governments are working to develop a world class compound semiconductor cluster. By developing these capabilities in the region, Wales has established the core elements for a compound semiconductor ecosystem that will help bridge early stage research, applied industrial research and innovation through to high volume manufacturing and its supporting supply chain. Prosperity is not uniform across the region. The Cardiff Capital Region City Deal has made progress in developing and strengthening a regional approach. Strategic and Local Development Plans should consider how prosperity can be spread across the region, how local economies can be strengthened and how growth in the strongest economic areas can benefit the whole region. They should consider social, health and environmental inequalities and ensure that strategic land-use choices contribute to tackling these issues. Improving accessibility and the movement of people and goods is a key strategic priority and can support actions to address economic, social, cultural and environmental inequality.	~~additional housing need in Wales during the next few years, with estimates suggesting this proportion will increase in the future. The Regional Economic Development Plan prepared by the Welsh Government in partnership with local authorities, communities, business and key stakeholders will set out the priorities for future regional economic development. The planning system, through Strategic and Local Development Plans and the decisions it takes, will have a major role to play in shaping the places that support and strengthen the regional economy.~~ ~~. The Strategic Development Plan should seek to maximise opportunities arising from investment in the compound semiconductor sector. Compound semiconductor technology lies at the heart of the next industrial revolution and is a technology growing rapidly in Wales. The technology underpins a range of products including smartphones, Wi-Fi, satellite communication systems, robotics and efficient LEDs. In Wales, industry, academia and Governments are working to develop a world class compound semiconductor cluster. By developing these capabilities in the region, Wales has established the core elements for a compound semiconductor ecosystem that will help bridge early stage research, applied industrial research and innovation through to high volume manufacturing and its supporting supply chain.~~ **~~Prosperity~~** ~~is not uniform across the region. The Cardiff Capital Region City Deal has made progress in developing and strengthening a regional approach. Strategic and Local Development Plans should consider how prosperity can be spread across the region, how local economies can be strengthened and how growth in the strongest economic areas can benefit the whole region. They should consider social, health and environmental inequalities and ensure that strategic land-use choices contribute to tackling these issues. Improving accessibility and the movement of people and goods is a key strategic priority and can~~ support actions to address ~~economic, social, cultural and environmental~~ inequality~~.~~ and deprivation and improve links to neighbouring areas of England. Planning Policy Wales sets the context for establishing green belts.
Policy 35	**Supporting Growth** **Valleys Regional Park**	**Policy 33**	**Valleys Regional Park** The Welsh Government supports the establishment of the Valleys Regional Park.	**Supporting Growth** **Valleys Regional Park**

	The Welsh Government supports the establishment of the Valleys Regional Park. Strategic and Local Development Plans should embed its principles into their planning frameworks. The Welsh Government will work with local authorities, the third sector and key partners to support the Valleys Regional Park and maximise opportunities for new development.		Strategic and Local Development Plans should embed its principles into their planning frameworks. The Welsh Government will work with local authorities, the third sector and key partners to support the Valleys Regional Park and maximise opportunities for new development.	The Welsh Government supports the establishment of the Valleys Regional Park. Strategic and Local Development Plans should embed its principles into their planning frameworks. The Welsh Government will work with local authorities, the third sector and key partners to support the Valleys Regional Park and maximise opportunities for new development.
PPW Reference	3.20 3.42 3.52 5.5.1	**PPW Reference**		3.20 3.42 3.52 5.5.1
Supporting Text	The Welsh Government, communities and partners have developed a positive framework through 'Our Valleys, Our Future' to drive change and regeneration. The Valleys Regional Park seeks to maximise the social, economic and environmental potential of the Valleys' natural and cultural heritage assets and it is important the planning system supports its delivery. The South East has many outstanding historic and natural resources which are an important part of the local fabric and help to tell the story of its distinctive and unique communities. Outstanding places include its Blue Flag Award beaches along the southern coast, Blaenavon Industrial Landscape World Heritage Site and Scheduled Monuments such as the Caerleon Roman Fortress and Baths and numerous castles located across the region. They should be protected for the enjoyment of future generations and help to provide economic benefits for the region's communities. The region's distinctive heritage should be preserved and enhanced by high quality development. The region is served by ports at Newport, Cardiff and Barry. Each plays an important economic role and collectively they are key infrastructure within the region. Strategic and Local Development plans should consider the role of the ports locally, regionally and nationally and establish frameworks to support their operation and potential expansion. The region's concentration of population and its historic and future growth mean it is a high consumer of materials and natural resources. It is vital the region makes the best use of material resources, promotes resource efficiency and is ambitious in supporting innovative ways of promoting a circular economy. The region is heavily dependent upon marine aggregates from the Bristol Channel and the Severn Estuary and minerals from this area serve both Welsh and English markets.	**Supporting Text**	The region is served by ports at Newport, Cardiff and Barry. Each plays an important economic role and collectively they are key infrastructure within the region. Development plans should consider the role of the ports locally, regionally and nationally and establish frameworks to support their operation and potential expansion. The Welsh Government will maintain its commitment to tackling congestion on the M4 and trunk road network including through its Pinch Point Programme of small scale interventions aimed at addressing congestion pinch points on the main road network. **Rivers and valleys** The Welsh Government, communities and partners have developed a positive framework through 'Our Valleys, Our Future' to drive change and regeneration. The Valleys Regional Park seeks to maximise the social, economic, cultural and environmental potential of the Valleys' natural and cultural heritage assets and it is important that the planning system supports its delivery. The region's concentration of population and its historic and future growth mean that it is a high consumer of materials and natural resources. It is vital the region makes the best use of material resources, promotes resource efficiency and is ambitious in supporting innovative ways of promoting a circular economy. The region is heavily dependent upon marine aggregates from the Bristol Channel and the Severn Estuary and minerals from this area serves both Welsh and English markets.	The Welsh Government, communities and partners have developed a positive framework through 'Our Valleys, Our Future' to drive change and regeneration. The Valleys Regional Park seeks to maximise the social, economic and environmental potential of the Valleys' natural and cultural heritage assets and it is important the planning system supports its delivery. The South East has many outstanding historic and natural resources which are an important part of the local fabric and help to tell the story of its distinctive and unique communities. Outstanding places include its Blue Flag Award beaches along the southern coast, Blaenavon Industrial Landscape World Heritage Site and Scheduled Monuments such as the Caerleon Roman Fortress and Baths and numerous castles located across the region. They should be protected for the enjoyment of future generations and help to provide economic benefits for the region's communities. The region's distinctive heritage should be preserved and enhanced by high quality development. The region is served by ports at Newport, Cardiff and Barry. Each plays an important economic role and collectively they are key infrastructure within the region. Strategic and Local Development plans should consider the role of the ports locally, regionally and nationally and establish frameworks to support their operation and potential expansion. ~~The Welsh Government will maintain its commitment to tackling congestion on the M4 and trunk road network including through its Pinch Point Programme of small scale interventions aimed at addressing congestion pinch points on the main road network.~~ ~~**Rivers and valleys**~~ ~~The Welsh Government, communities and partners have developed a positive framework through 'Our Valleys, Our Future' to drive change and regeneration. The Valleys Regional Park seeks to maximise the social, economic, cultural and environmental potential of the Valleys' natural and cultural heritage assets and it is important that the planning system supports its delivery.~~

				The region's concentration of population and its historic and future growth mean ~~that~~ it is a high consumer of materials and natural resources. It is vital the region makes the best use of material resources, promotes resource efficiency and is ambitious in supporting innovative ways of promoting a circular economy. ~~-~~The region is heavily dependent upon marine aggregates from the Bristol Channel and the Severn Estuary and minerals from this area ~~serves~~serve both Welsh and English markets.
Policy 36	**South East Metro** The Welsh Government supports the development of the South East Metro and will work with Transport for Wales, local authorities and other partners to enable its delivery and maximise associated opportunities. Strategic and Local Development Plans must support the South East Metro. Planning authorities should plan growth and regeneration to maximise the opportunities arising from better regional connectivity, including identifying opportunities for higher density, mixed-use and car-free development around new and improved metro stations.	**Policy 31**	**Growth in sustainable transit orientated settlements** Development and growth in the region should be focussed in places with good active travel and public transport connectivity. Land in close proximity to existing and committed new mainline railway and Metro stations should be the focus for development. Strategic and Local Development Plans should plan growth to maximise the potential opportunities arising from better regional connectivity. The Welsh Government supports the development of the South Wales Metro and will work with agencies to enable its delivery.	~~**Growth in sustainable transit orientated settlements**~~ ~~Development and growth in the region should be focussed in places with good active travel and public transport connectivity. Land in close proximity to existing and committed new mainline railway and Metro stations should be the focus for development.~~ **South East Metro** The Welsh Government supports the development of the South East Metro and will work with Transport for Wales, local authorities and other partners to enable its delivery and maximise associated opportunities. Strategic and Local Development Plans must support the South East Metro. Planning authorities should plan growth and regeneration to maximise the ~~potential~~ opportunities arising from better regional connectivity~~. The Welsh Government supports the development of the South Wales Metro and will work with agencies to enable its delivery.~~, including identifying opportunities for higher density, mixed-use and car-free development around new and improved metro stations.
PPW Reference	4.1 5.3	**PPW Reference**		4.1 5.3
Supporting Text	Across Wales and the regions, the Welsh Government wishes to see development built in sustainable locations that are supported by the active travel and public transport infrastructure and services needed to enable people to live active and healthy lives. This includes ensuring average levels of air and noise pollution are reduced or at least minimised. The overall aim is to reduce the need to travel, particularly by private vehicles, and support a modal shift to walking, cycling and public transport. Policies 11 and 12 set out the strategic approach to national and regional connectivity and how the Welsh Government will support and invest in improvements to active travel and public transport. The South East Wales Transport Commission is advising on tackling congestion on the M4 and will make recommendations to the Welsh Government on solutions. The Commission's emerging conclusions were published in July 2020. In the South East region, the rail infrastructure and services are fundamental to an effective and efficient transport network and central to improving regional and national	**Supporting Text**	The relatively high population density in South East Wales means the region is well-suited to Transit Orientated Development, as set out in Policy 1. The quality, variety and frequency of transport services will vary across the region and should be taken into account by local planning authorities in the preparation of the regional settlement strategy, in accordance with Policy 16. The South Wales Metro scheme provides a major strategic opportunity to improve rail, bus, cycling and walking infrastructure across the region and provide a focus for investment, regeneration and associated development. Development plans must ensure that long term strategic decisions maximise opportunities in areas that will benefit from improved accessibility and investment in public transport, including from the Metro.	~~The relatively high population density in South East Wales means the region is well-suited to Transit Orientated Development, as set out in Policy 1. The quality, variety and frequency of transport services will vary across the region and should be taken into account by local planning authorities in the preparation of the regional settlement strategy, in accordance with Policy 16.~~ ~~The South Wales~~Across Wales and the regions, the Welsh Government wishes to see development built in sustainable locations that are supported by the active travel and public transport infrastructure and services needed to enable people to live active and healthy lives. This includes ensuring average levels of air and noise pollution are reduced or at least minimised. The overall aim is to reduce the need to travel, particularly by private vehicles, and support a modal shift to walking, cycling and public transport. Policies 11 and 12 set out the strategic approach to national and regional connectivity and how the Welsh Government will support and invest in improvements to active travel and public transport. The South East Wales Transport Commission is advising on

	connectivity. The South East Metro scheme provides a major strategic opportunity to improve rail, bus, cycling and walking infrastructure across the region and provide a focus for investment, regeneration and associated development. The high population concentration combined with a dense rail network in the South East means the region is well-suited to transit orientated development, as promoted by policy 12. The quality, variety and frequency of transport services will vary across the region and should be taken into account by planning authorities in the preparation of the regional spatial strategy. In accordance with policy 19 Strategic and Local Development Plans must ensure that long-term strategic decisions maximise opportunities in areas that will benefit from improved accessibility and investment in public transport, including from the Metro. Facilitating access to the Metro by active travel will make an important contribution to modal shift from car to public transport journeys at a regional level. Achieving this will require high quality active travel routes linking neighbourhoods and trip destinations with metro stations. The provision of high quality, secure cycle parking at interchanges will also be essential. Expanding the on-street cycle hire system developed in Cardiff across the wider region could also help grow public transport patronage. Integrating the Metro with the South Wales mainline railway at key locations can also help reduce traffic volumes on the M4, including commuters to and from the South East to places such as Swansea Bay and Bristol. The Metro reflects the importance of Cardiff to the region, but also provides potential and opportunity for other parts of the region to function as key centres. Merthyr Tydfil, Pontypridd, Caerphilly and Bridgend will be strategically important locations on the South East Metro system. Regeneration and sustainable, inclusive economic growth in these towns will help deliver the ambitions of the Our Valleys, Our Future project. Where new transport corridors are created by the Metro scheme, the potential for these corridors to incorporate green infrastructure must be explored.		The Metro reflects the importance of Cardiff to the region but also provides potential and opportunity for other parts of the region to function as key centres. Merthyr Tydfil, Pontypridd, Caerphilly and Bridgend will be strategically important locations on the South Wales Metro system. Regeneration and sustainable, inclusive economic growth in these towns will help deliver the ambitions of the Our Valleys, Our Future project. Where new transport corridors are created by the Metro scheme, the potential for these corridors to incorporate green infrastructure must be explored.	tackling congestion on the M4 and will make recommendations to the Welsh Government on solutions. The Commission's emerging conclusions were published in July 2020. In the South East region, the rail infrastructure and services are fundamental to an effective and efficient transport network and central to improving regional and national connectivity. The South East Metro scheme provides a major strategic opportunity to improve rail, bus, cycling and walking infrastructure across the region and provide a focus for investment, regeneration and associated development. ~~Development plans must ensure that long-~~ The high population concentration combined with a dense rail network in the South East means the region is well-suited to transit orientated development, as promoted by policy 12. The quality, variety and frequency of transport services will vary across the region and should be taken into account by planning authorities in the preparation of the regional spatial strategy. In accordance with policy 19 Strategic and Local Development Plans must ensure that long-term strategic decisions maximise opportunities in areas that will benefit from improved accessibility and investment in public transport, including from the Metro. Facilitating access to the Metro by active travel will make an important contribution to modal shift from car to public transport journeys at a regional level. Achieving this will require high quality active travel routes linking neighbourhoods and trip destinations with metro stations. The provision of high quality, secure cycle parking at interchanges will also be essential. Expanding the on-street cycle hire system developed in Cardiff across the wider region could also help grow public transport patronage. 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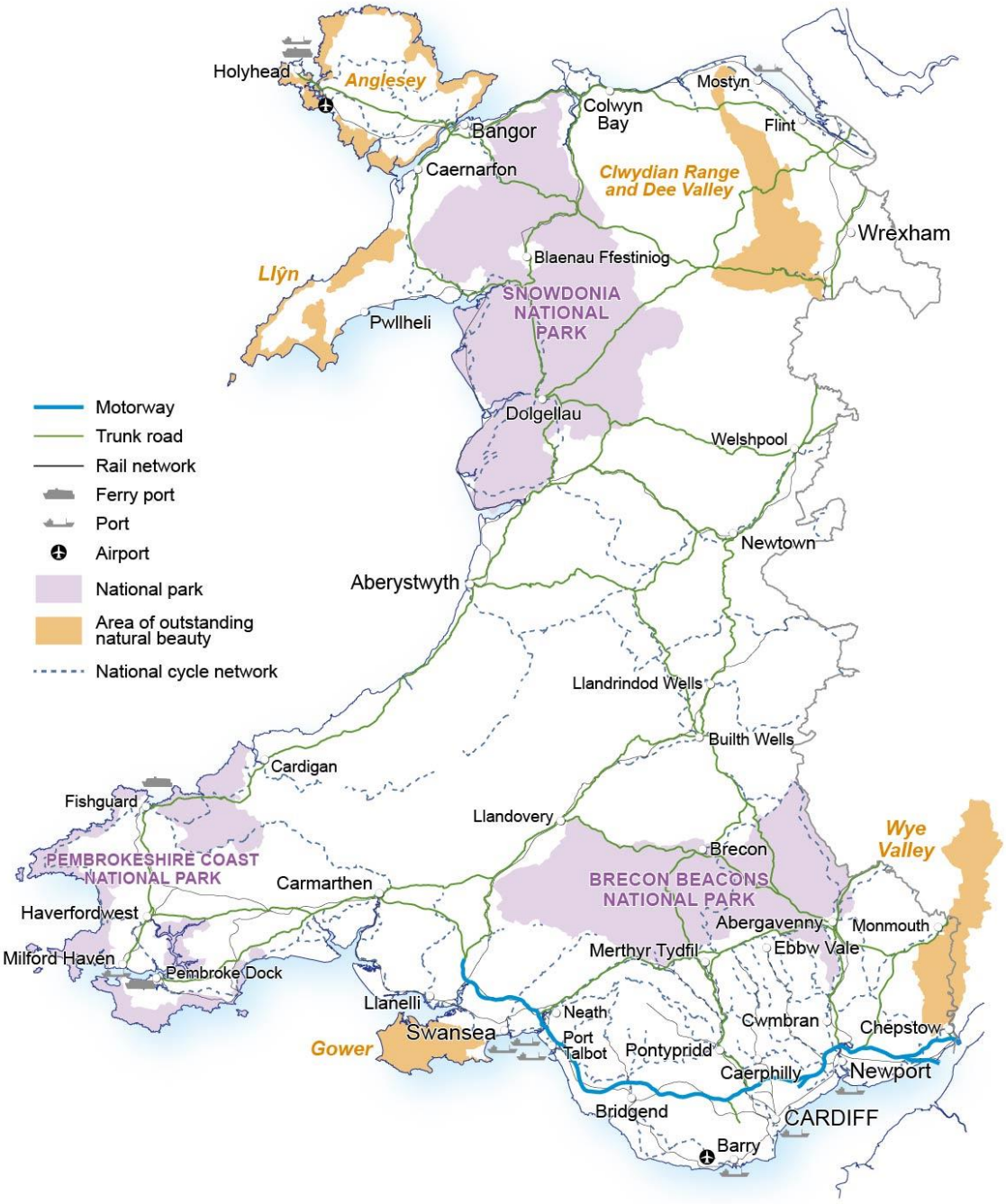
	Update to Table illustrating relationship between policies and NDF Outcomes.			Update to Table illustrating relationship between policies and NDF Outcomes.

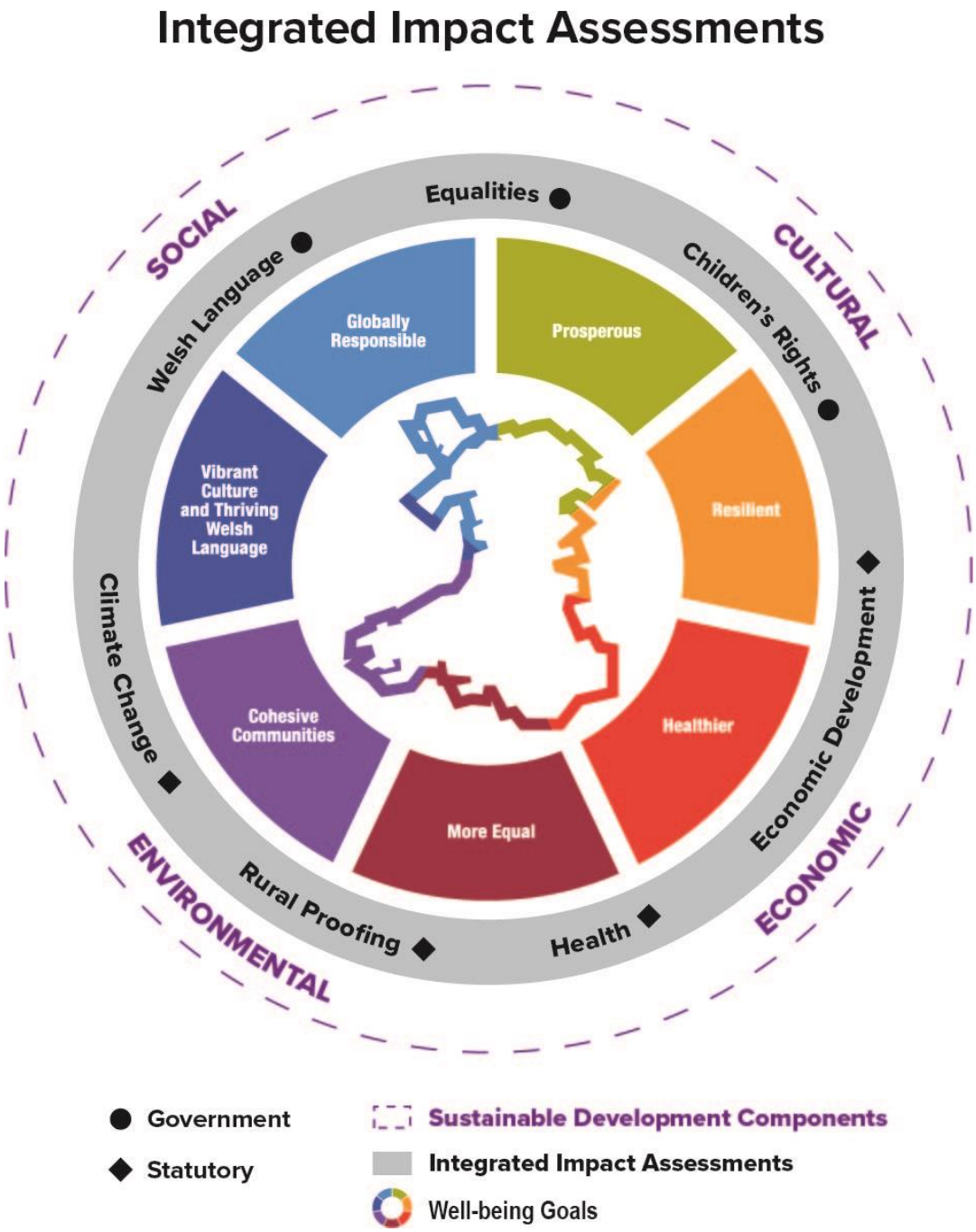
Inside Cover

Updated Map of Wales



Chapter 1

Figure A



Model of influence diagram

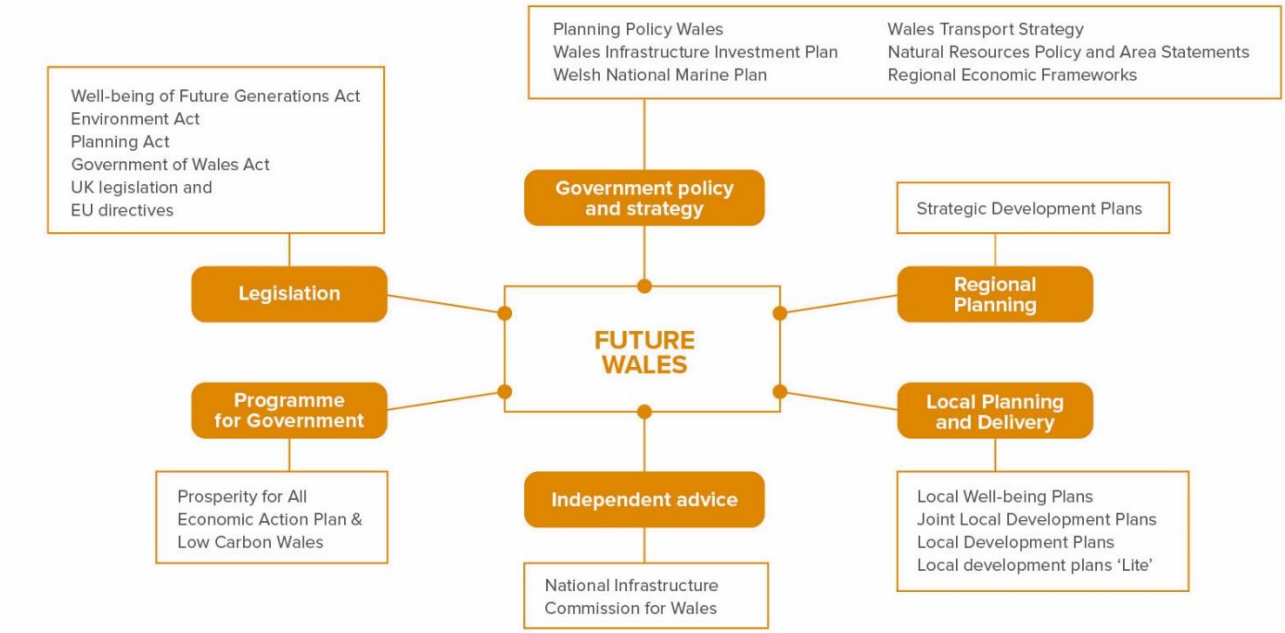


Figure B illustrates how different tiers of the development plan cumulatively address issues contained in Planning Policy Wales

Figure B: illustrates how different tiers of the development plan cumulatively address issues contained in Planning Policy Wales

The **Planning System** manages the development and use of land in the public interest, prioritising long term collective benefit and reconciling different interests.

Planning Policy Wales (PPW) establishes the key principles for the planning system.

PPW is supported by **Technical Advice Notes** (TANs). Together PPW and the TANs set out the policy issues that the planning system deals with. PPW establishes **WHAT** development plans and decisions taken by the planning system must achieve and **HOW** development should be shaped to deliver the best possible outcomes.

Development Plans apply the key principles of PPW to their plan areas and are shaped by evidence. Development plans establish **WHERE** new development should take place over the next 15 to 20 years. They are how we decide how places should grow and change.

Development plans are prepared at different scales:

All Wales:
National Development Framework

Regional:
Strategic Development Plans

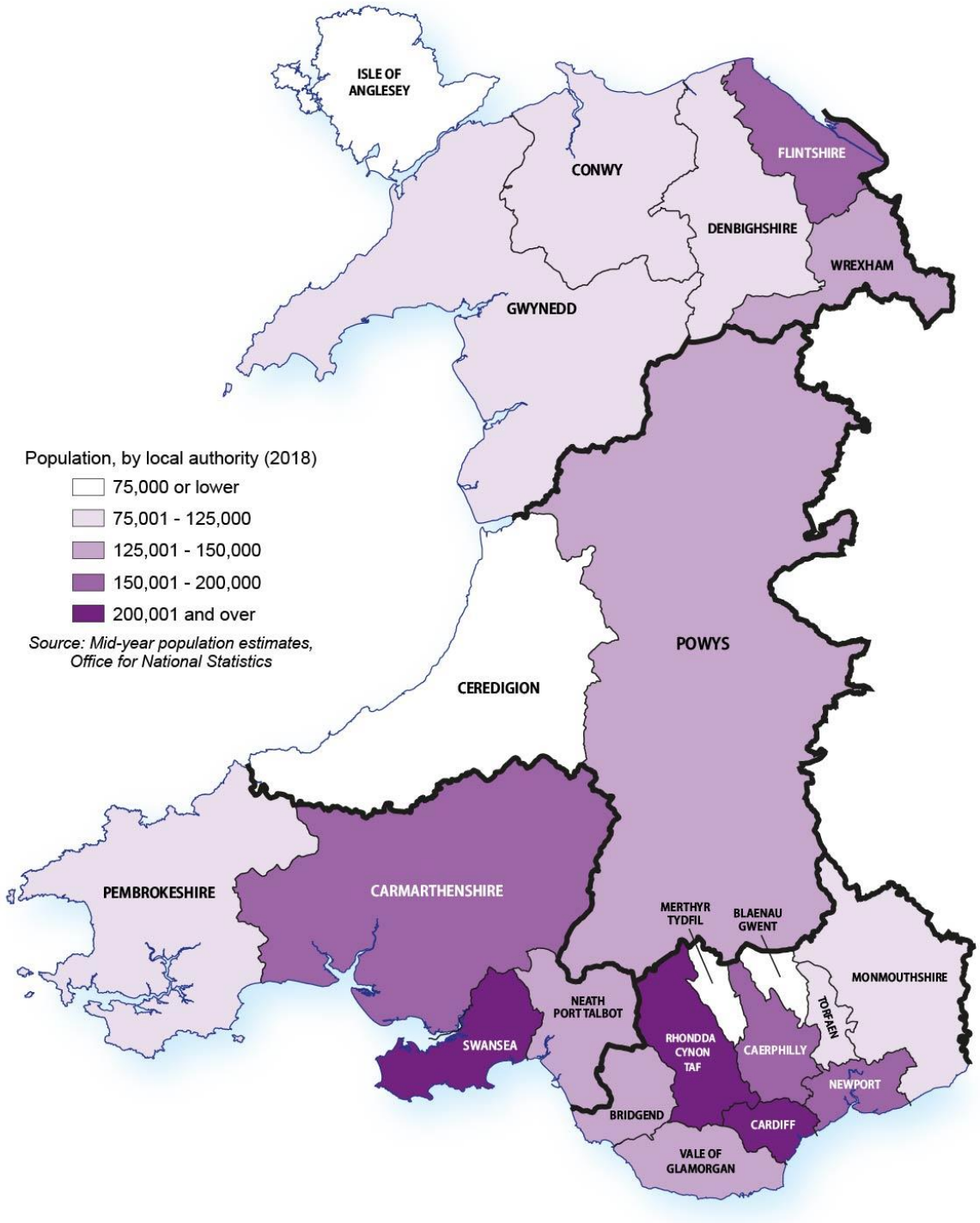
Local:
Local Development Plans

The **Development Management** process assesses and determines individual planning applications of all sizes in accordance with development plans. The vast majority are determined by Local Authorities and National Parks. Nationally significant planning applications are determined directly by the Welsh Government.

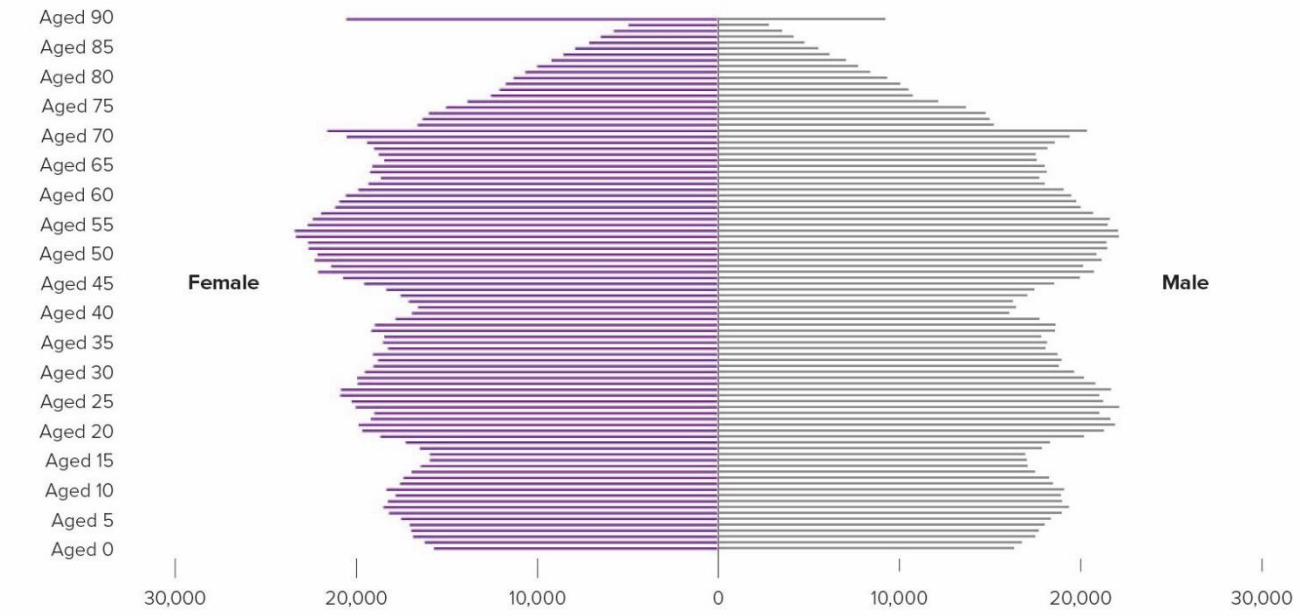
Sequence diagram

Chapter 2

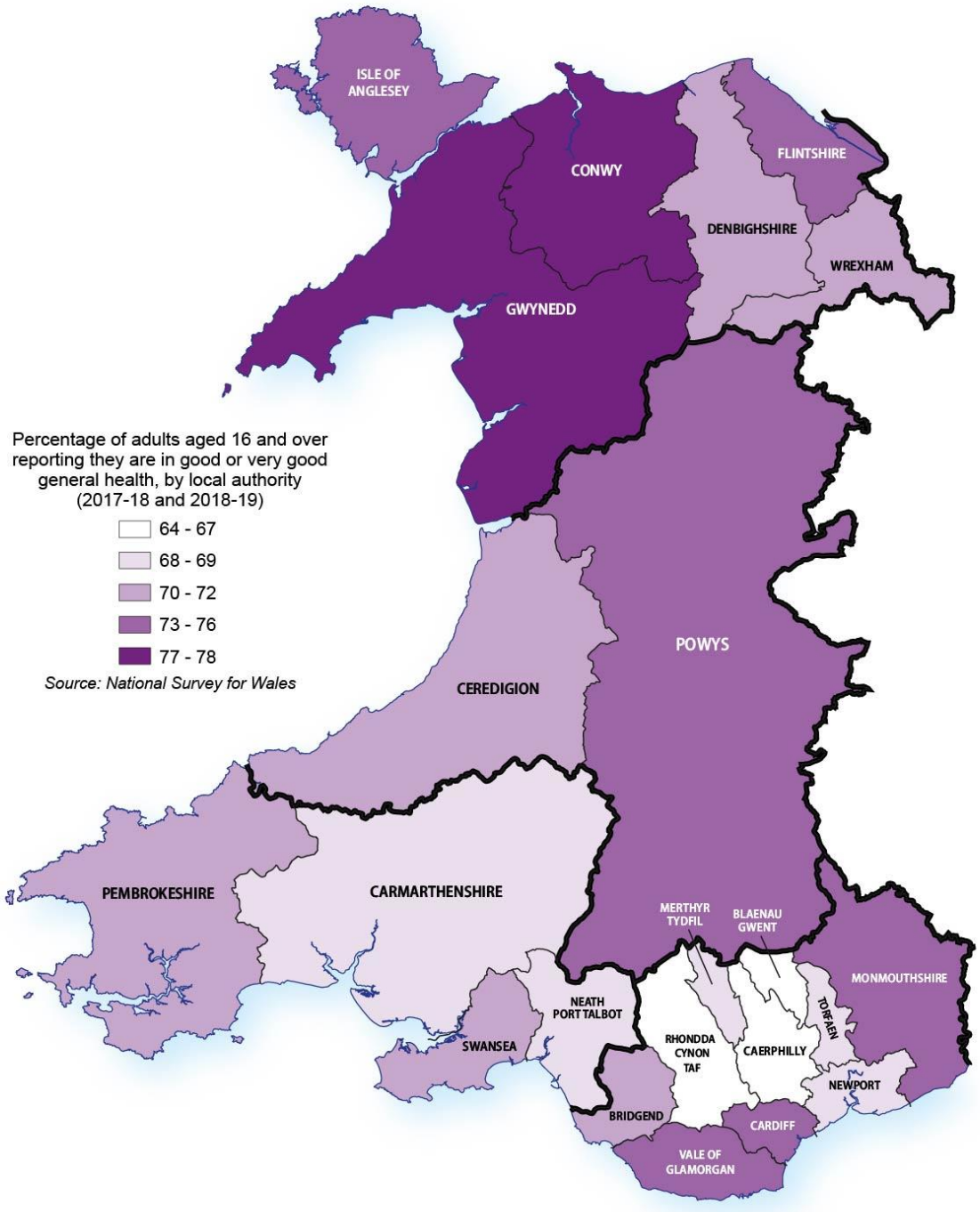
Map 1 – Population map



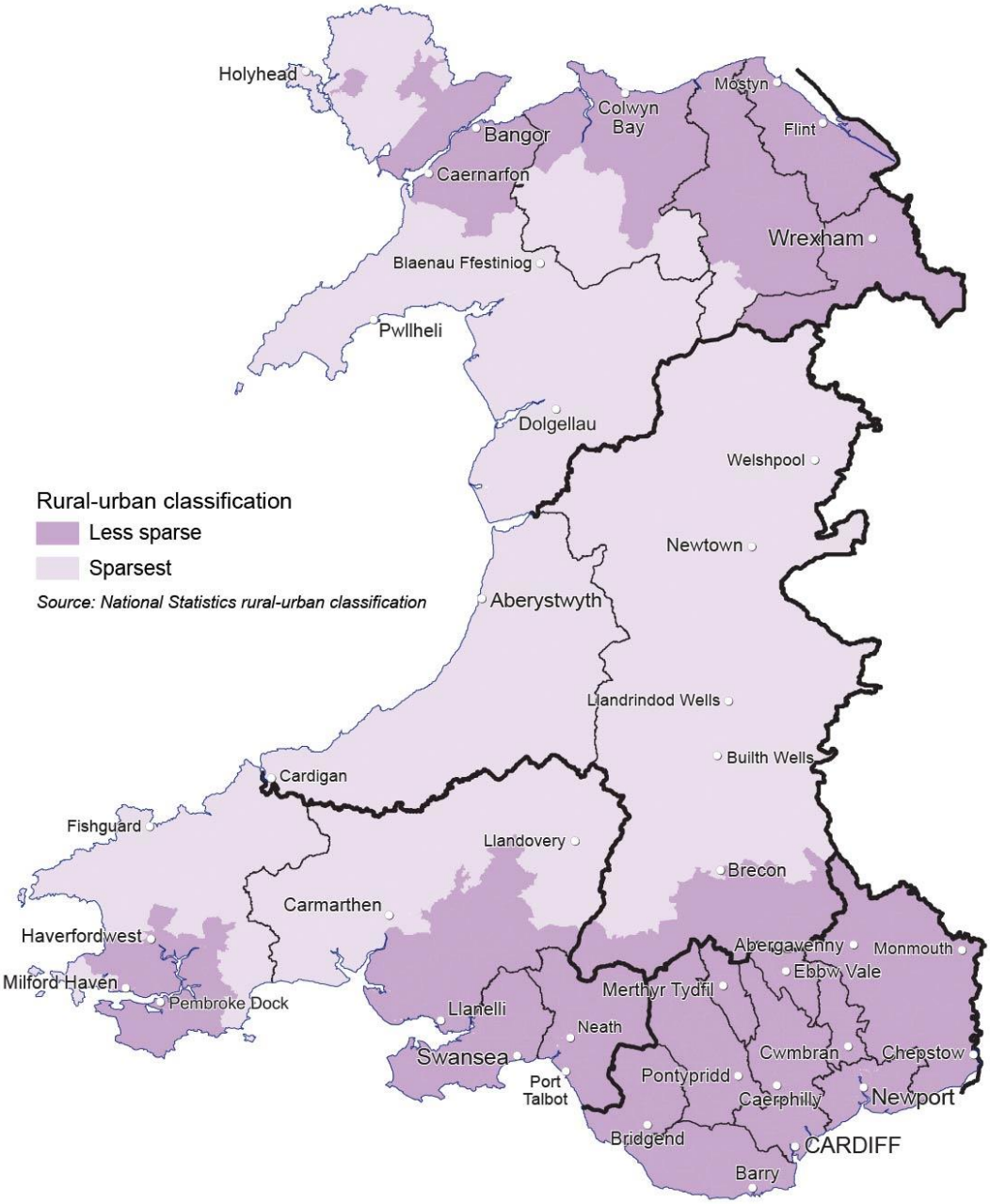
Graphic 1 - Chart showing population distribution by age and gender



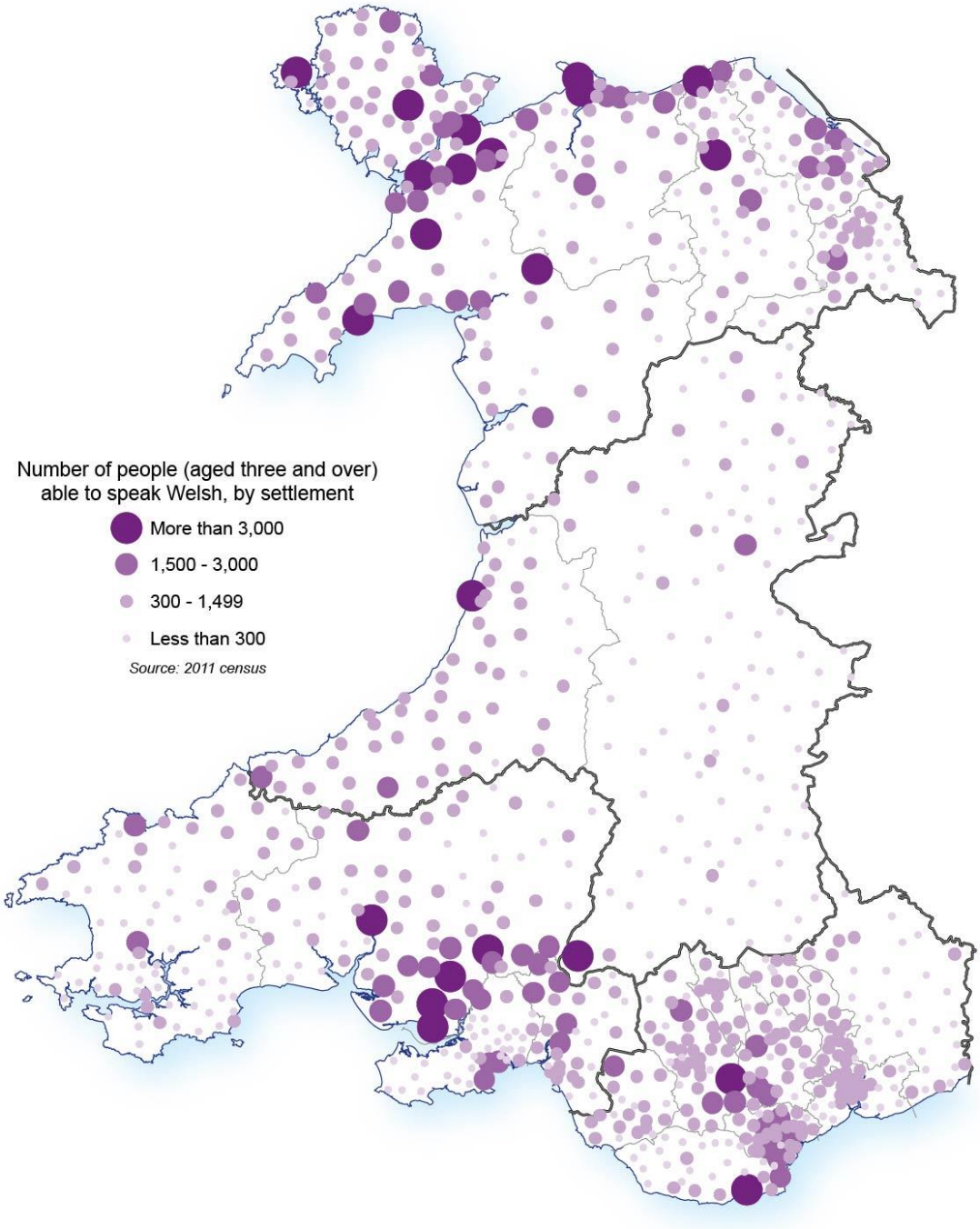
Map 2 - Map showing percentage of adults reporting they are in good or very good general health by local authority area



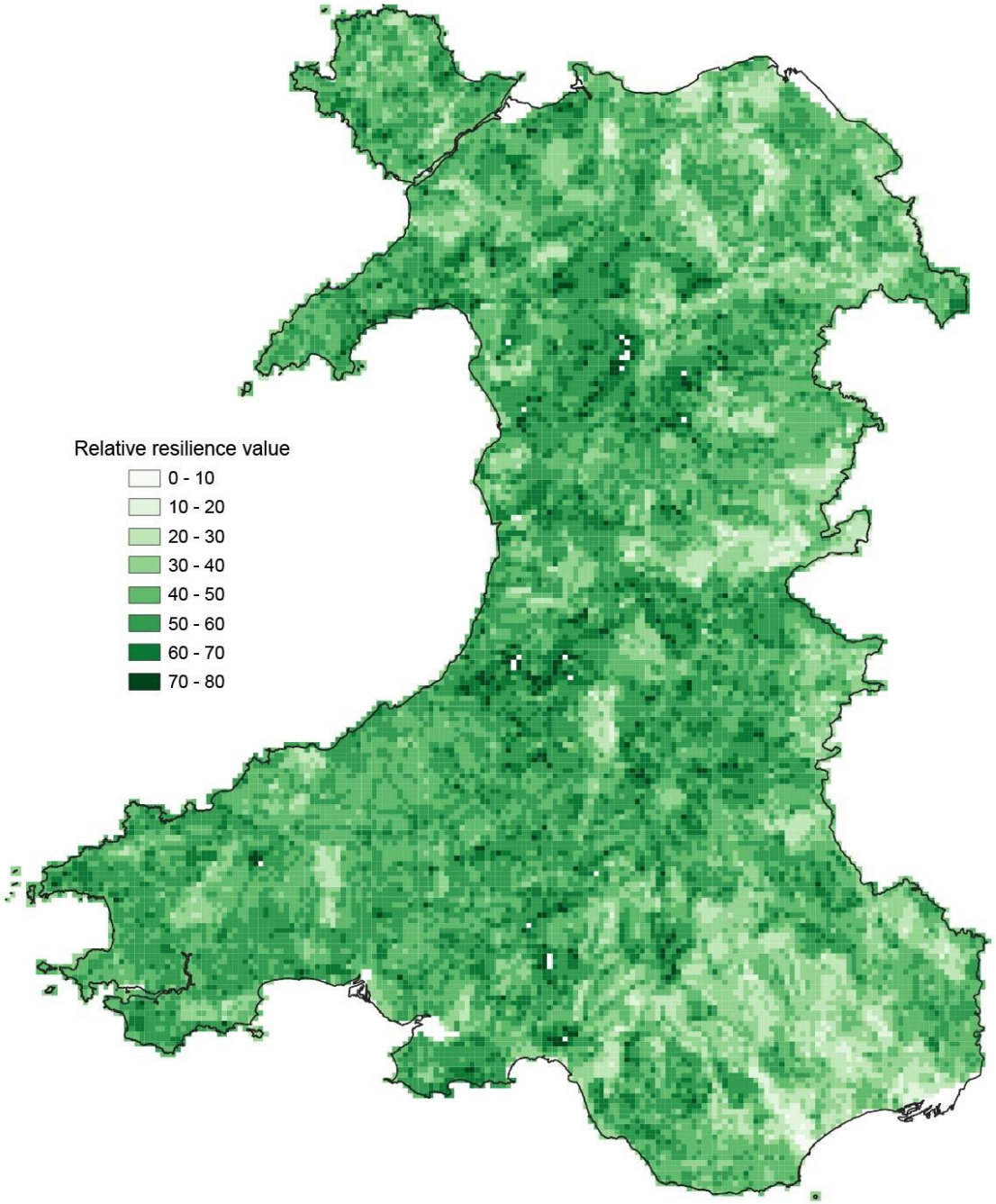
Map 3 - Map of Rural Urban Classifications



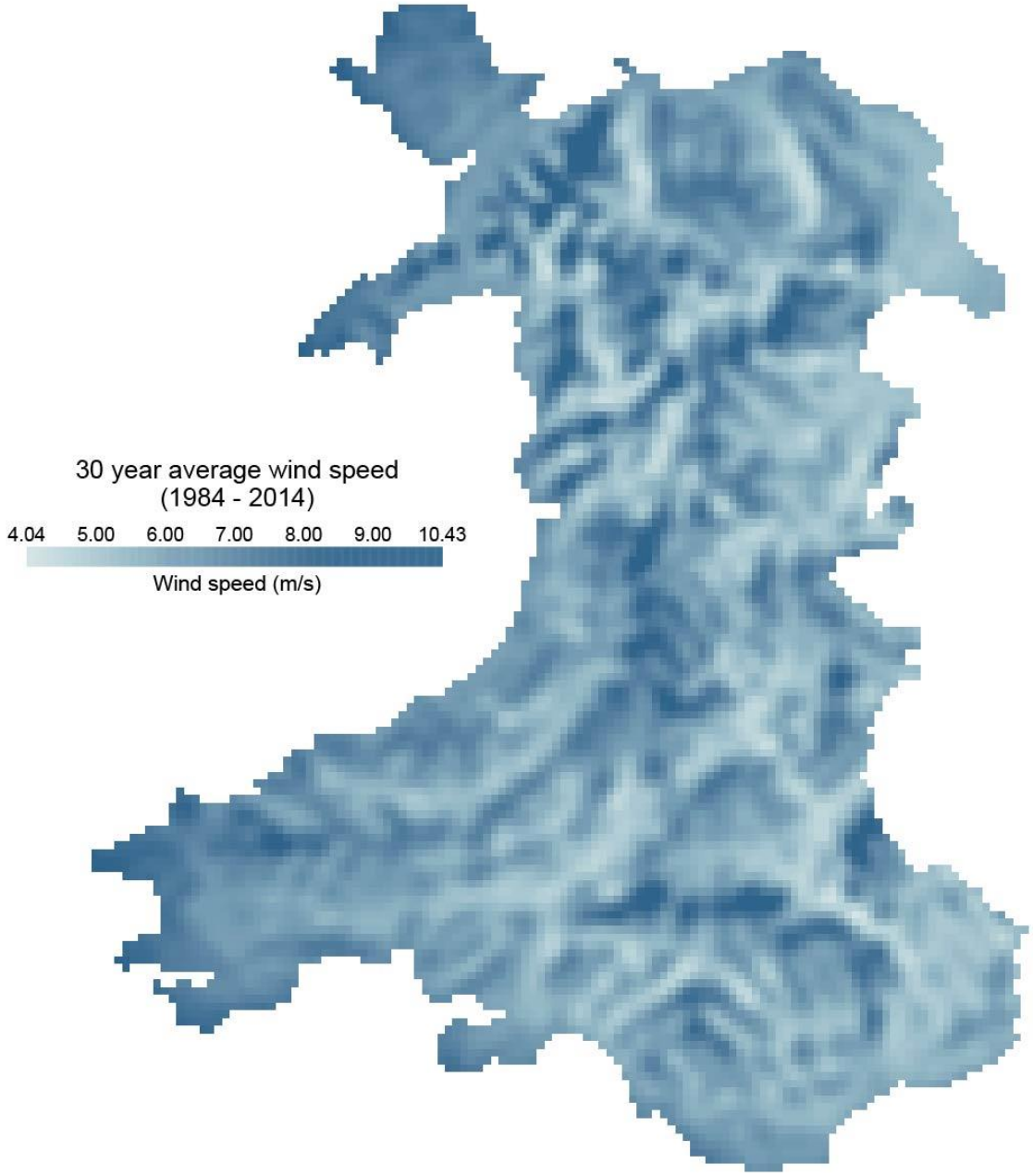
Map 4 – Map showing Welsh speakers



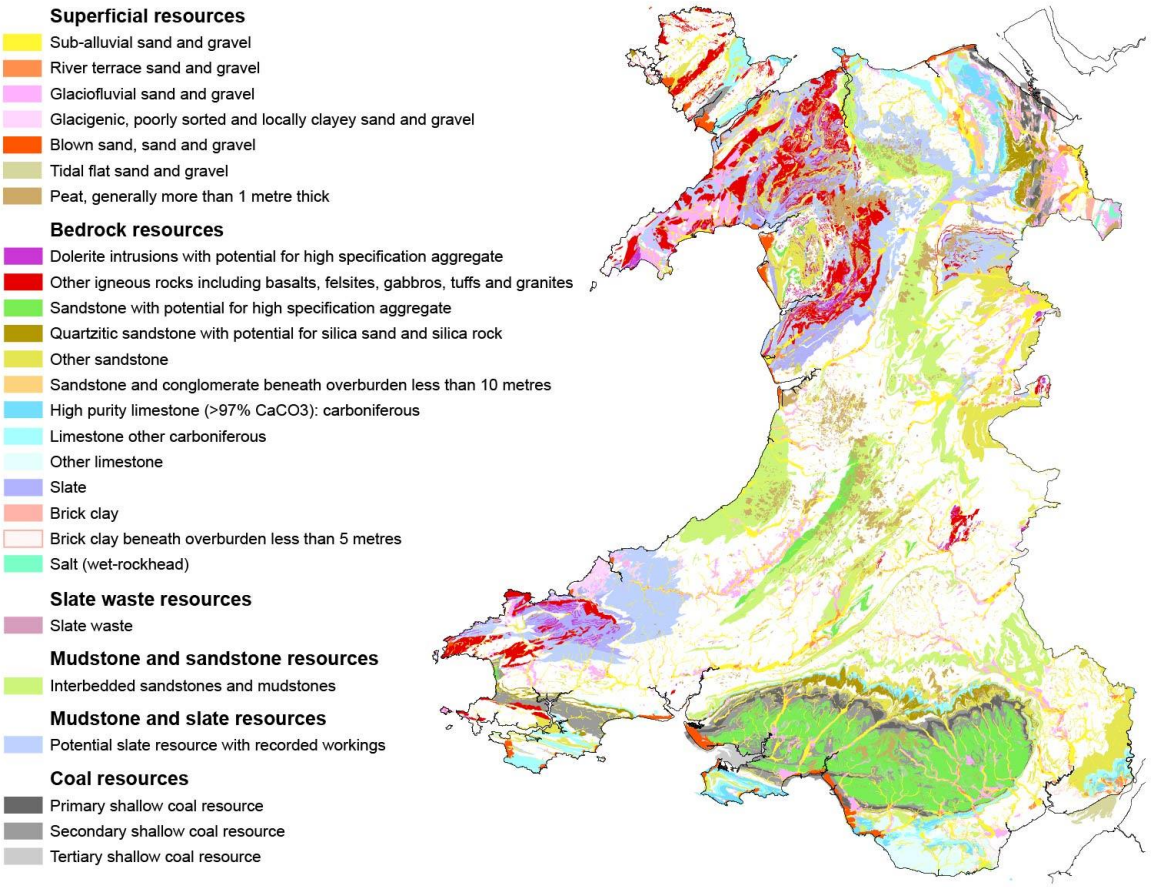
Map 5 - Map showing relative ecological connectivity;



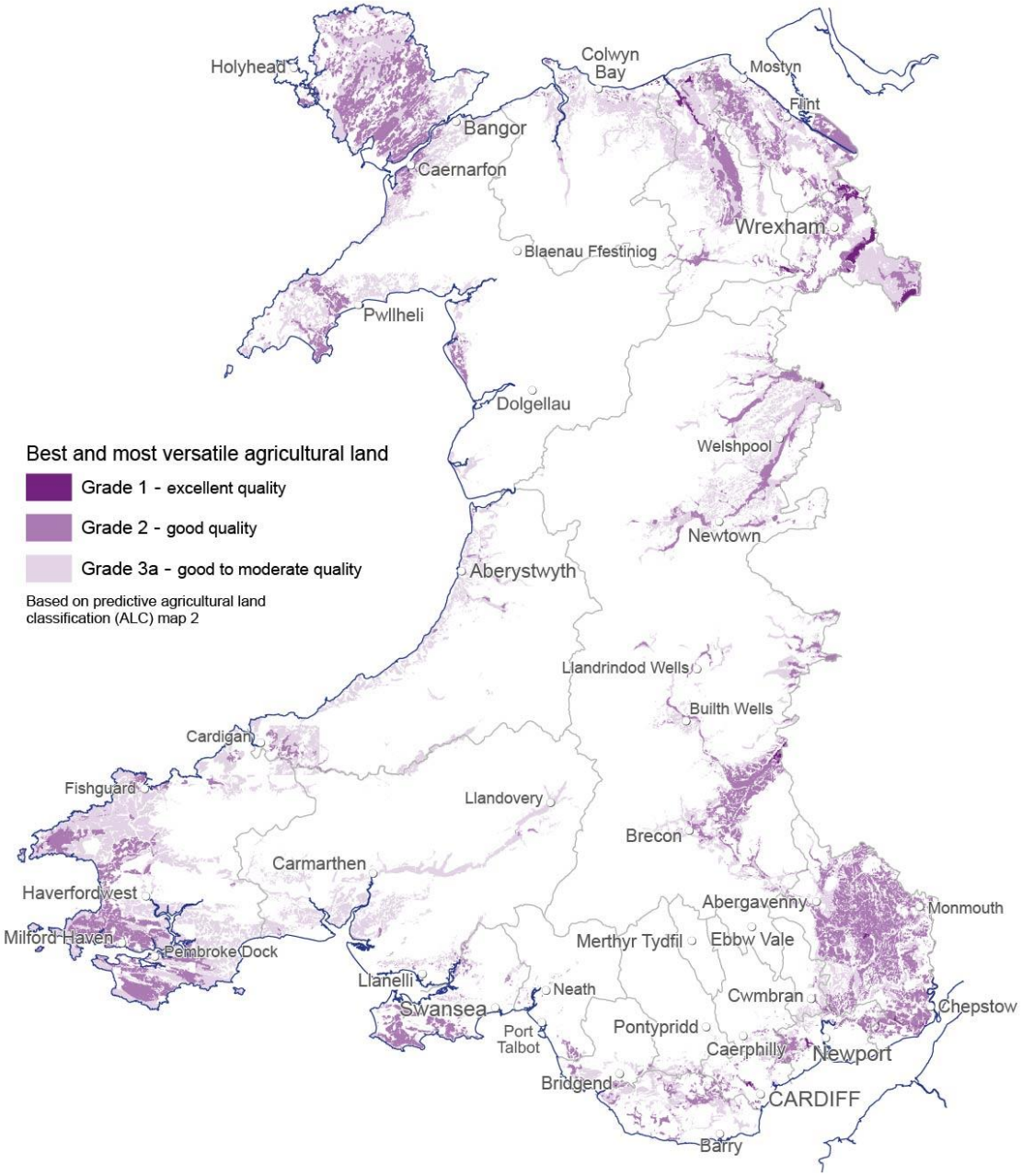
Map 6 - Map showing wind speeds



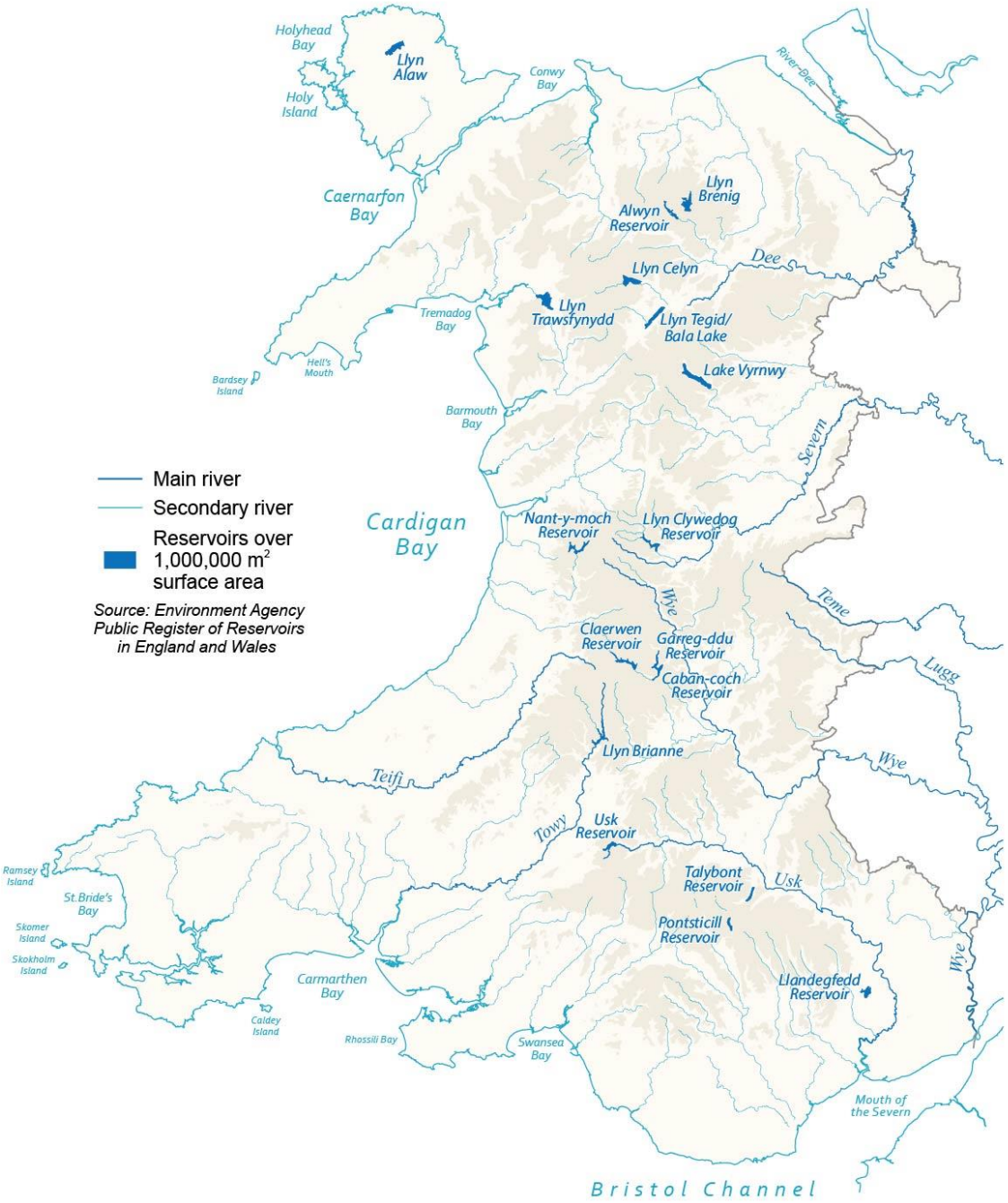
Map 7 - Map of national mineral resources



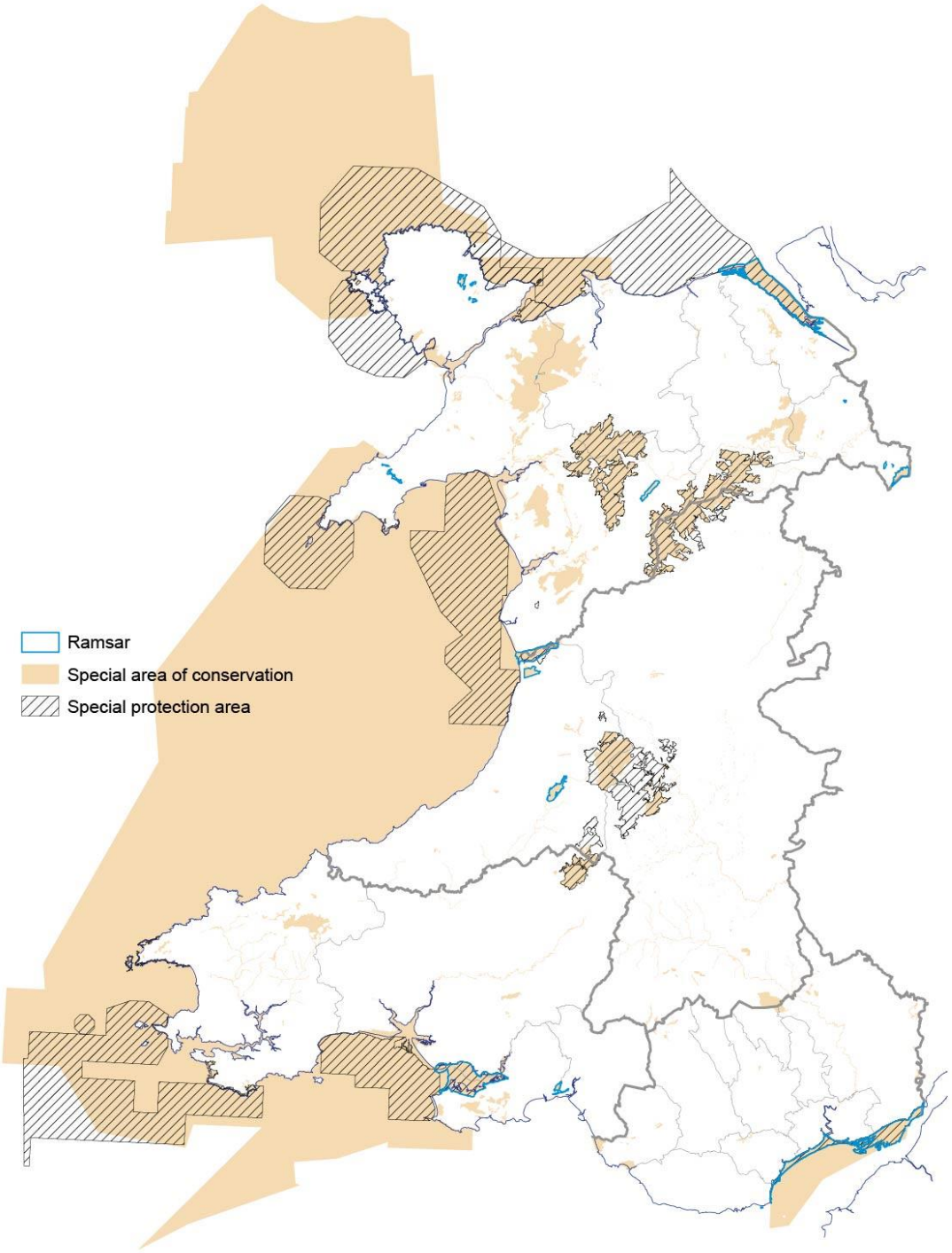
Map 8 - Map of best quality agricultural land



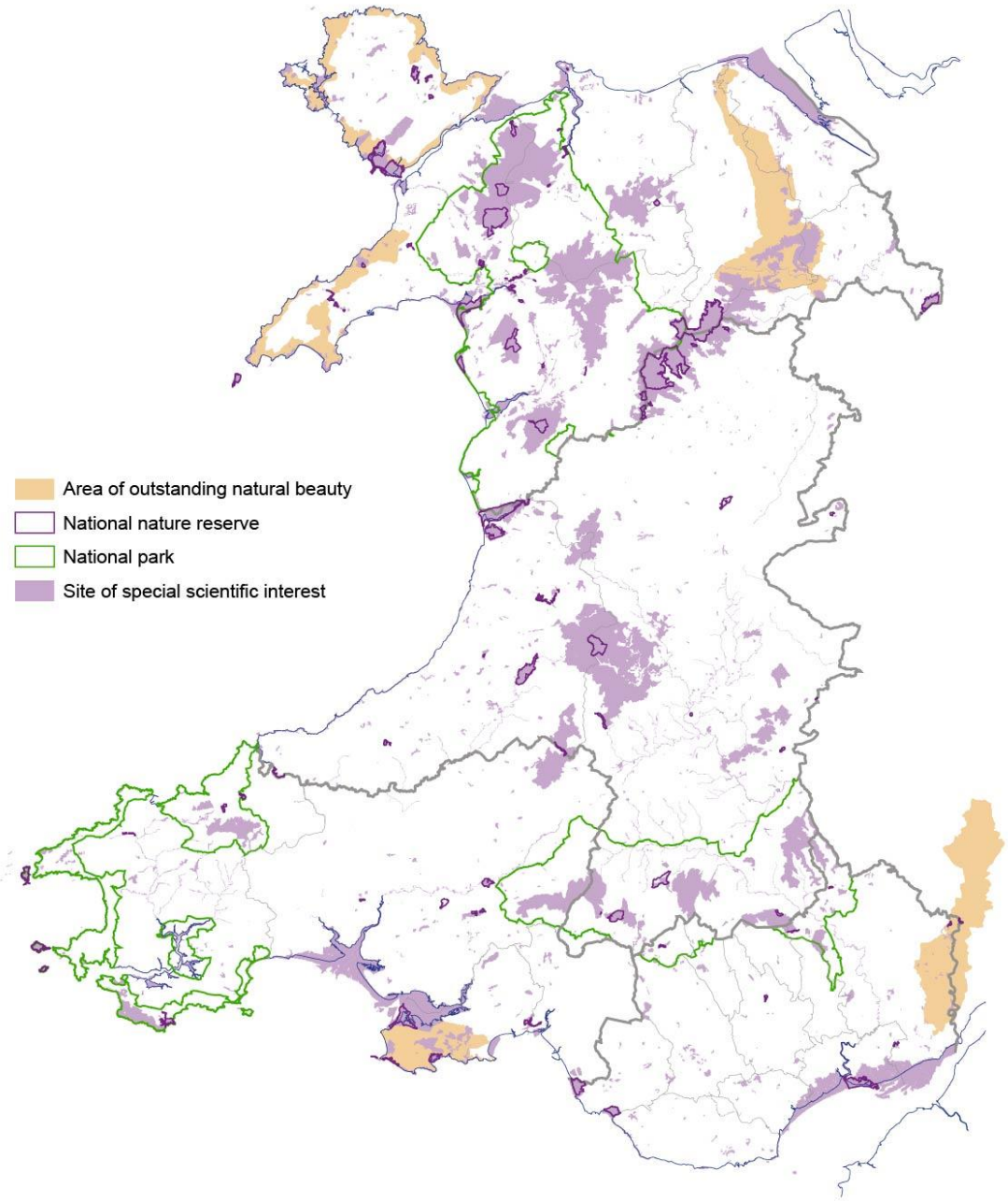
Map 9 - Map of large raised reservoirs



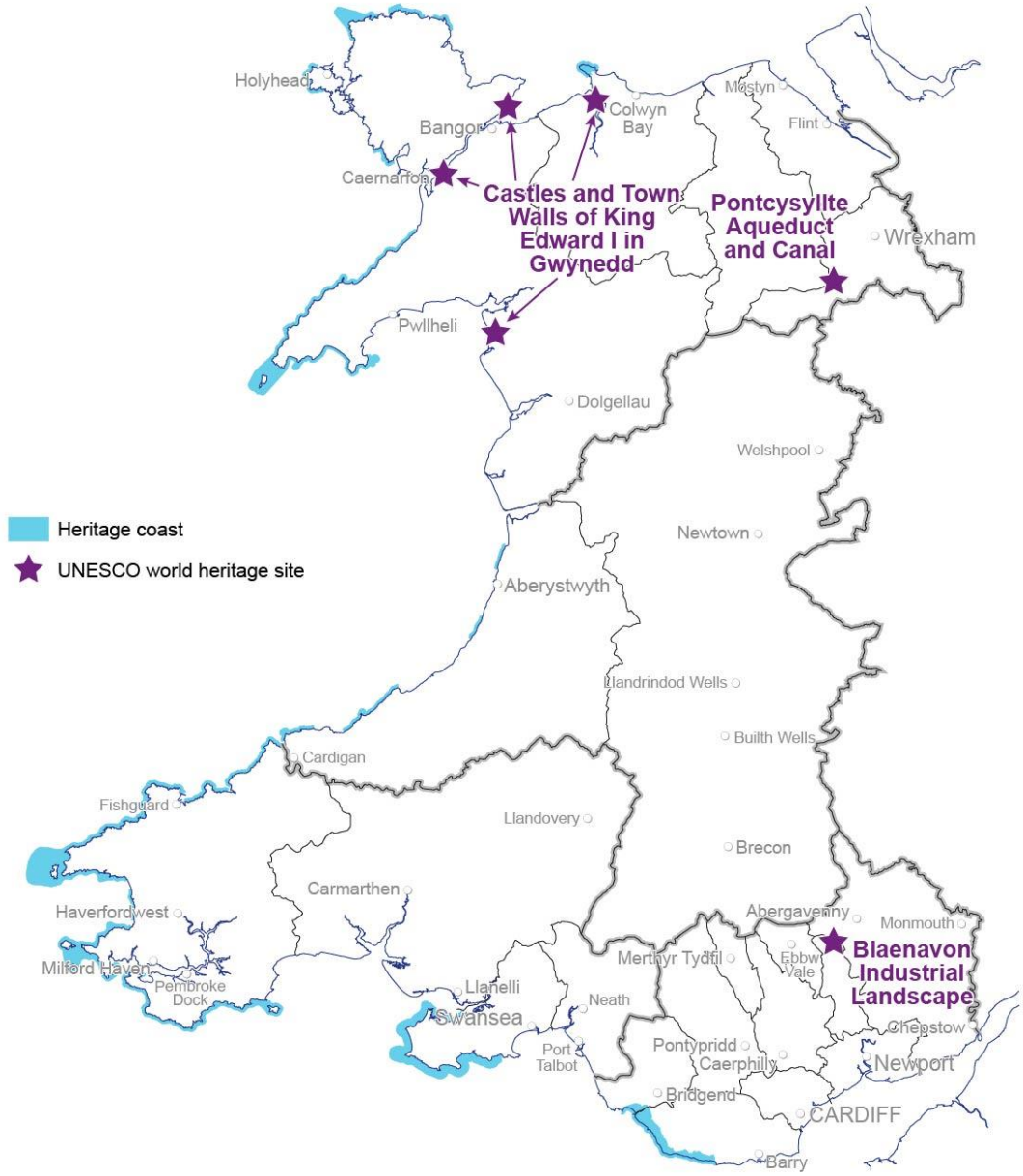
Map 10 - Map showing nature conservation designations



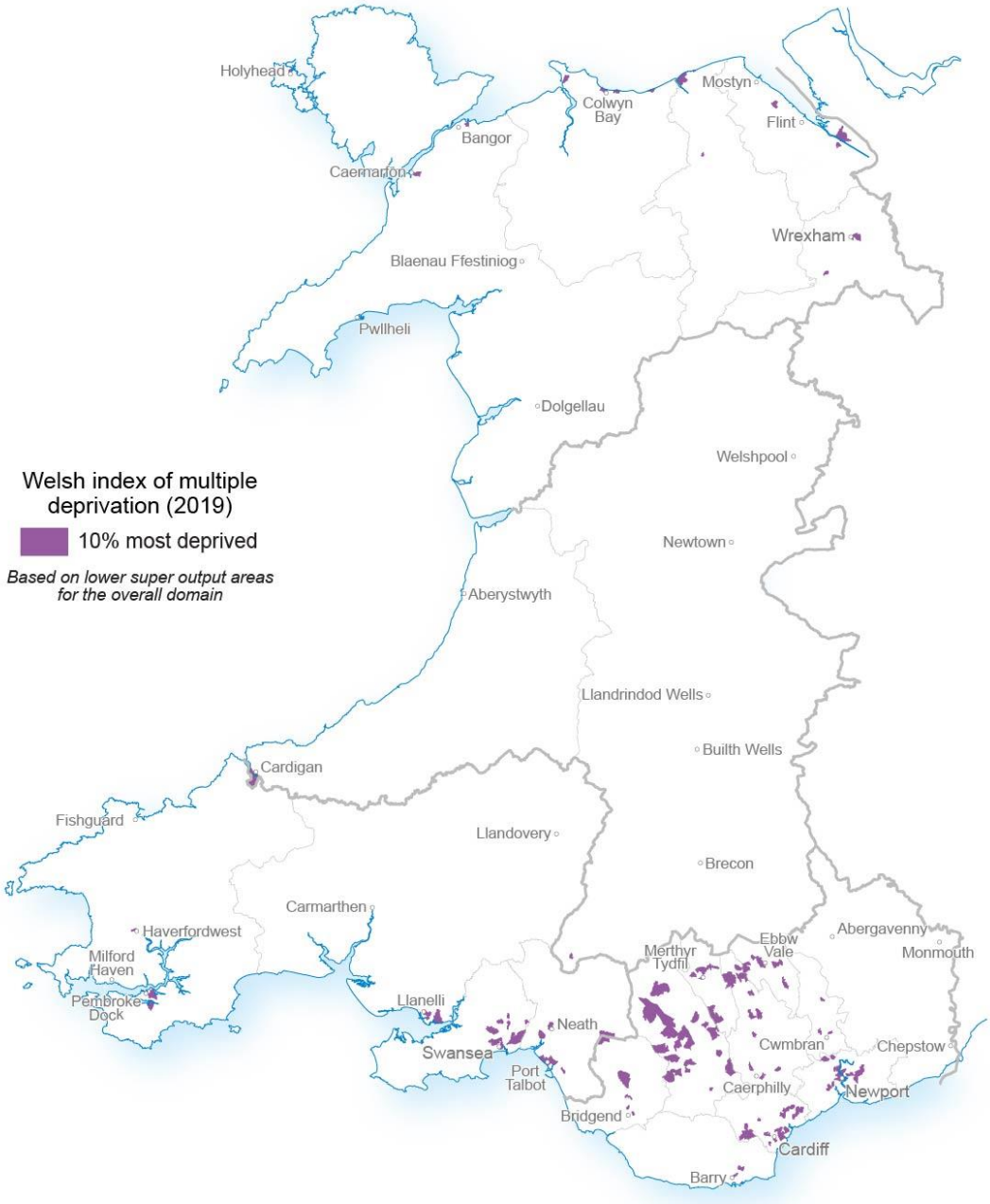
Map 11 - Map showing landscape and nature conservation designations



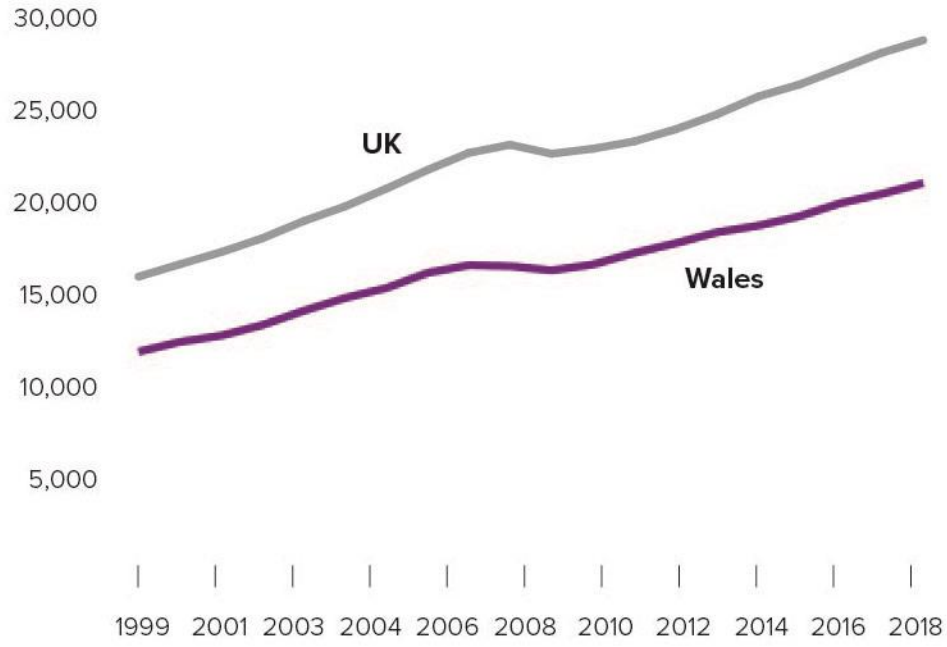
Map 12 – Map showing heritage and coast



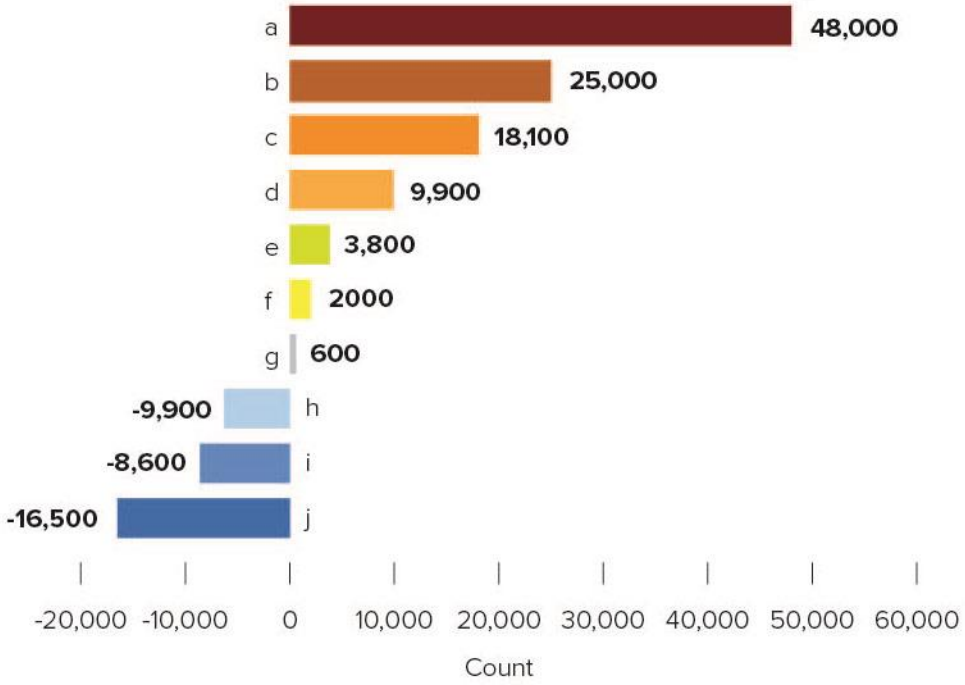
Map 13 - Welsh index of multiple deprivation map



Graphic 2 - Graphic showing GVA per head

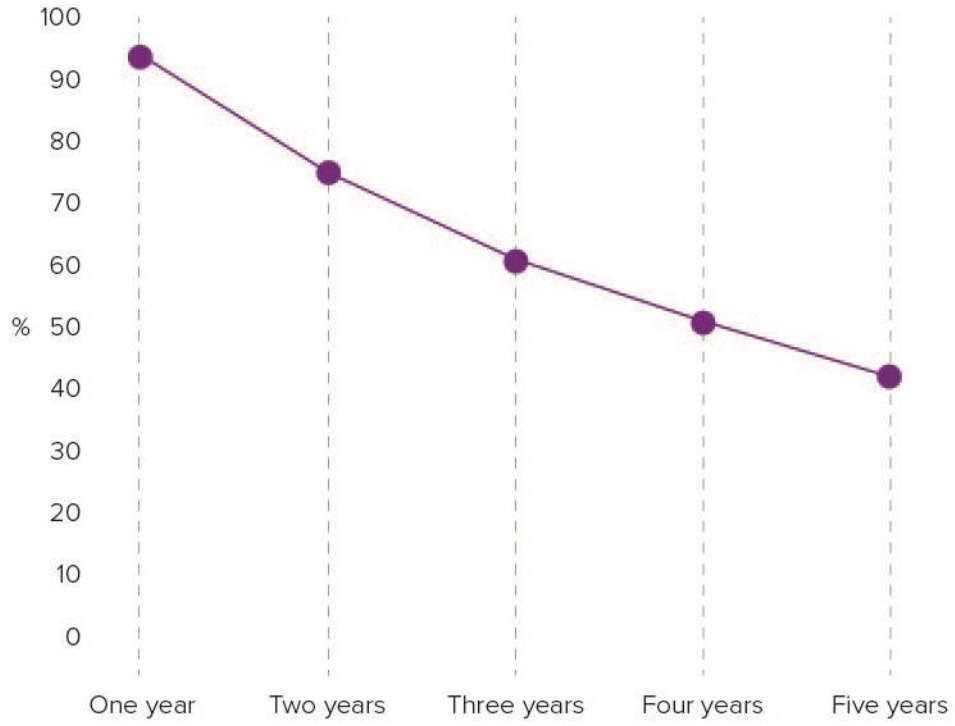


Graphic 3 - Graphic showing change in workplace employment by sector

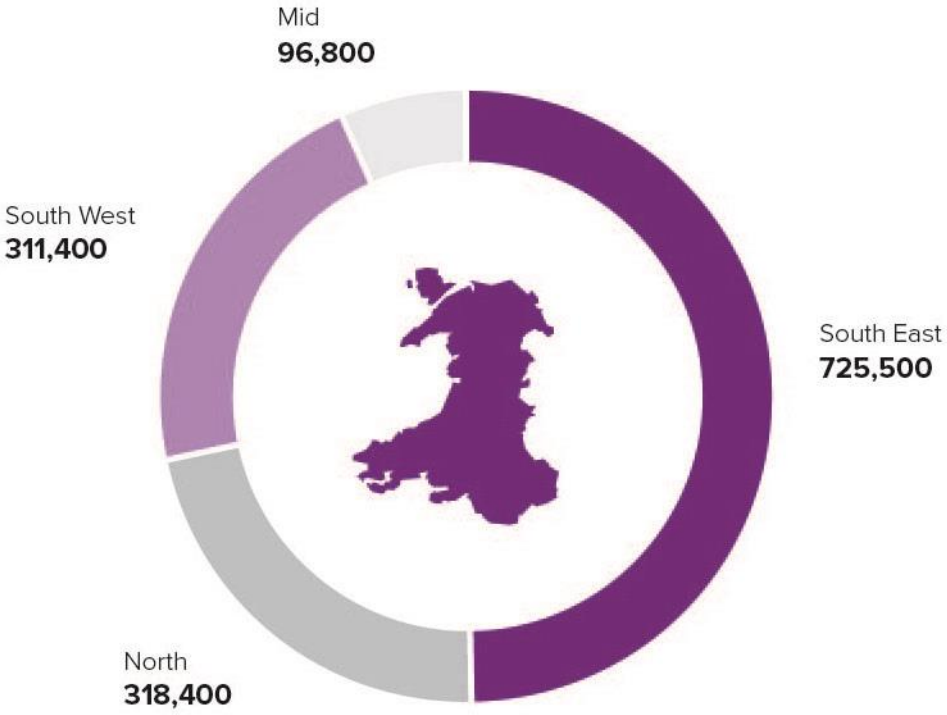


a Professional, scientific and technical activities; administrative and support service activities
b Public administration, defence, education and health
c Wholesale, retail, transport, hotels and food
d Other service activities
e Real estate activities
f Information and communication
g Agriculture, forestry and fishing
h Finance and insurance activities
i Construction
j Production

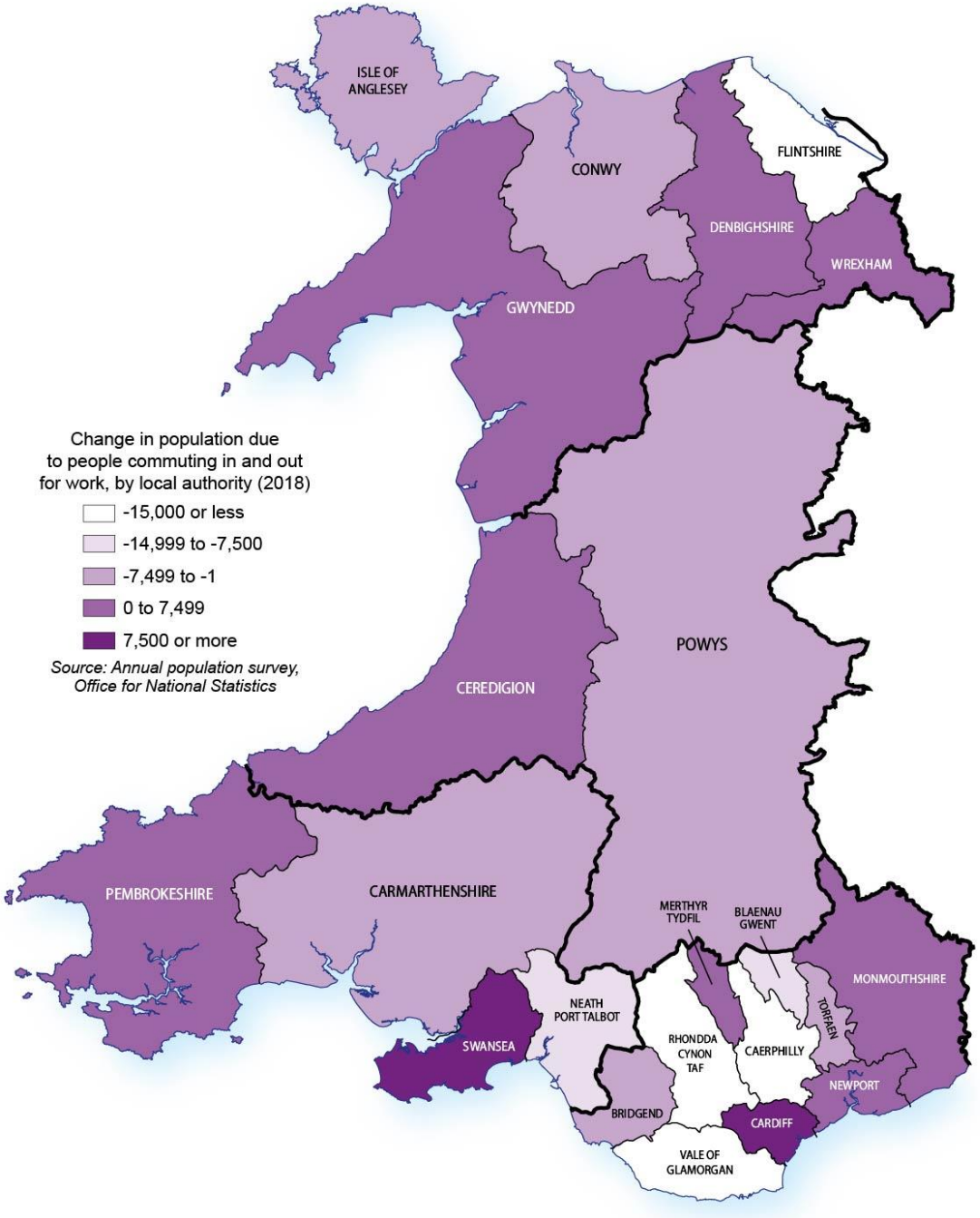
Graphic 4 - Graphic showing business survival rates



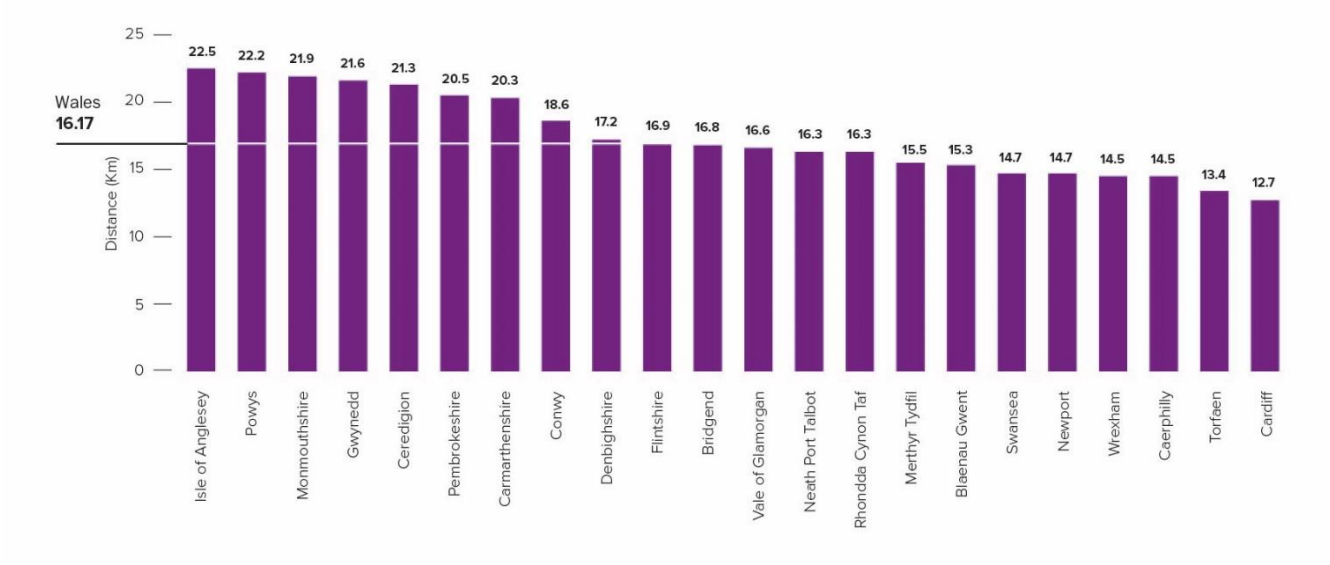
Graphic 5 - Graphic showing workplace employment levels on a regional basis



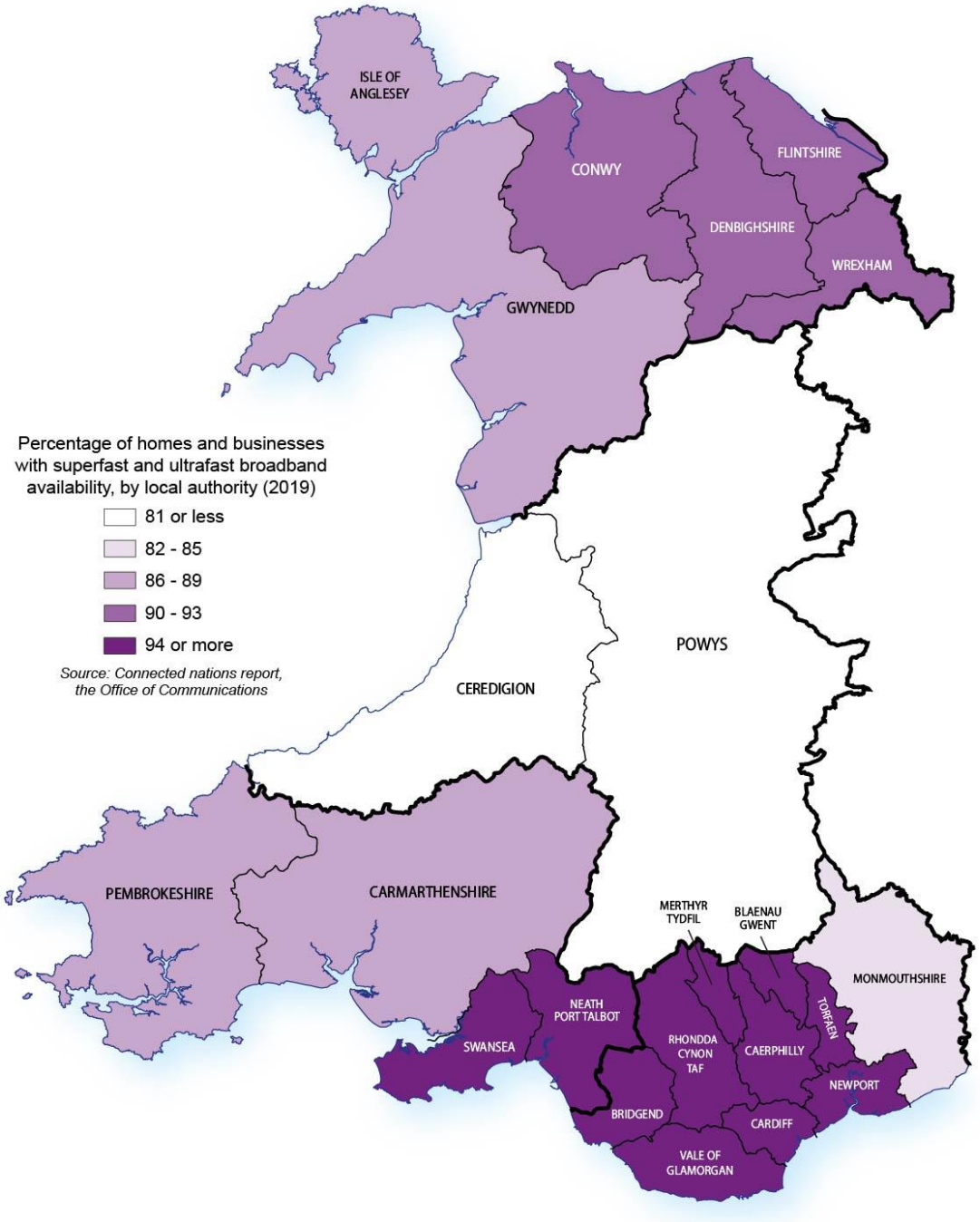
Map 14 – Map showing commuting patterns



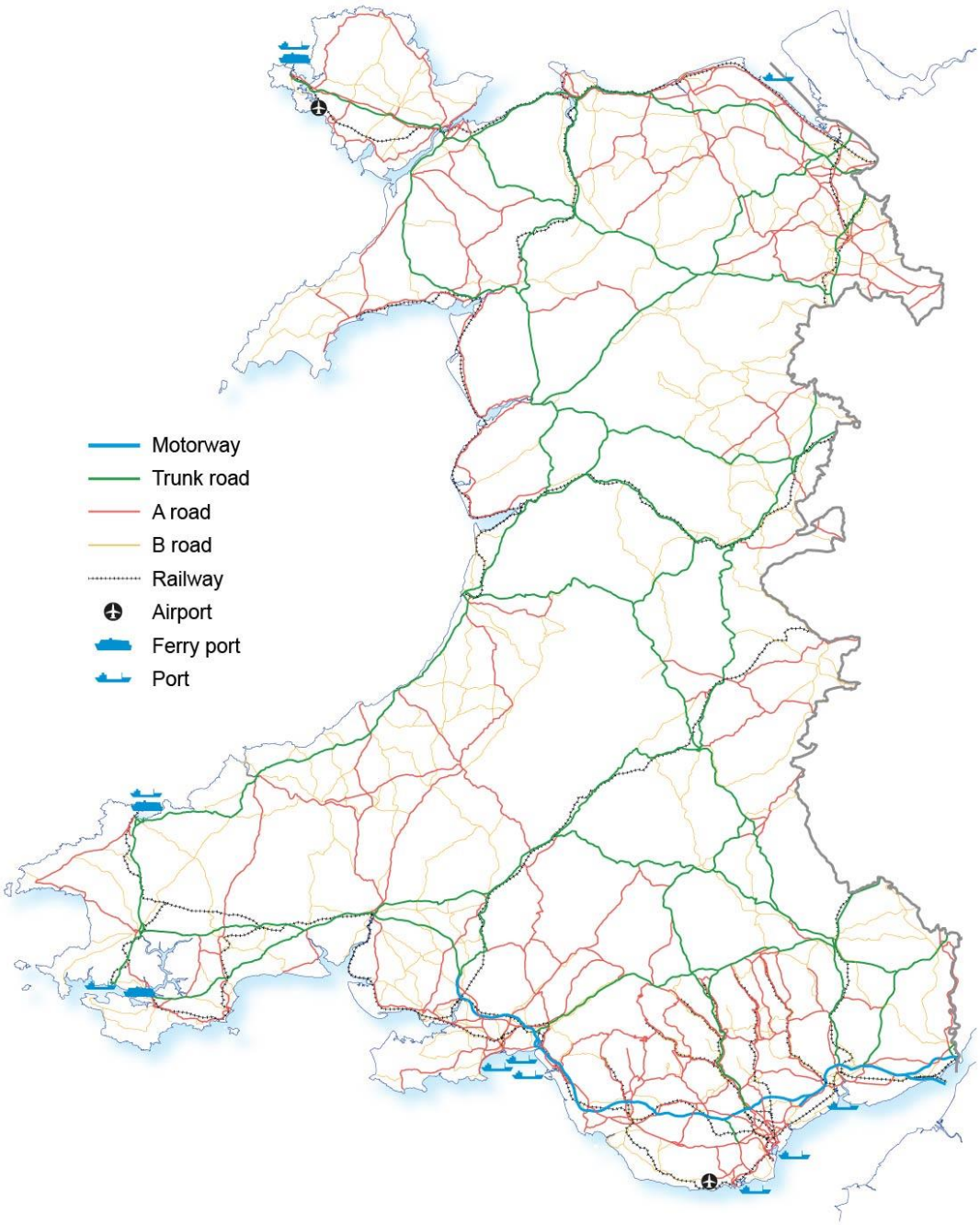
Graphic 6 – Graphic showing commuting patterns



Map 15 - Map of broadband availability

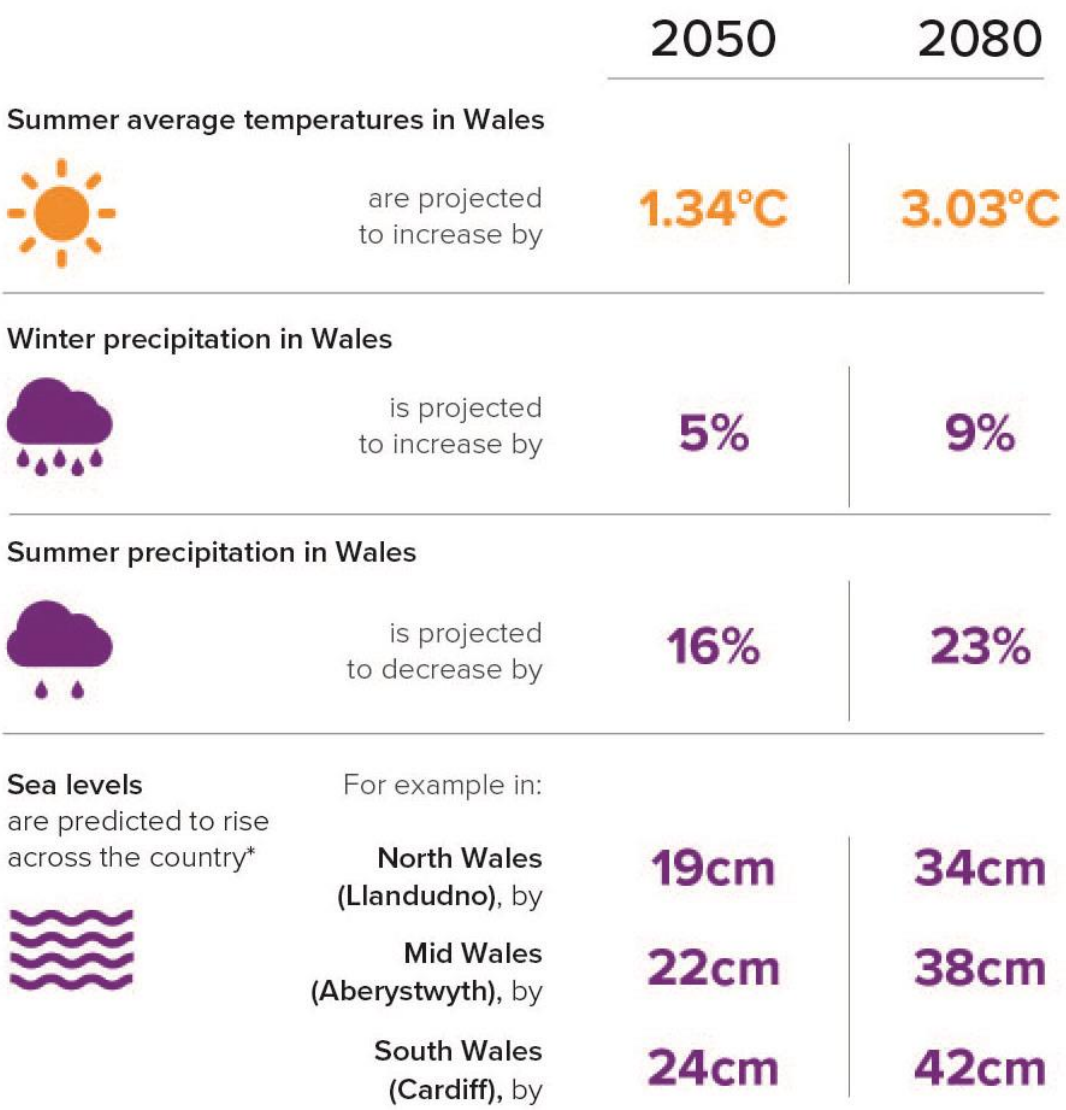


Map 16 - Map of transport infrastructure

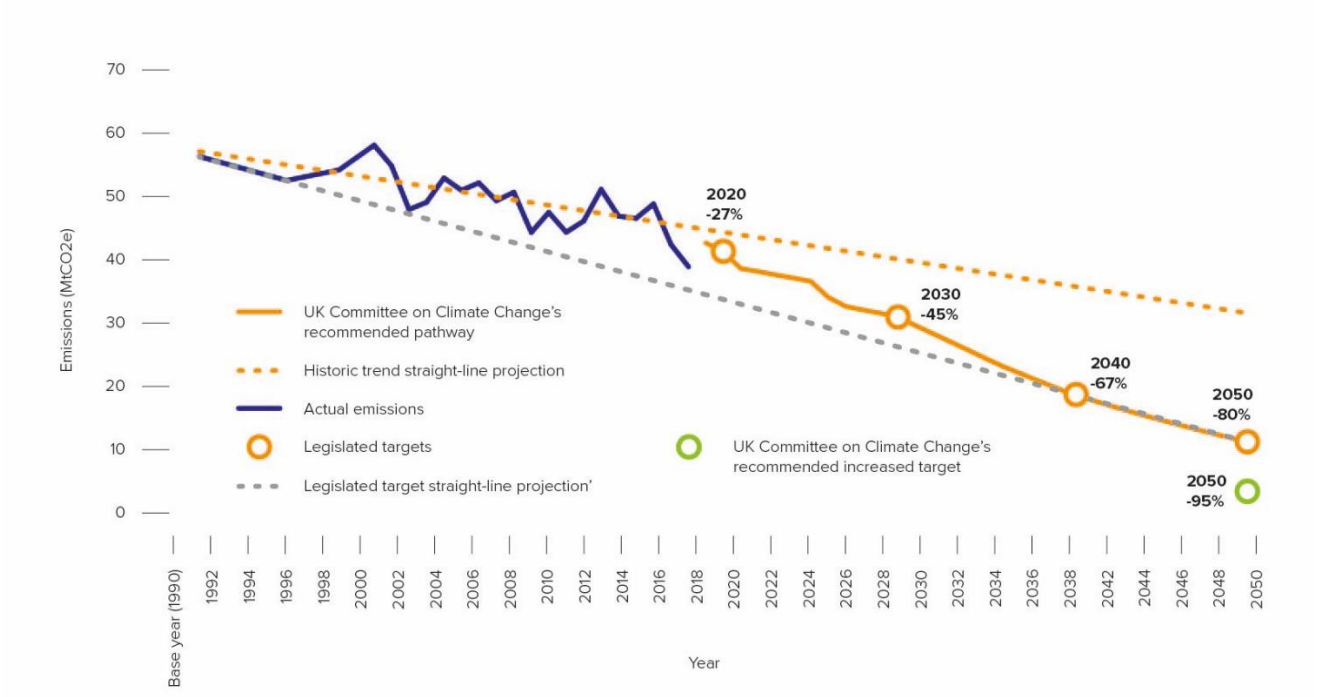


Graphic 7 - Graphic showing rail journeys

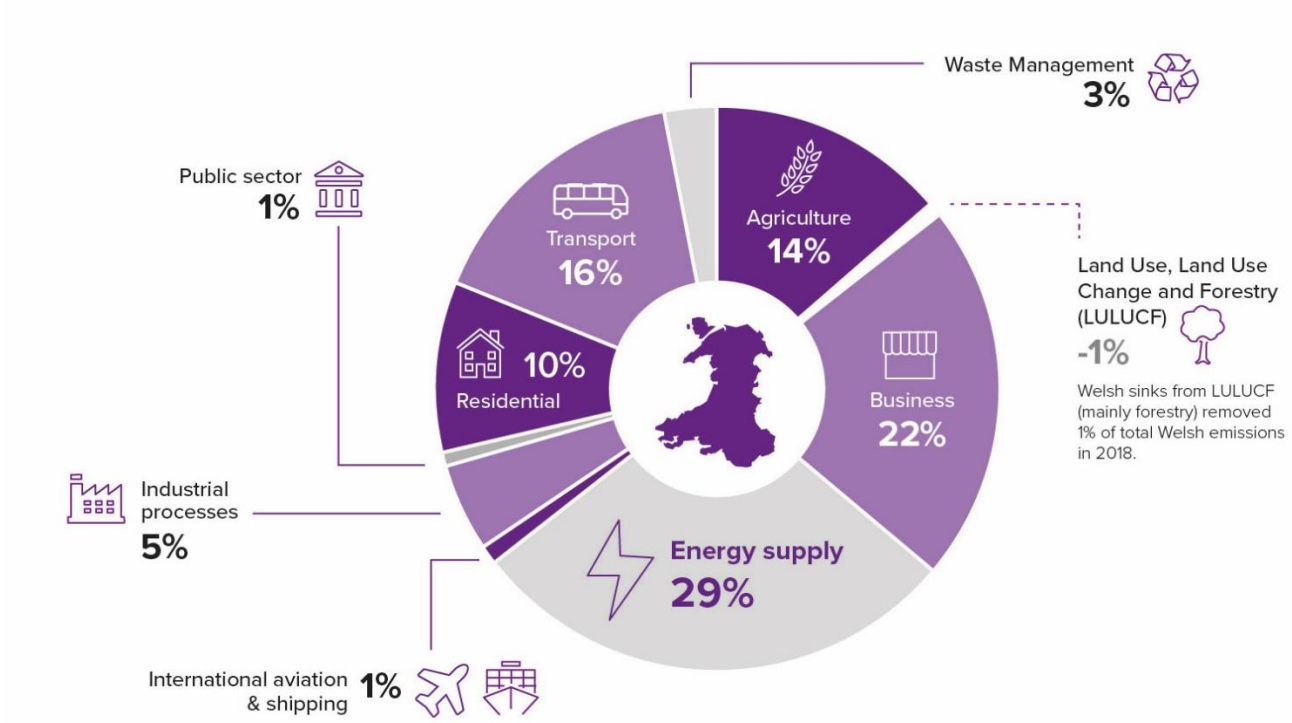
Climate Change graphic (1 of 3)



Climate Change graphic (2 of 3)

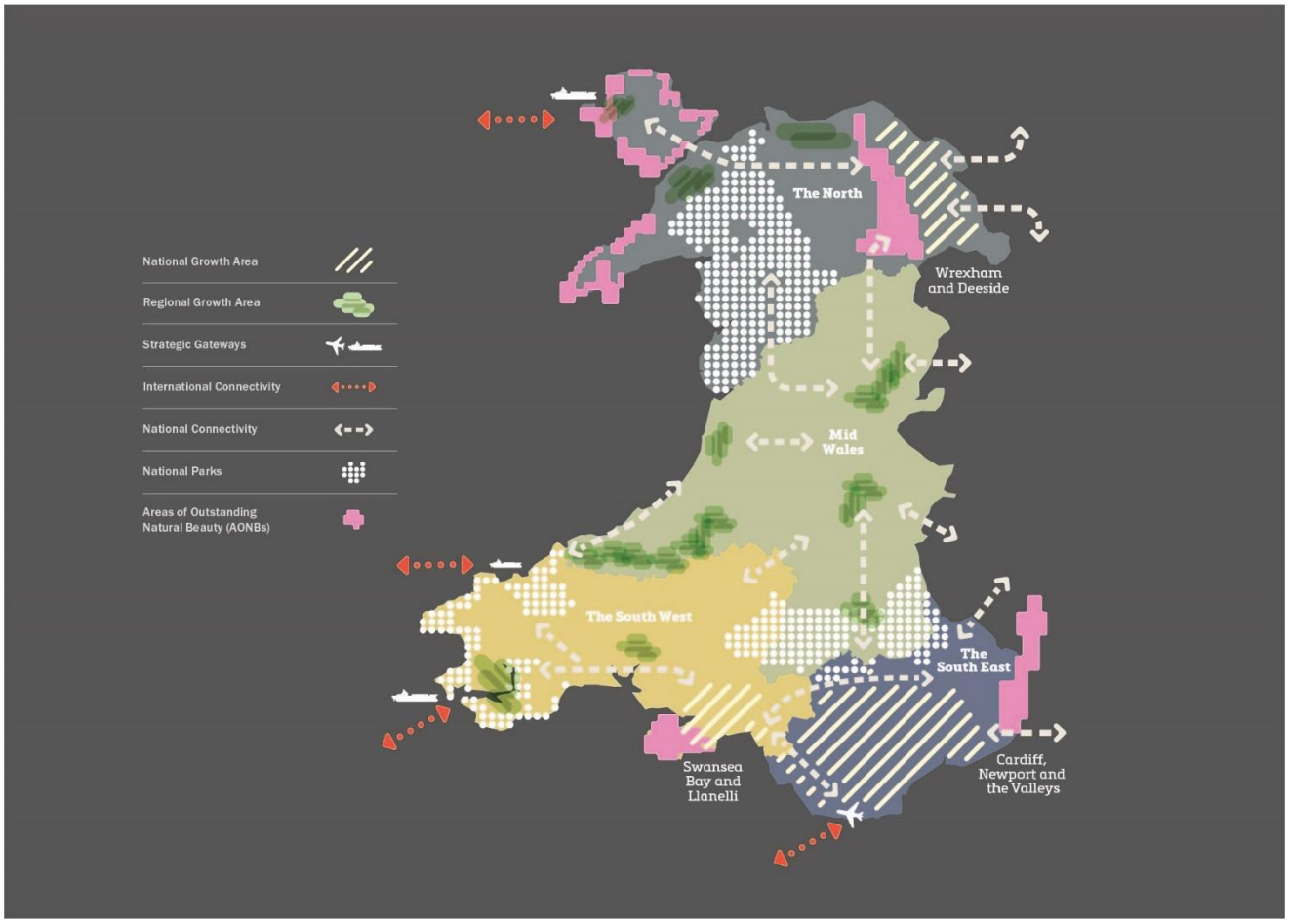


Climate Change graphic (3 of 3)

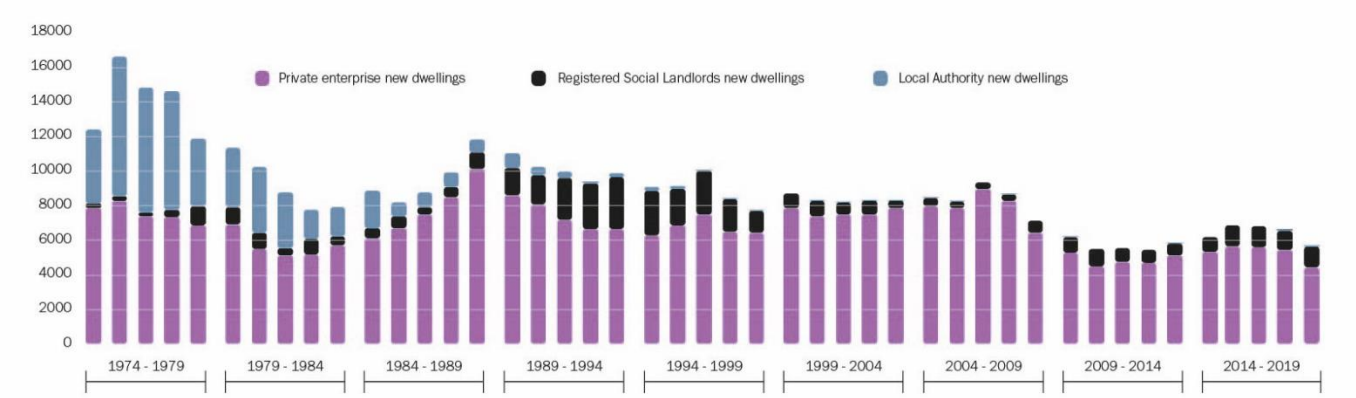


Chapter 4

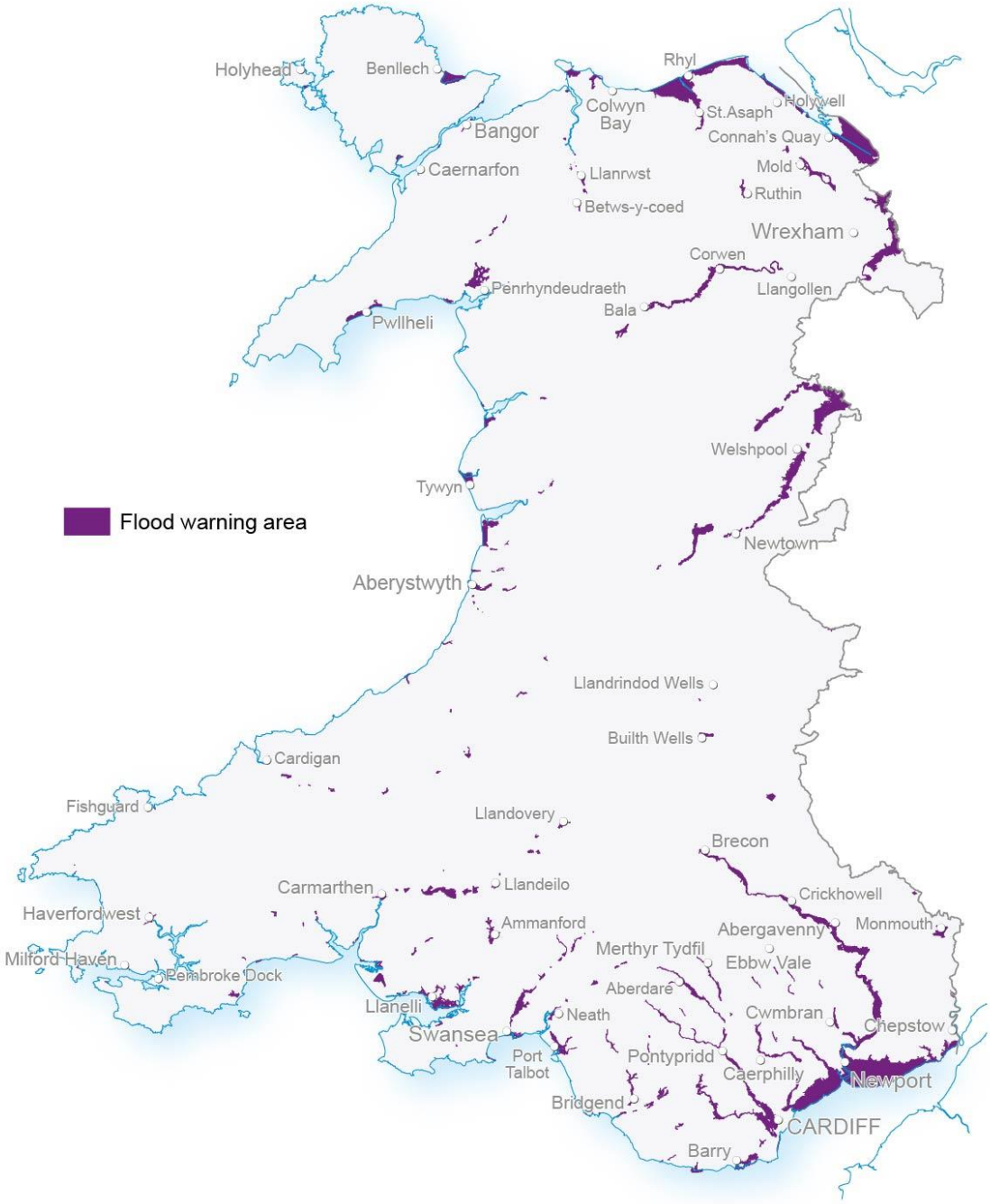
The updated NDF Strategic Diagram



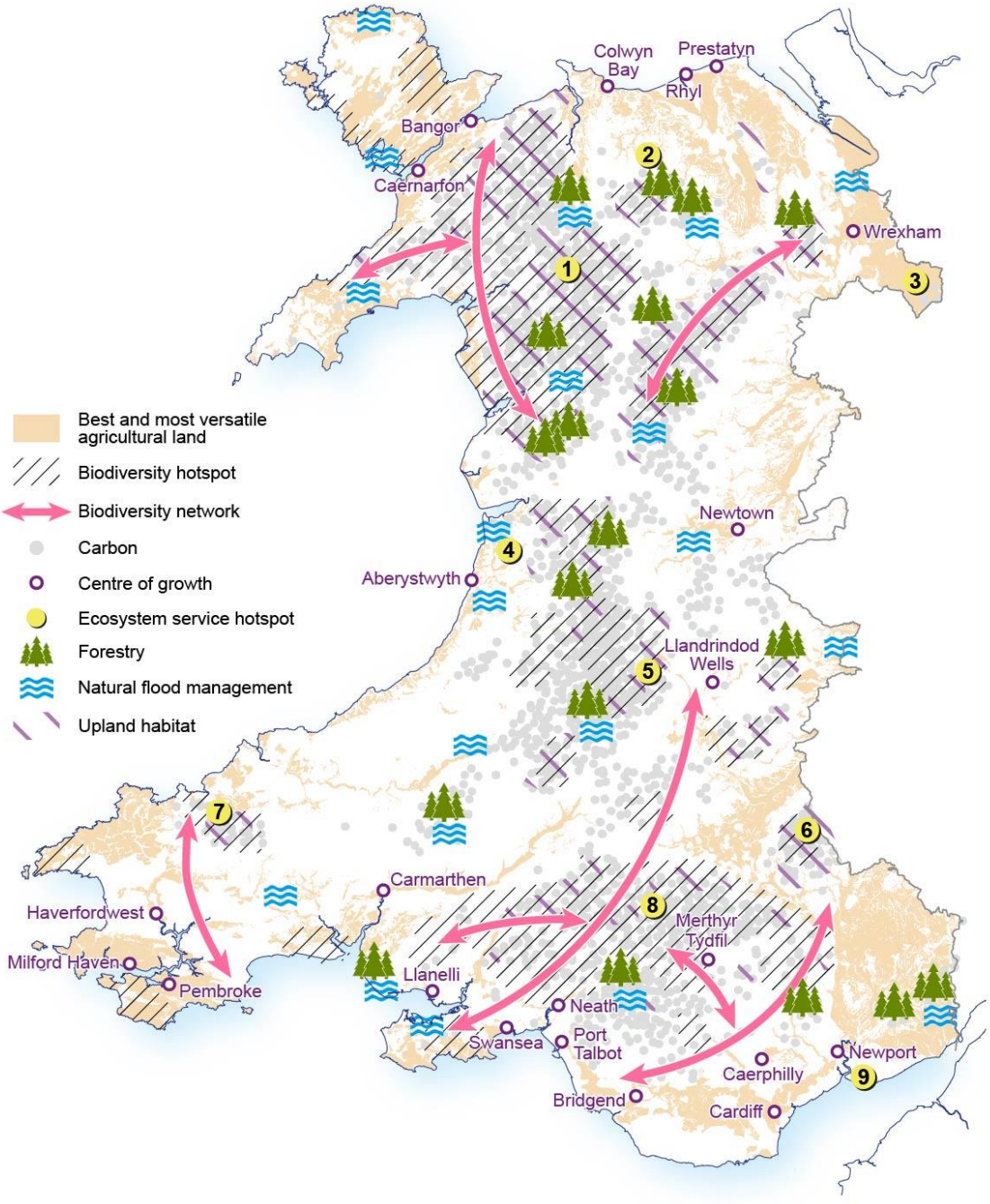
Graphic showing historic rate of affordable housing delivery



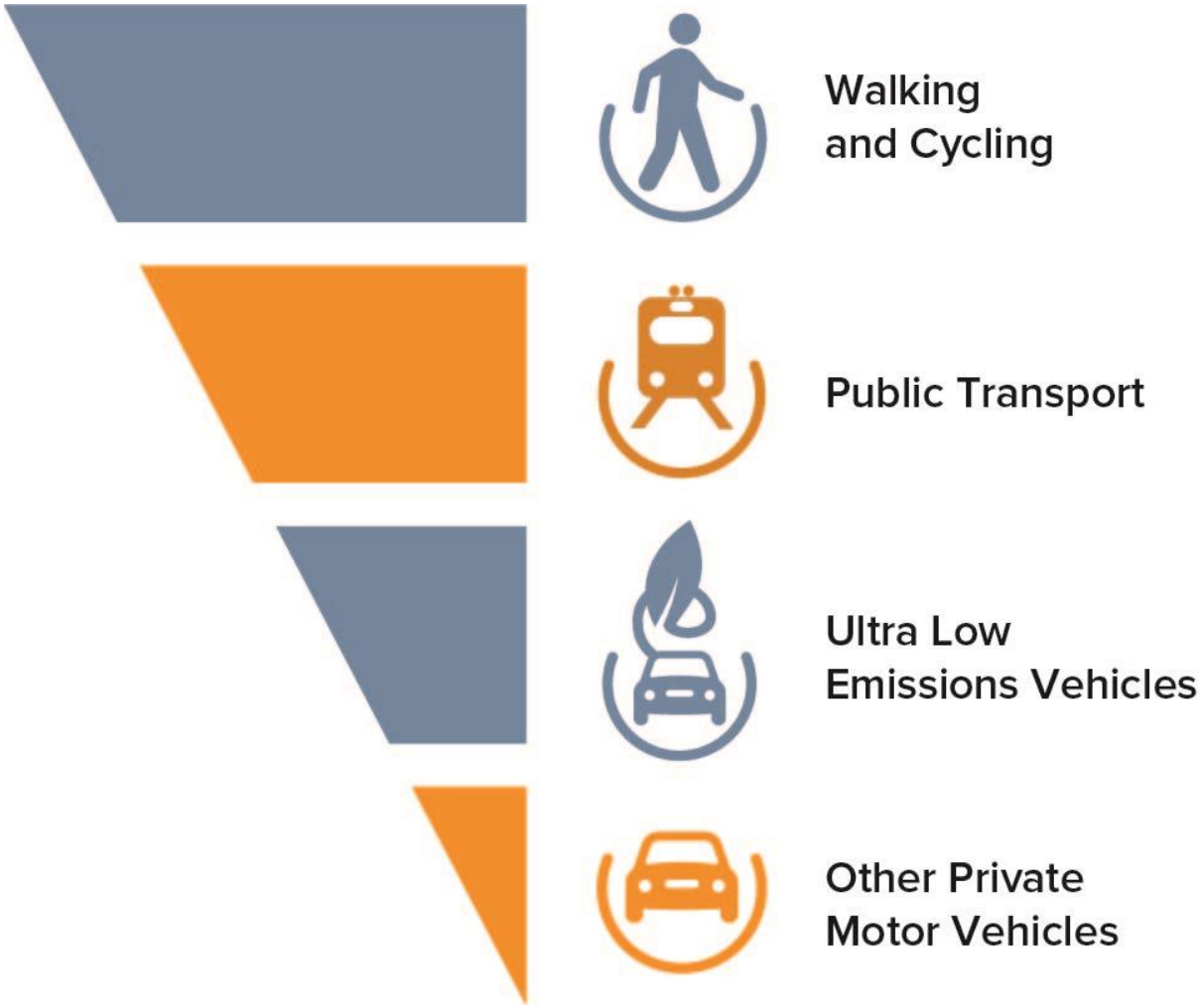
Map showing flood warning areas



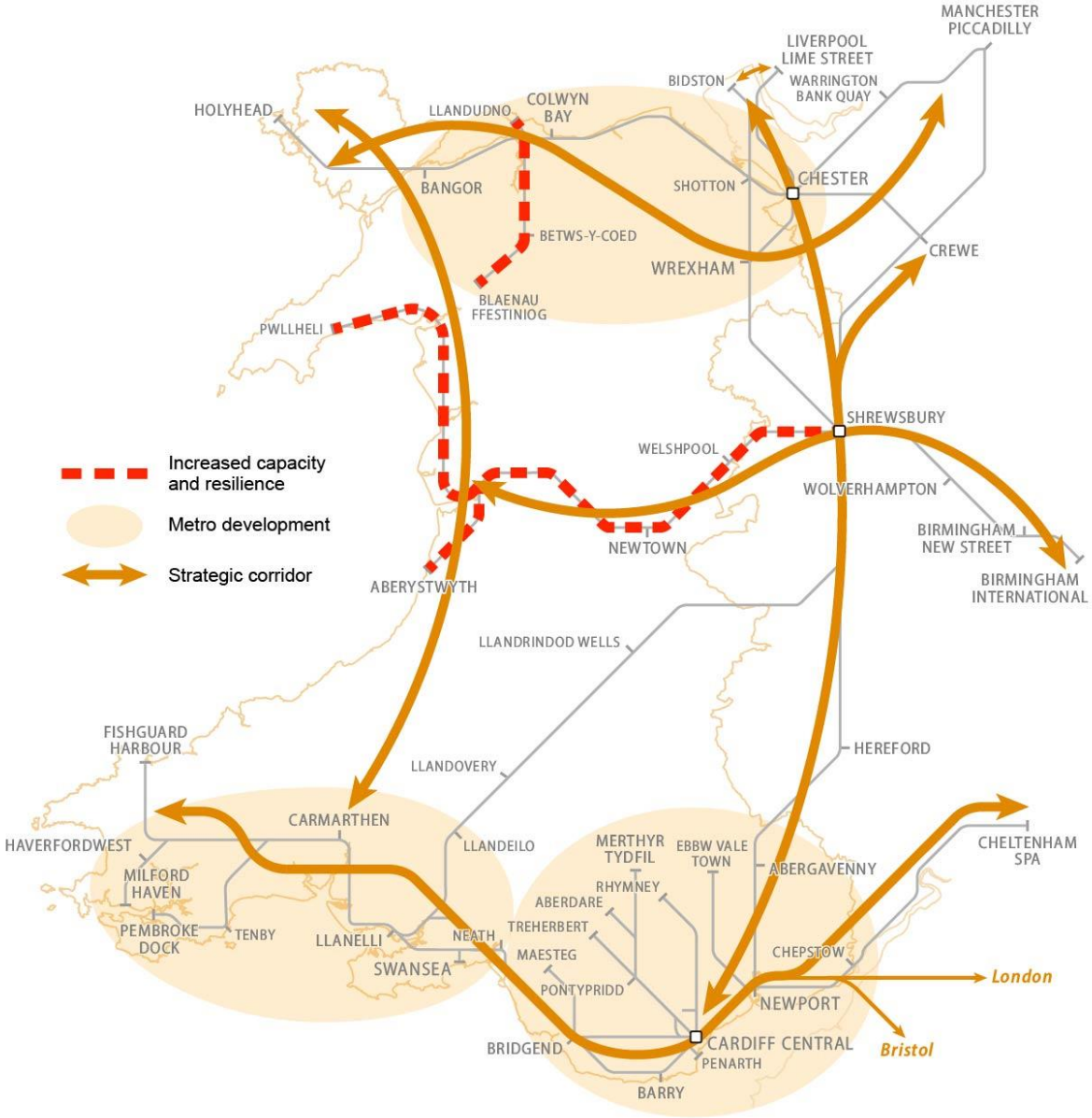
Map showing National Natural Resources



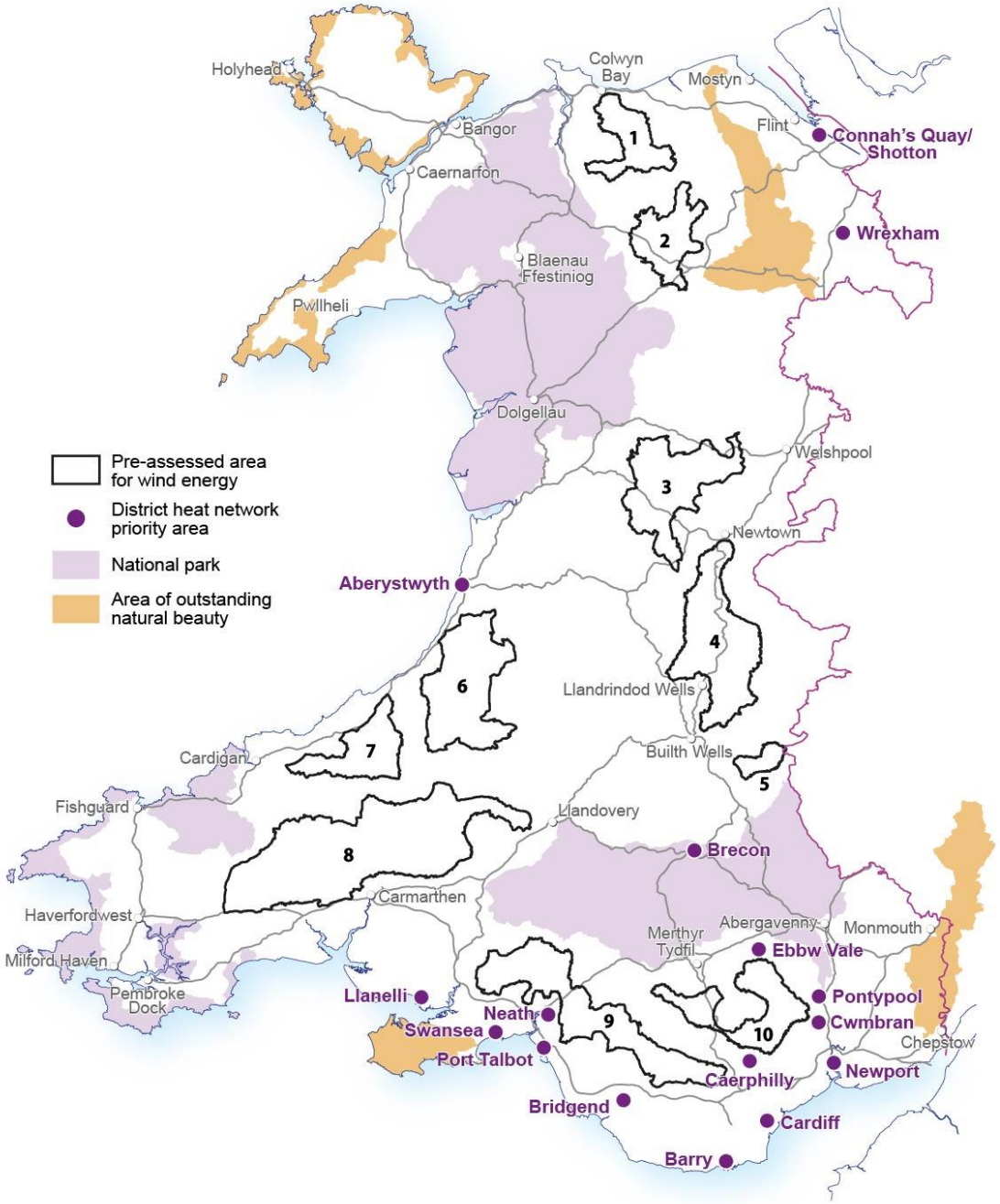
Graphic - Sustainable Transport Hierarchy



Map of Strategic Corridors & Metro developments

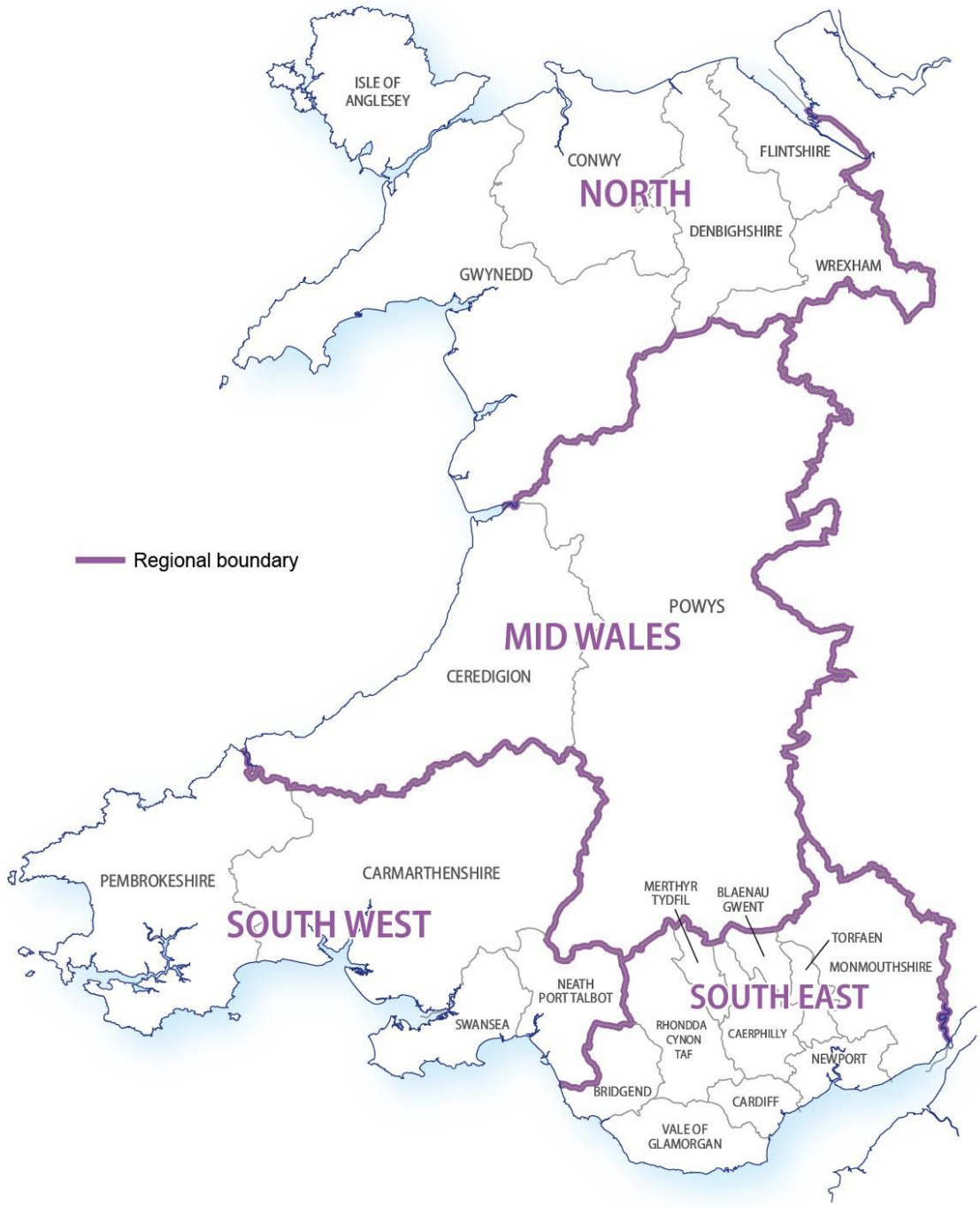


A combined map supports policies 16, 17 and 18 – heat networks and renewable energy



Chapter 5

Map of NDF Regions



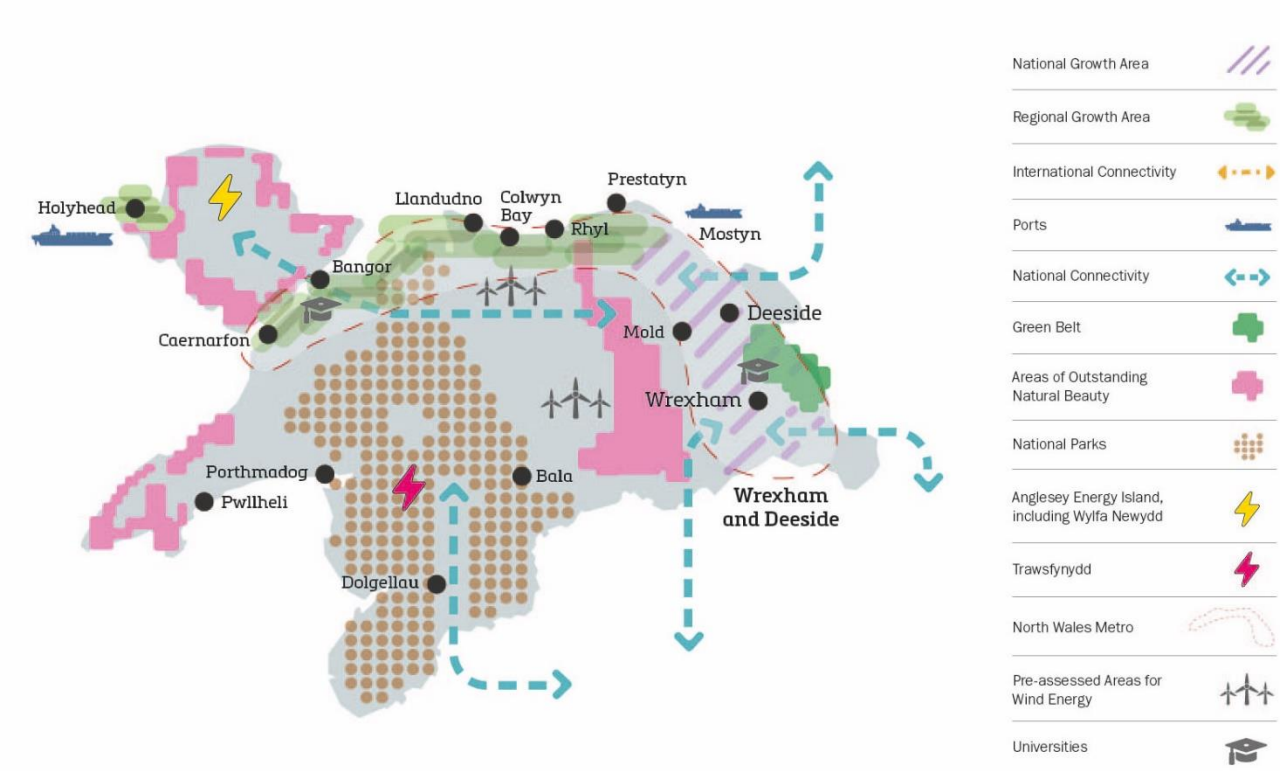
North

Map – North

Graphic

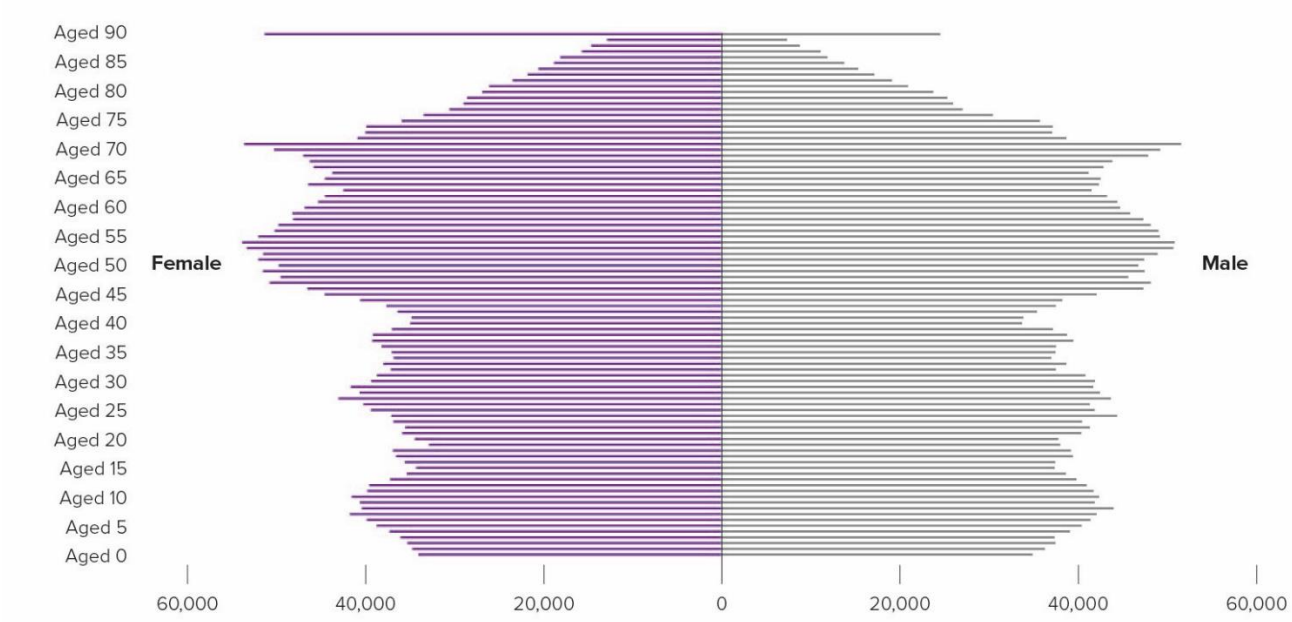
Population
Almost
700,000
Largest
Flintshire
155,000
Smallest:
Isle of Anglesey
70,000
Population change
6.3%
increase from 1998–2018
Largest: Conwy 8%
Lowest: Anglesey 3.4%
Health
75%
of people aged 16 and over reporting good or very good general health 2017–18 and 2018–19 (age standardised)
Welsh language
41.9%
of people speak Welsh
A 2.4% increase since 2009
Age
23%
of people 65 and over
an increase from 18.5% in 1998
Transport
18.5Km
Average distance people travel to work

Regional Strategic Diagram

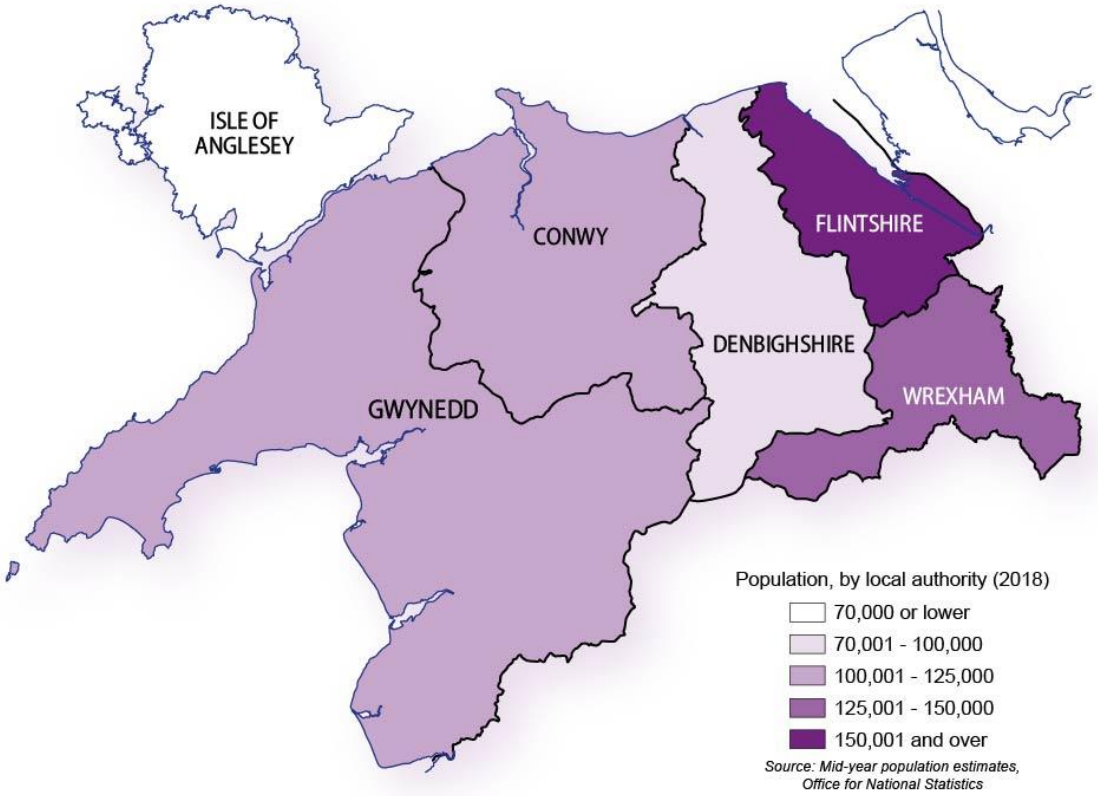


Maps and graphics showing pertinent regional data

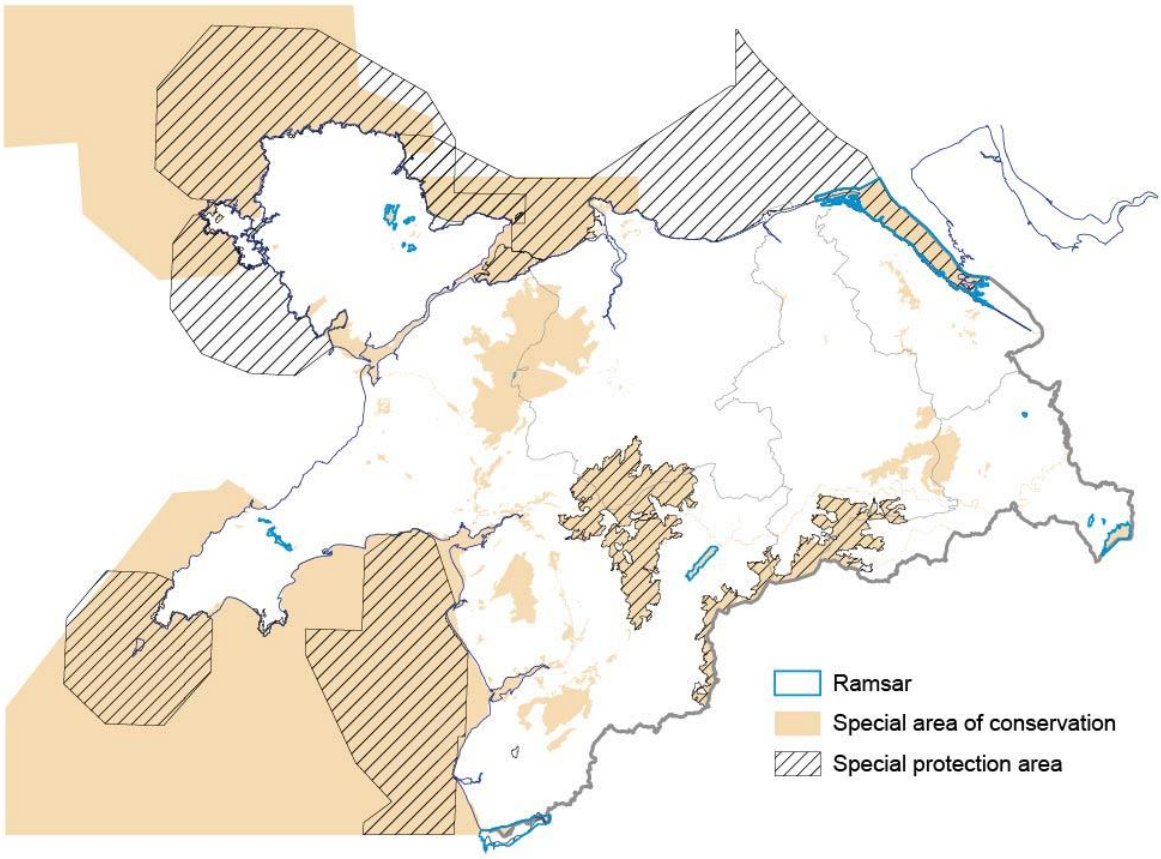
Graphic – population distribution by age and gender



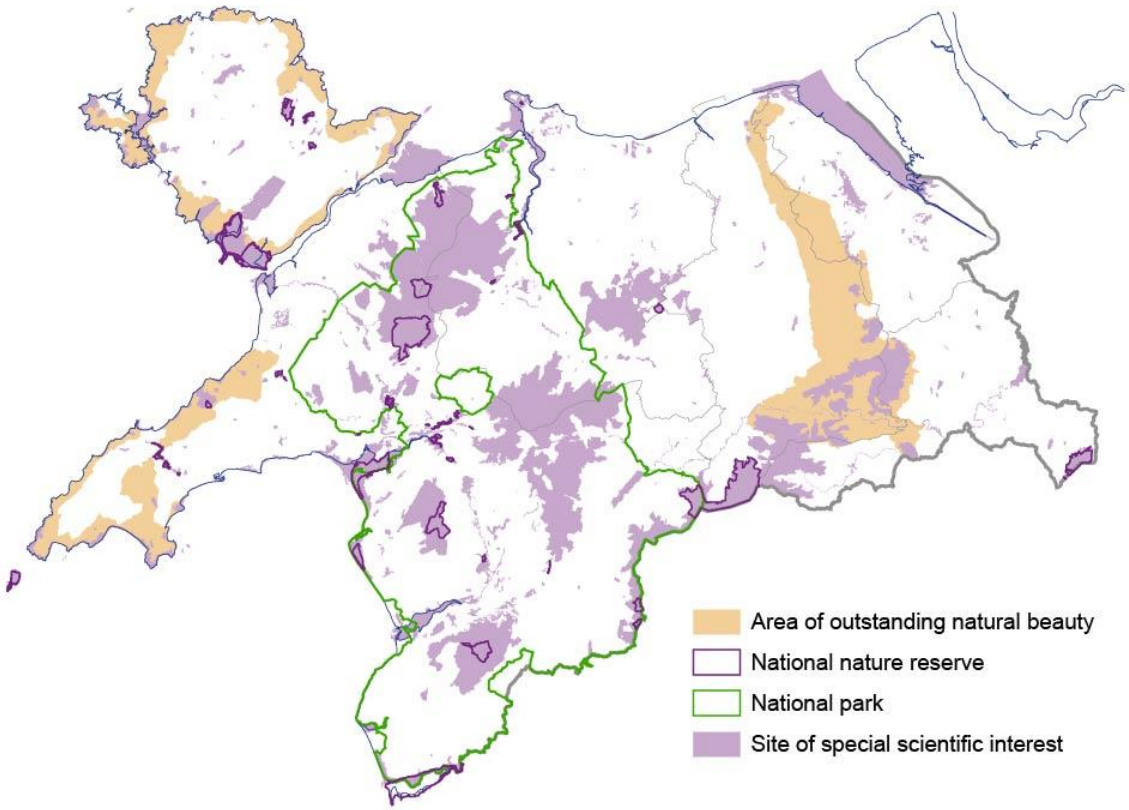
Map - Population



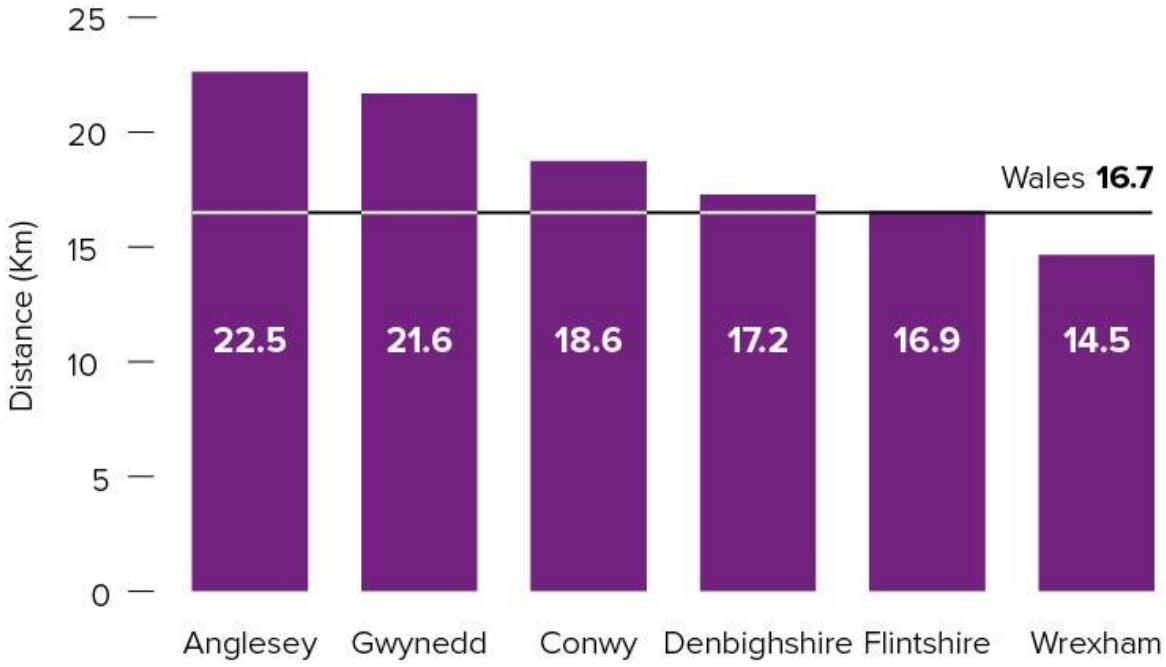
Map – Nature conservation designations



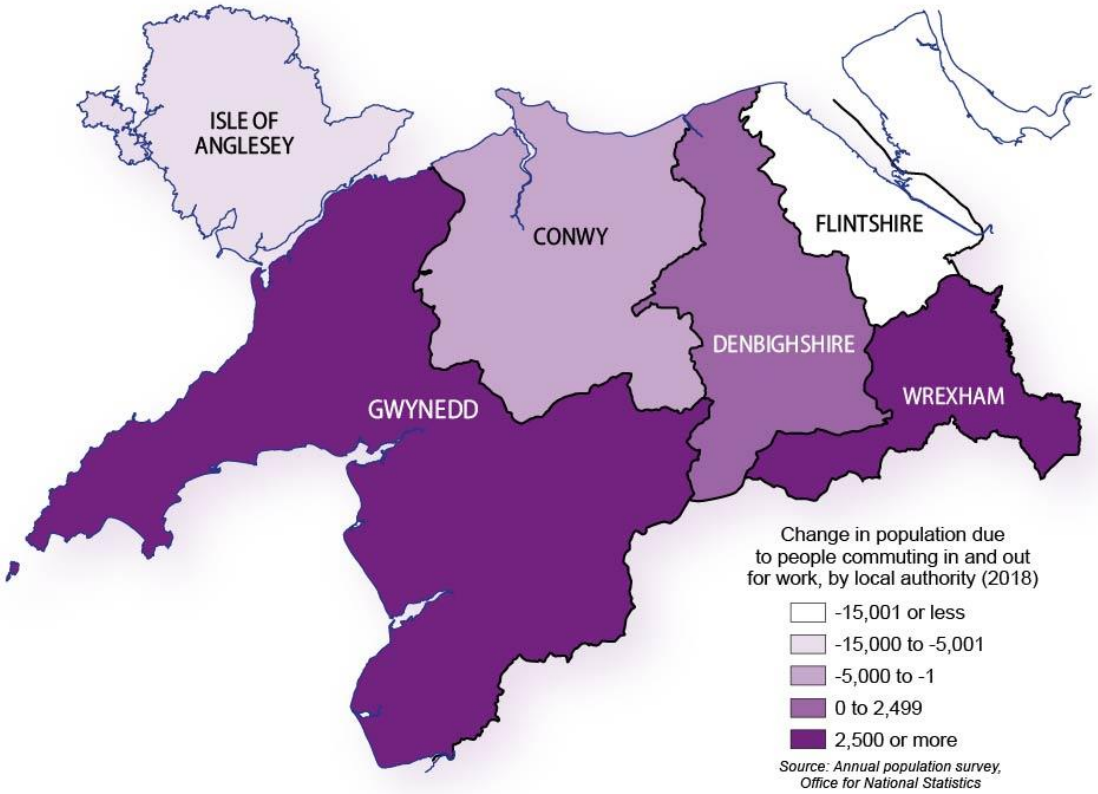
Map - Landscape and nature conservation designations



Graphic – Commuting patterns



Map – Commuting patterns



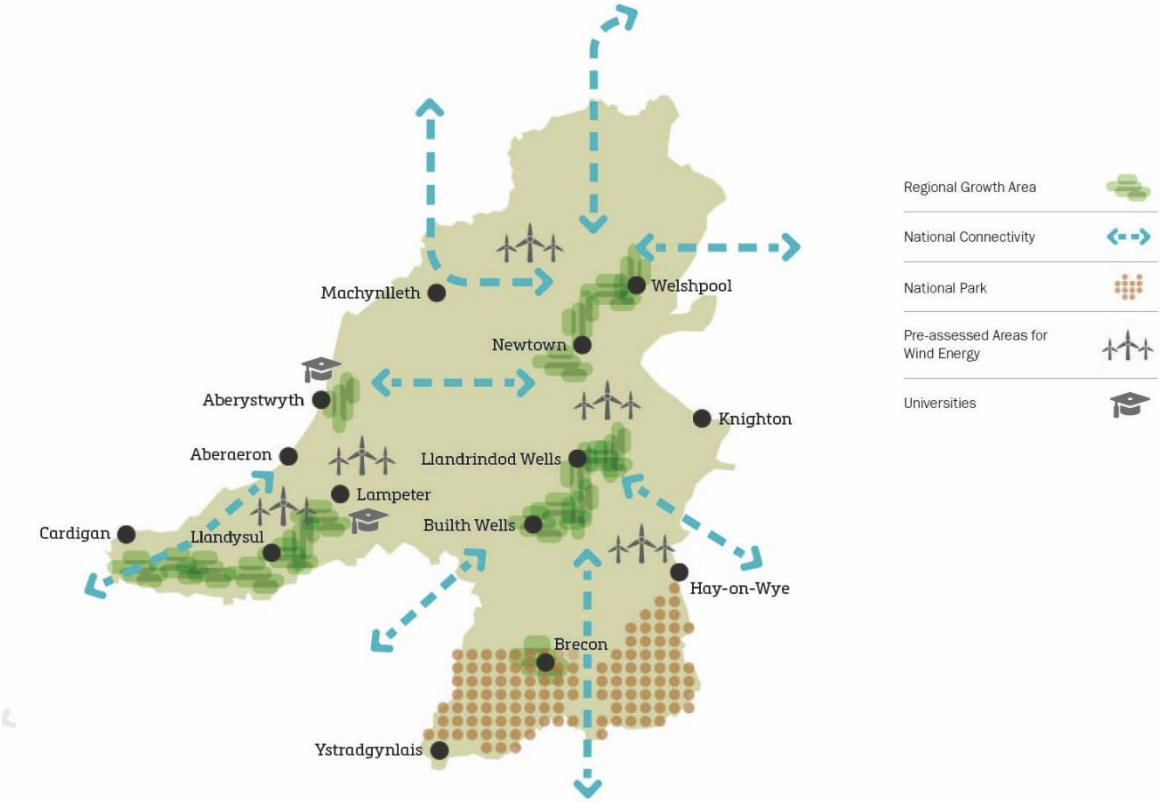
Mid Wales

Map - Mid Wales

Graphic

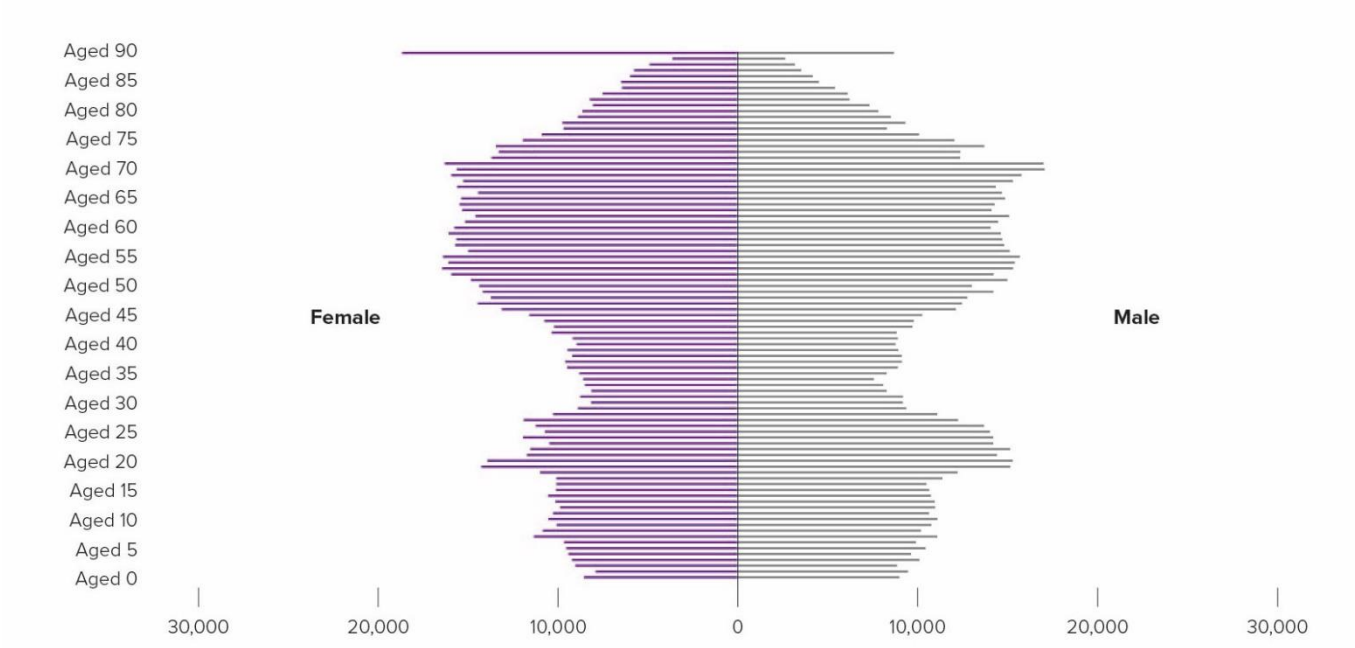
Population
Approx
205,000
Largest:
Powys
132,500
Smallest:
Ceredigion
73,000
Population change
3.8%
increase from 1998-2018
Largest: Powys 5.6%
Lowest: Ceredigion 0.7%
Health
74%
of people aged 16 and over reporting good or very good general health 2017–18 and 2018–19 (age standardised)
Welsh language
40.1%
of people can speak Welsh
A 6% increase since 2009
Age
26.3%
of people 65 and over
An increase from 19.3% in 1998
Transport
21.7Km
Average distance people travel to work

Regional Strategic Diagram

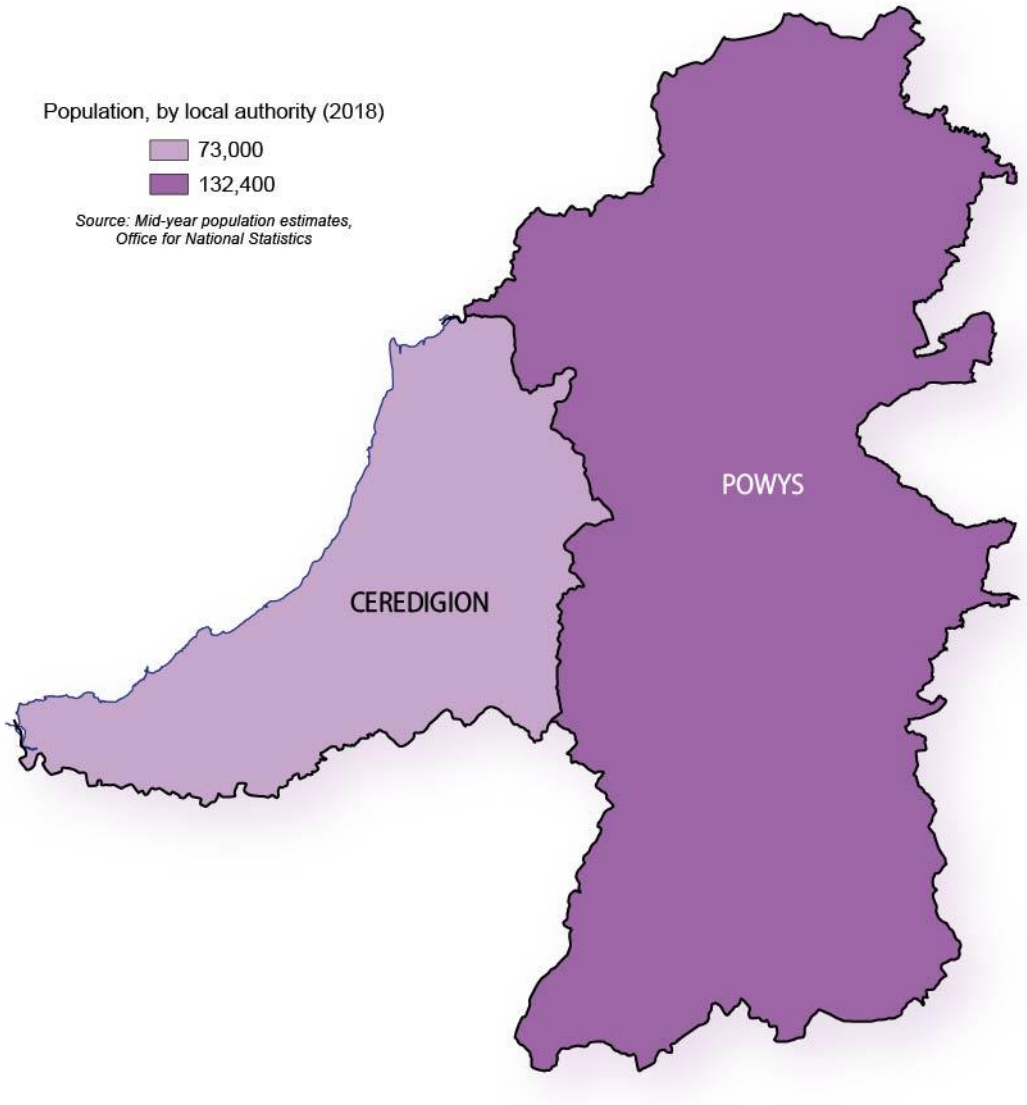


Maps and graphics showing pertinent regional data

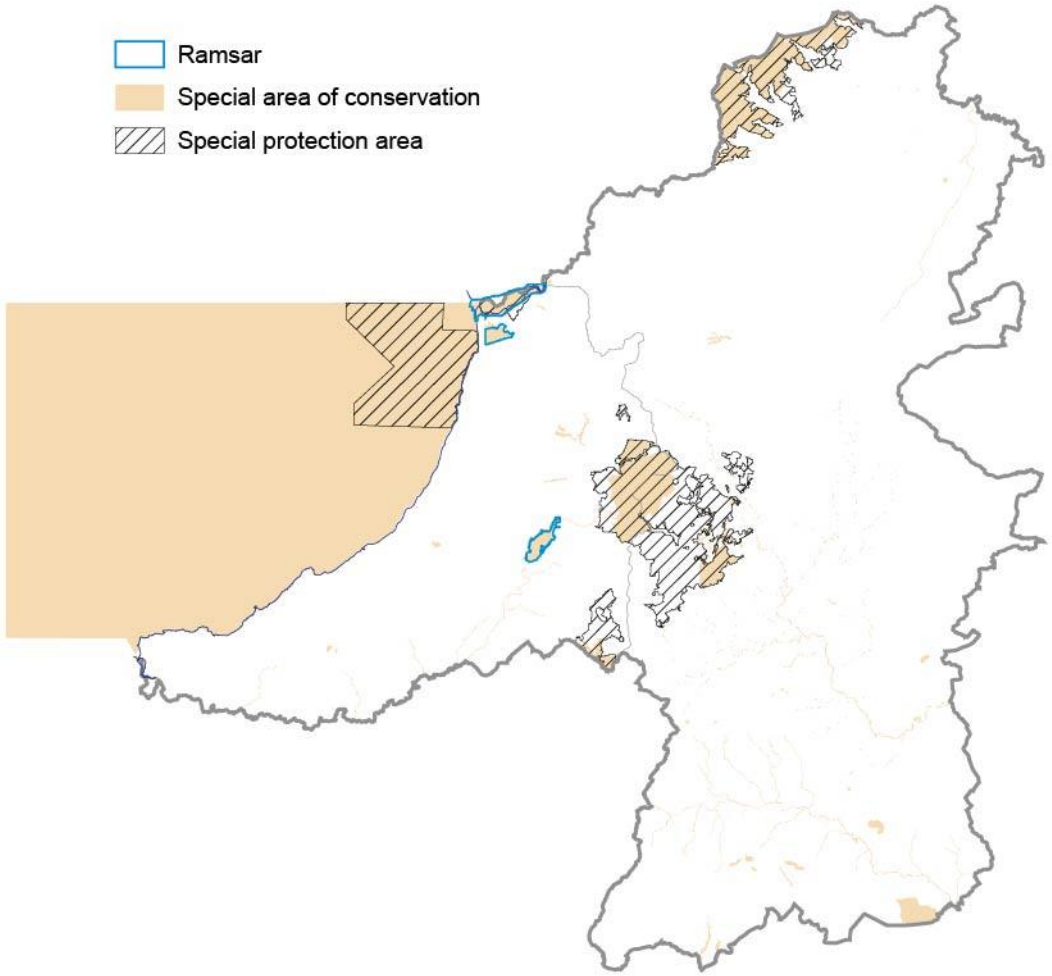
Graphic – population distribution by age and gender



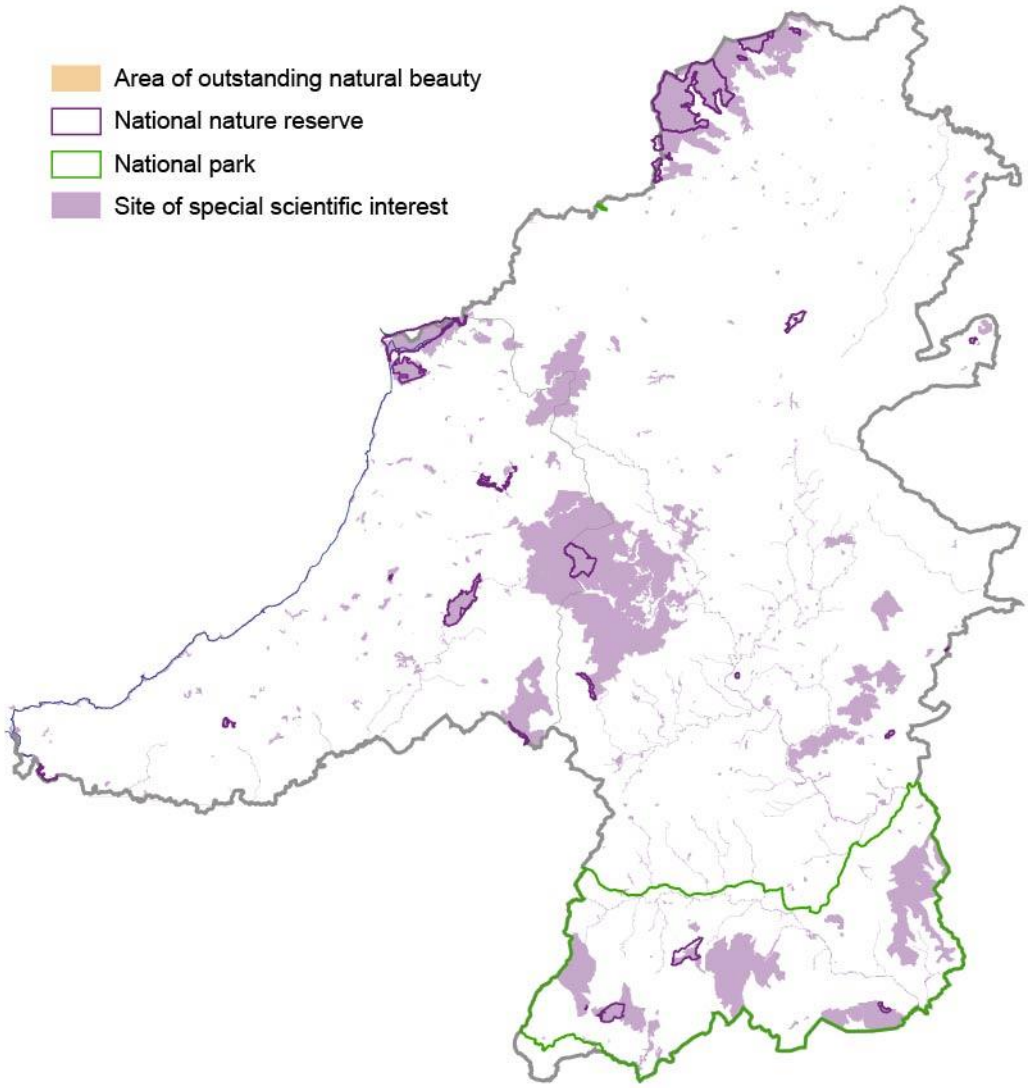
Map - Population



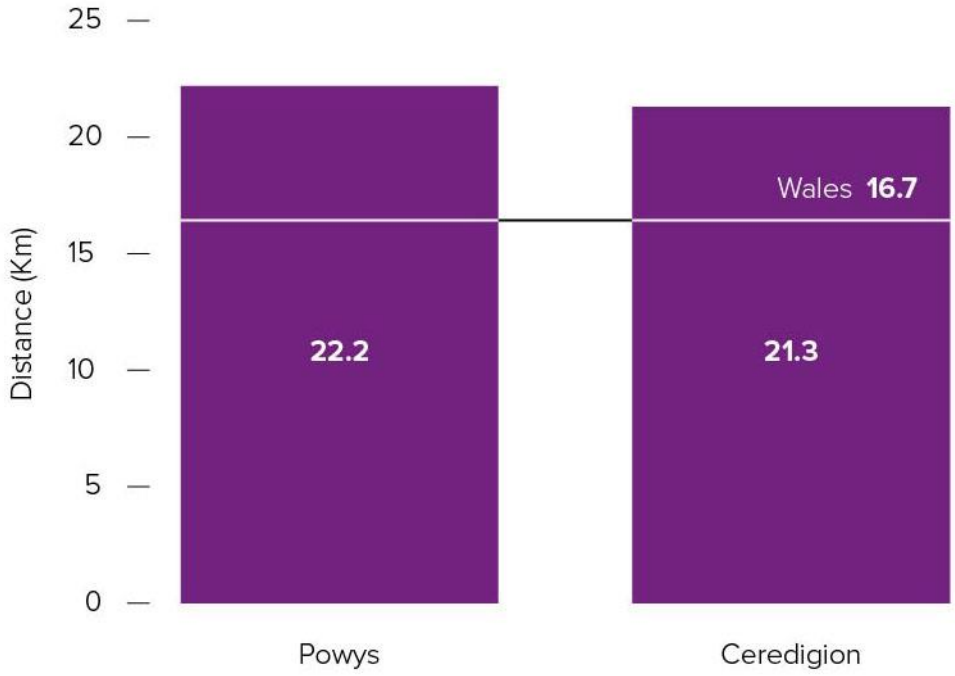
Map – Nature conservation designations



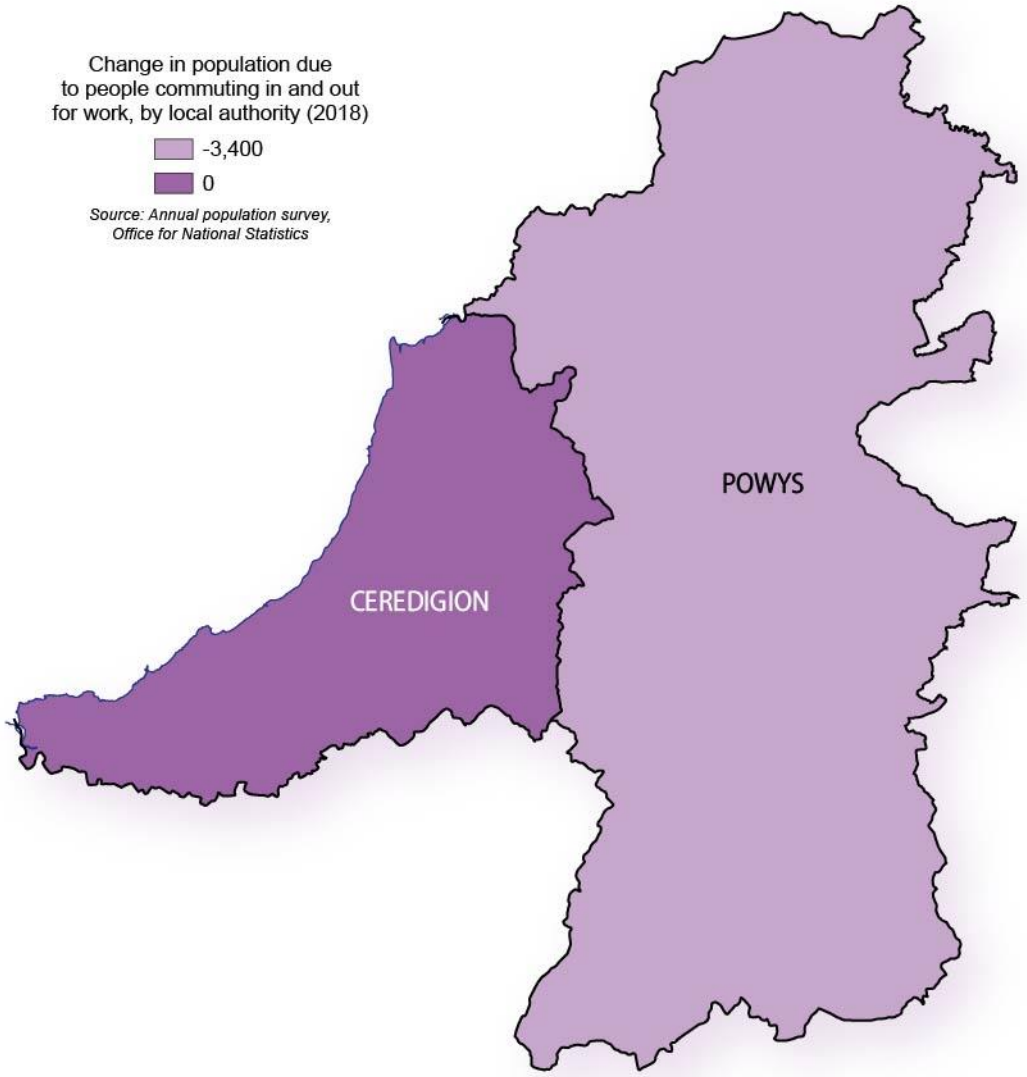
Map – Landscape and nature conservation designations



Graphic – commuting patterns



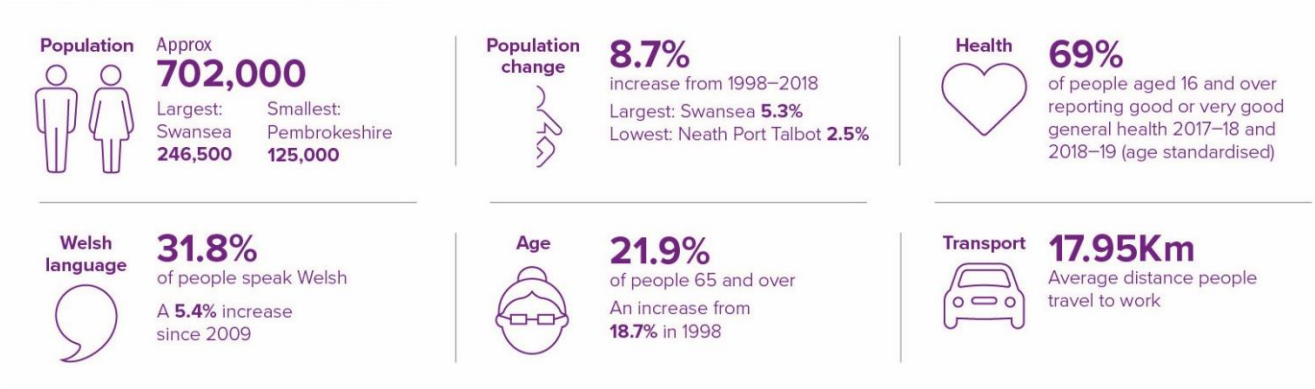
Map – commuting patterns



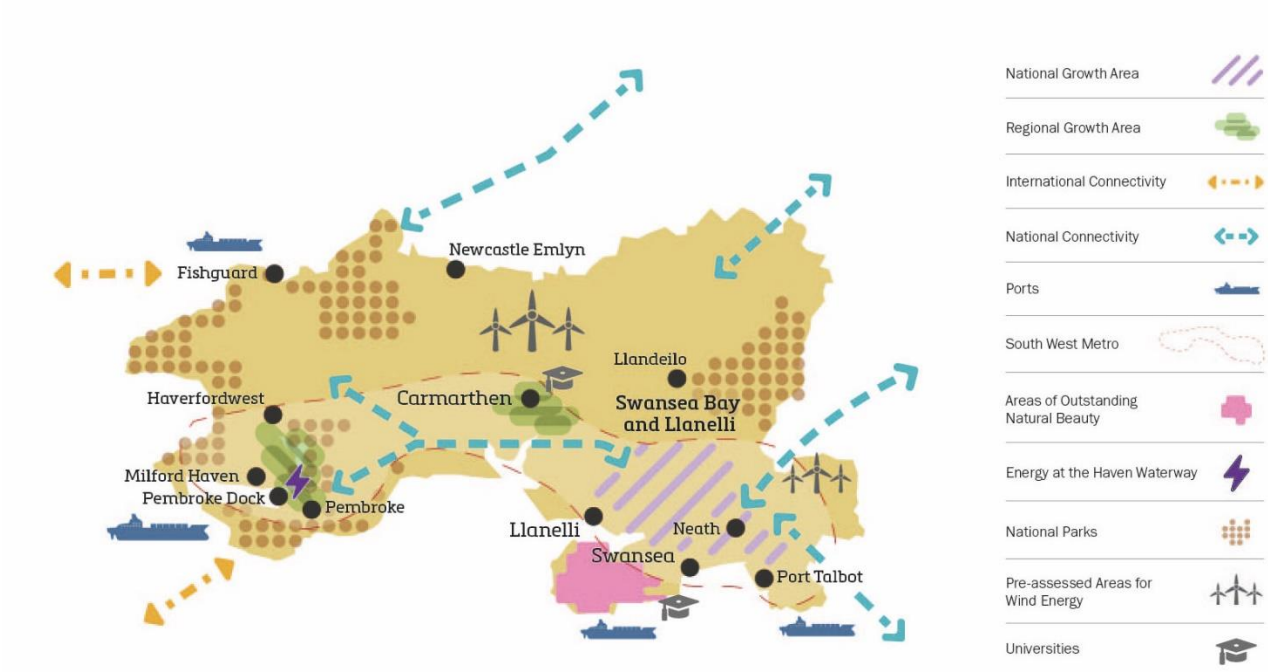
South West

Map – South West

Graphic

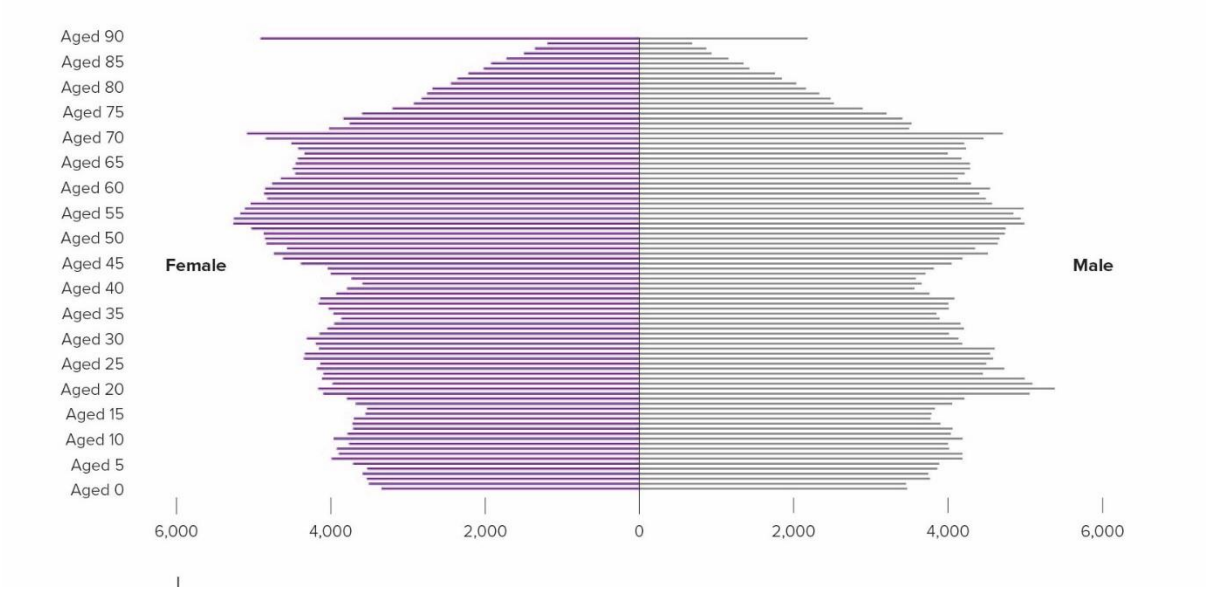

Population
Approx
702,000
Largest:
Swansea
246,500
Smallest:
Pembrokeshire
125,000
Population change
8.7%
increase from 1998–2018
Largest: Swansea 5.3%
Lowest: Neath Port Talbot 2.5%
Health
69%
of people aged 16 and over reporting good or very good general health 2017–18 and 2018–19 (age standardised)
Welsh language
31.8%
of people speak Welsh
A 5.4% increase since 2009
Age
21.9%
of people 65 and over
An increase from 18.7% in 1998
Transport
17.95Km
Average distance people travel to work

Regional Strategic Diagram

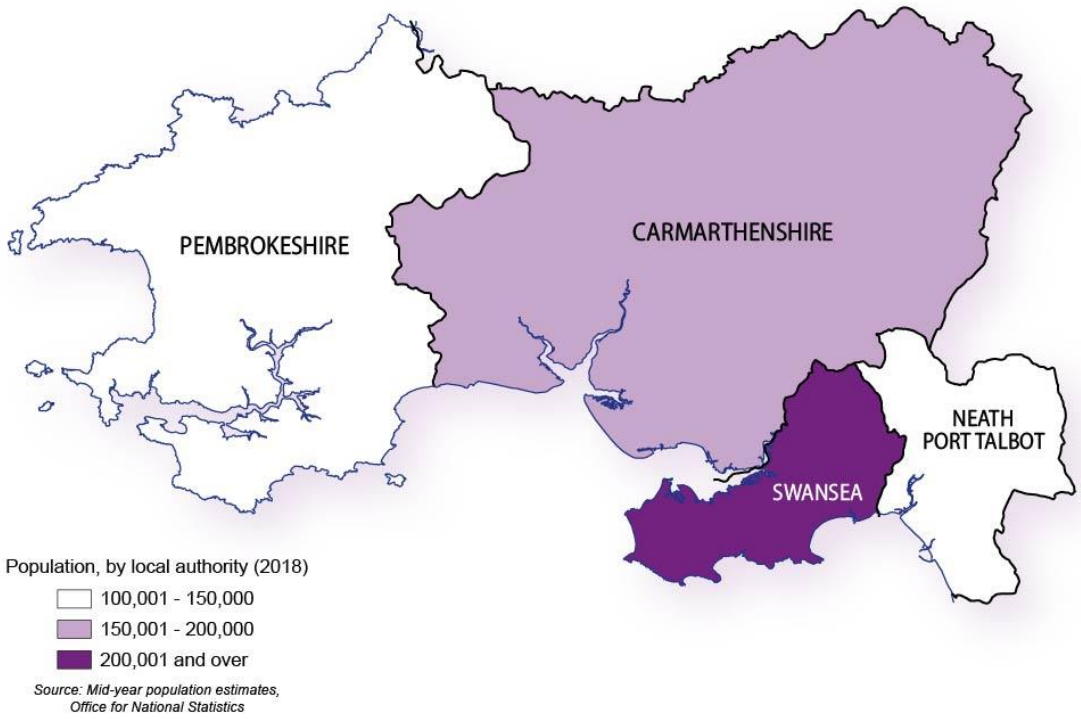


Maps and graphics showing pertinent regional data

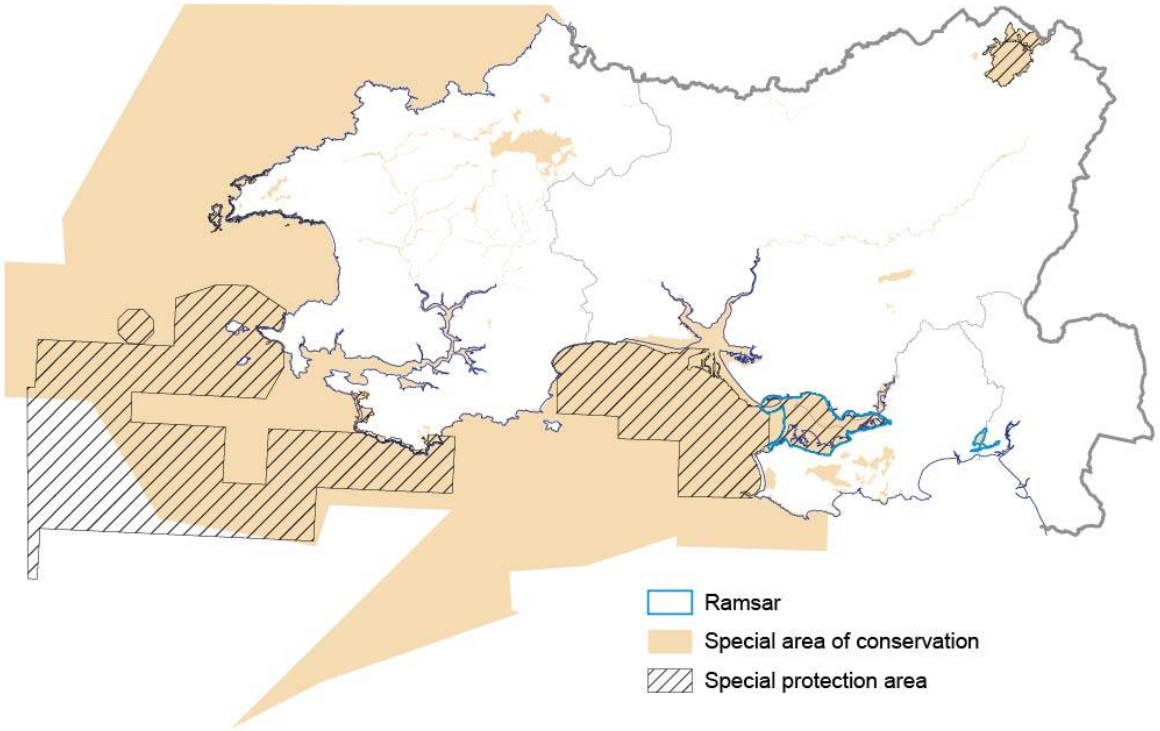
Graphic – population distribution by age and gender



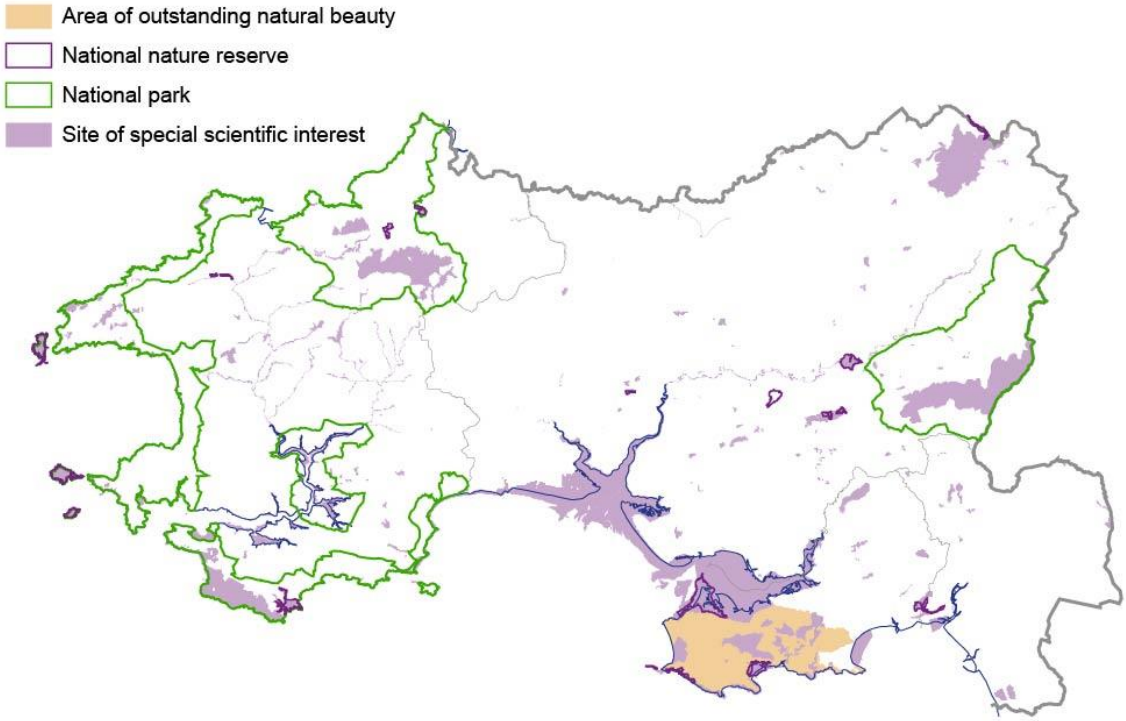
Map - Population



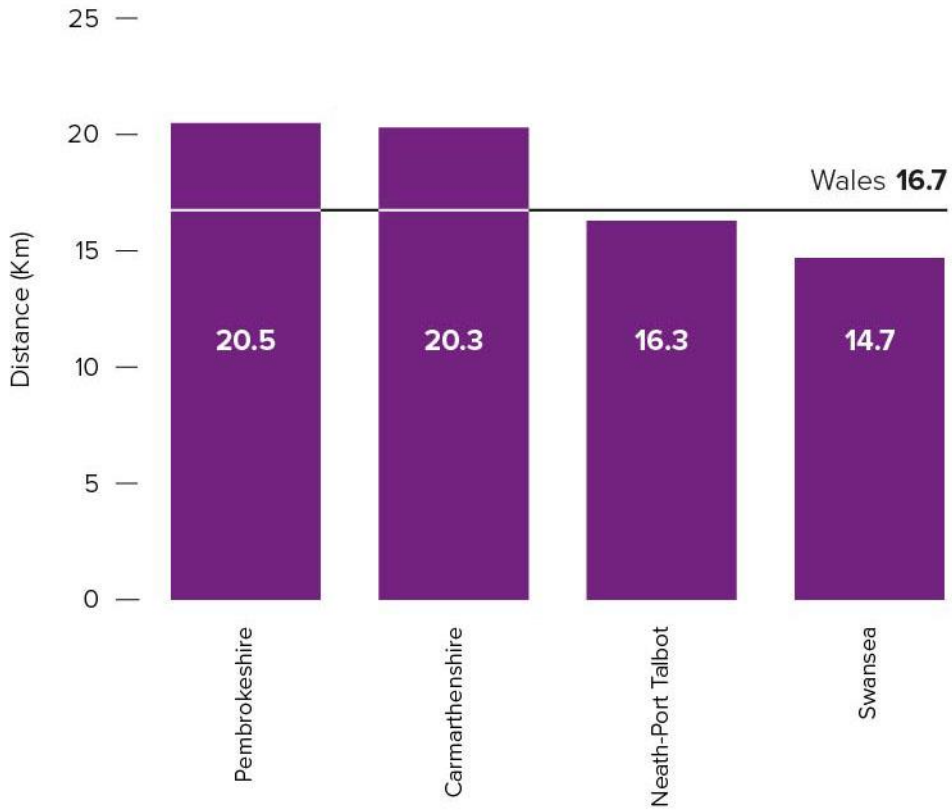
Map – Nature conservation designations



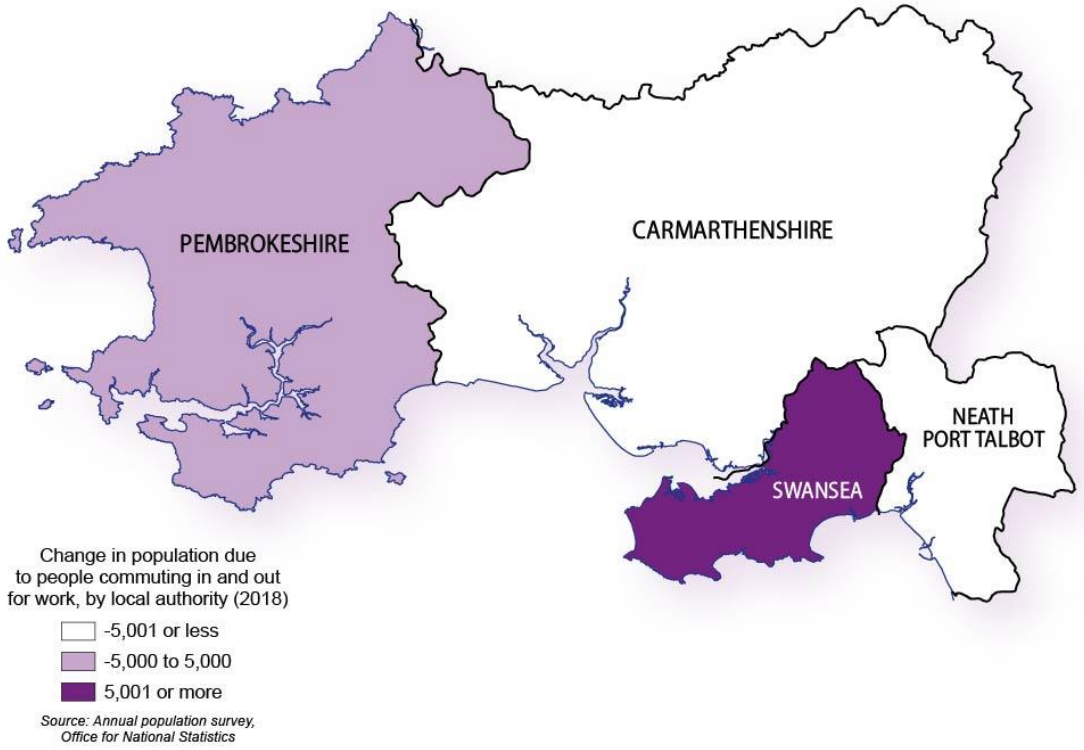
Map – Landscape and nature conservation designations



Graphic – Commuting patterns

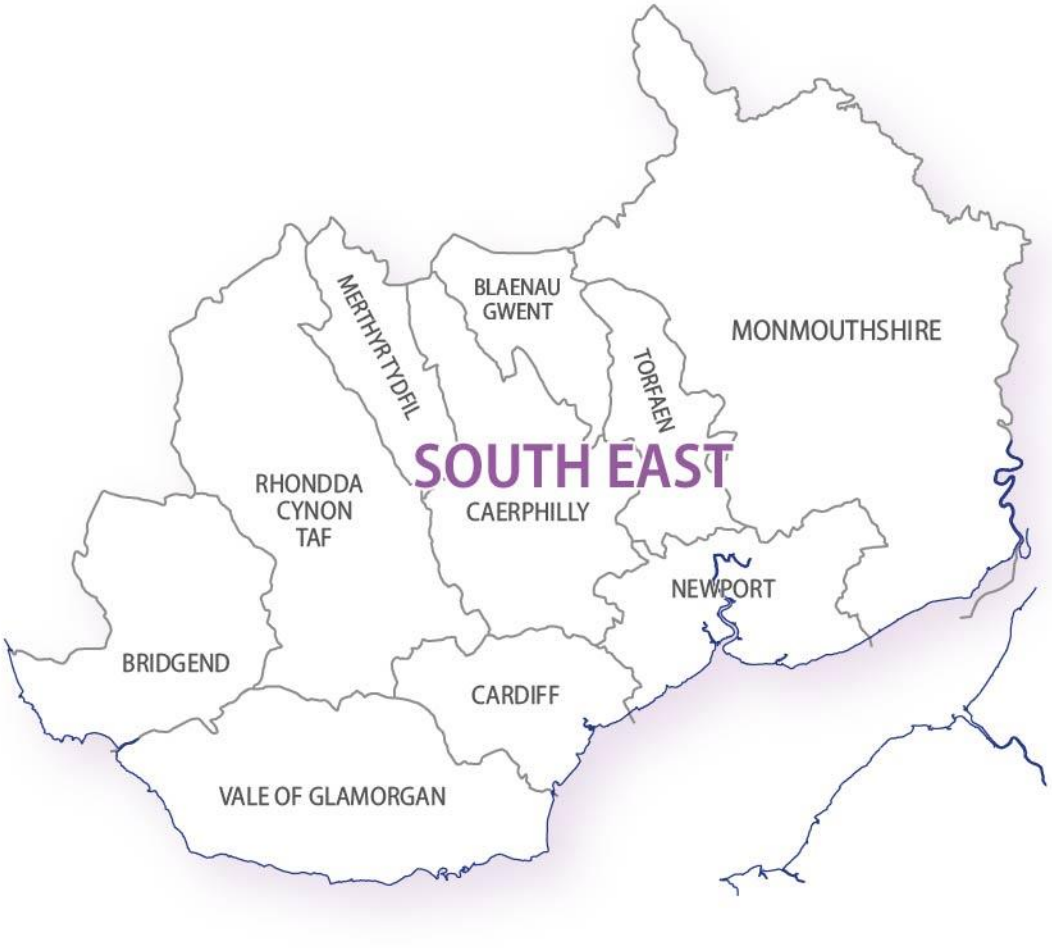


Map – Commuting patterns



South East

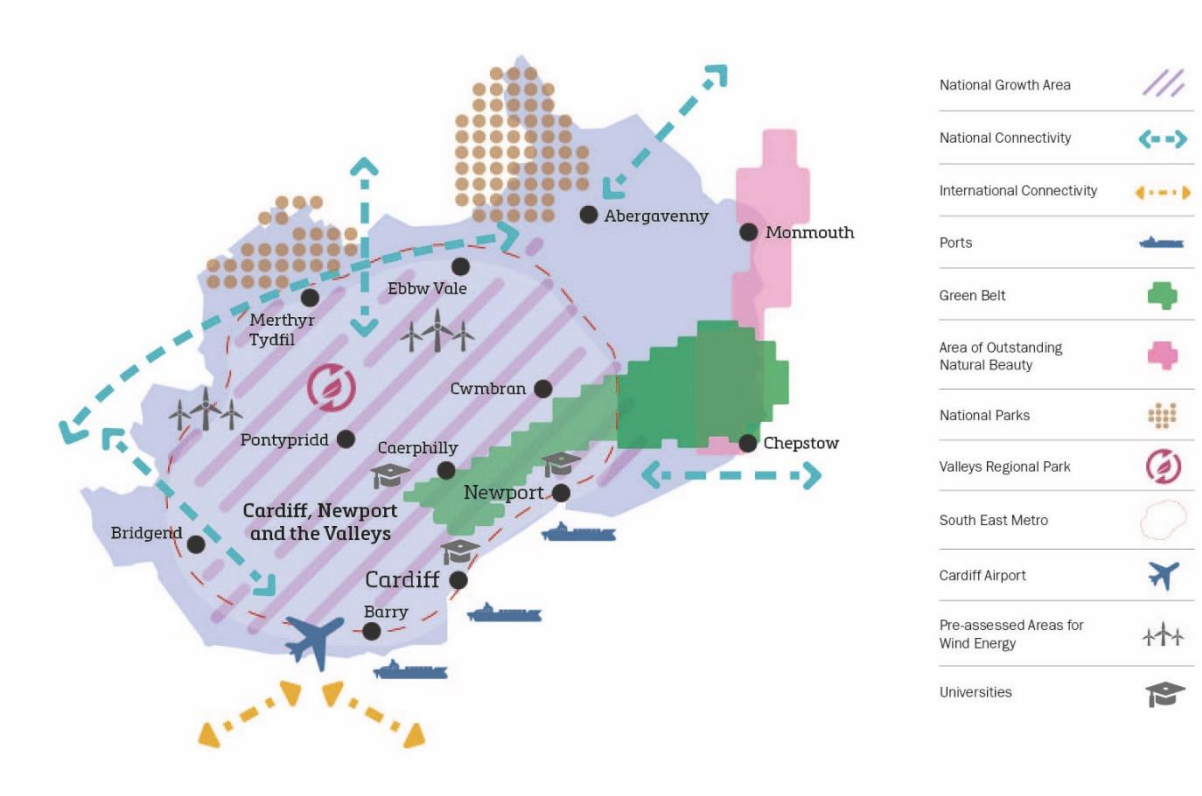
Map – South East



Graphic

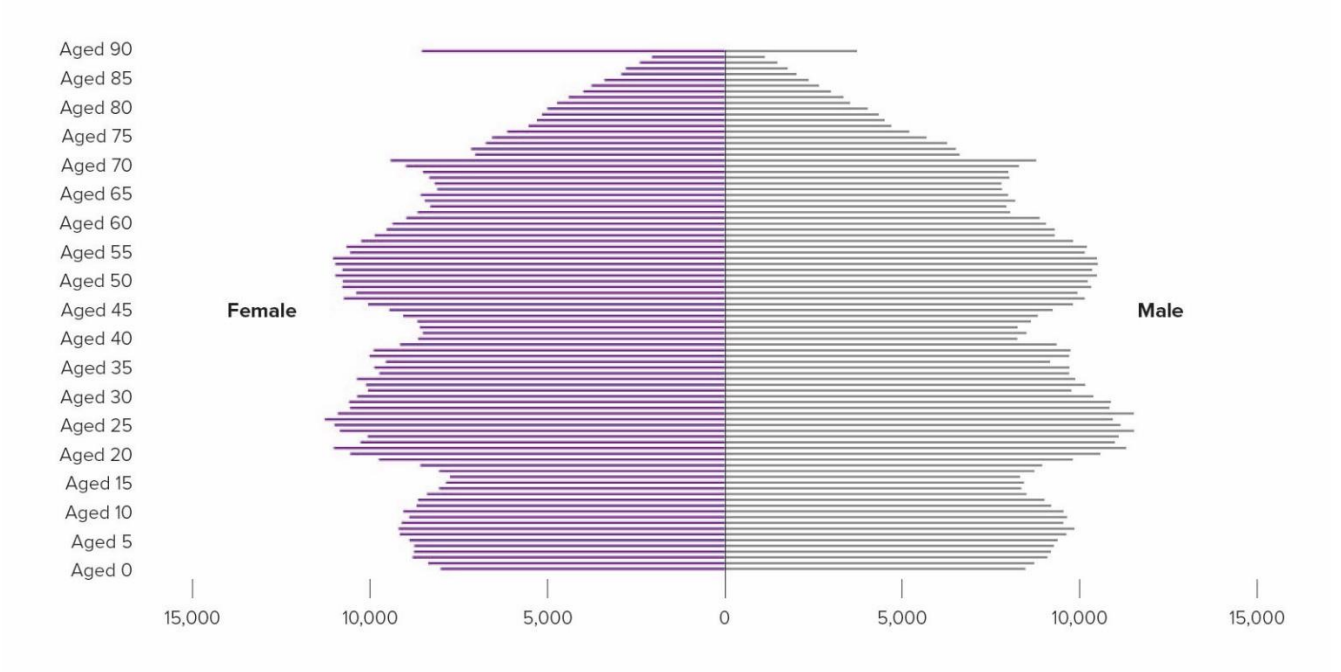
Population
Approx
1,053,000
Largest:
Cardiff
364,000
Smallest:
Merthyr Tydfil
60,000
Population change
9.6%
increase since 1998–2018
Largest: Cardiff 18%
Lowest: Torfaen 1.9%
Health
70%
of people aged 16 and over reporting good or very good general health 2017–18 and 2018–19 (age standardised)
Welsh language
20.2%
of people speak Welsh
A 2.7% increase since 2009
Age
18.5%
of people 65 and over
an increase from 16% in 1998
Transport
15.77Km
Average distance people travel to work

Regional Strategic Diagram

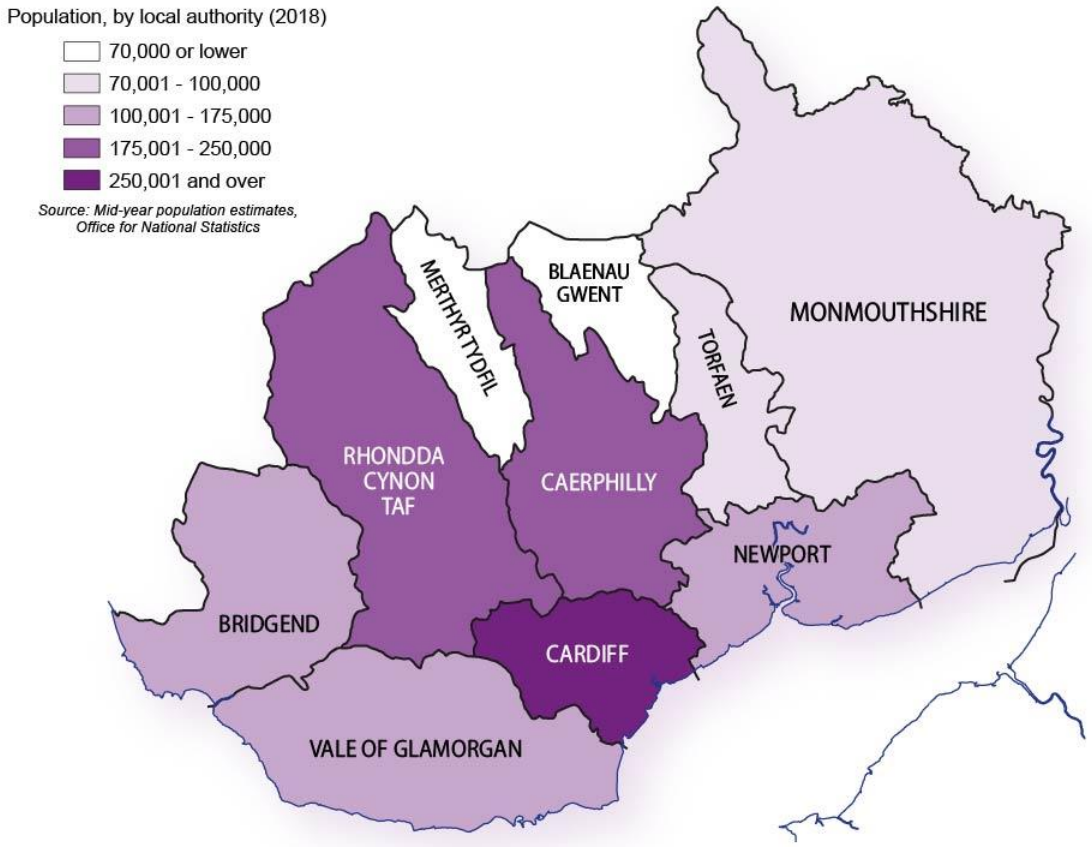


Maps and graphics showing pertinent regional data

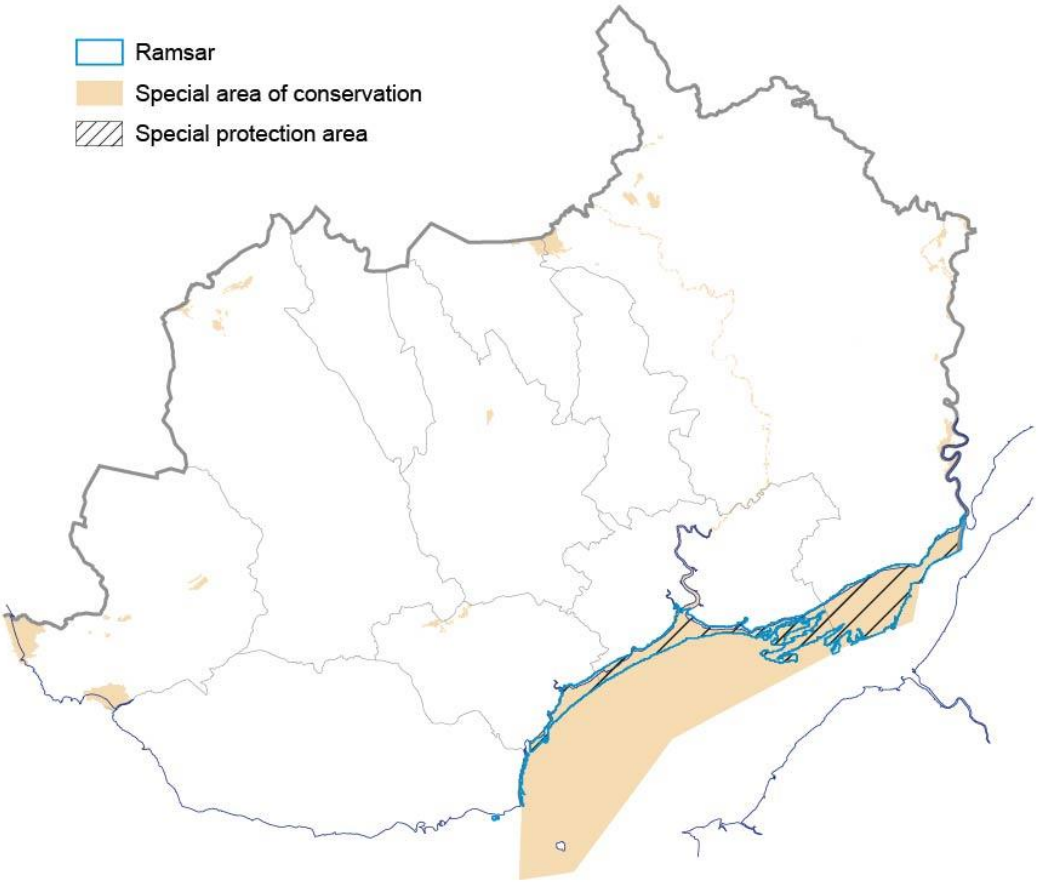
Graphic – population distribution by age and gender



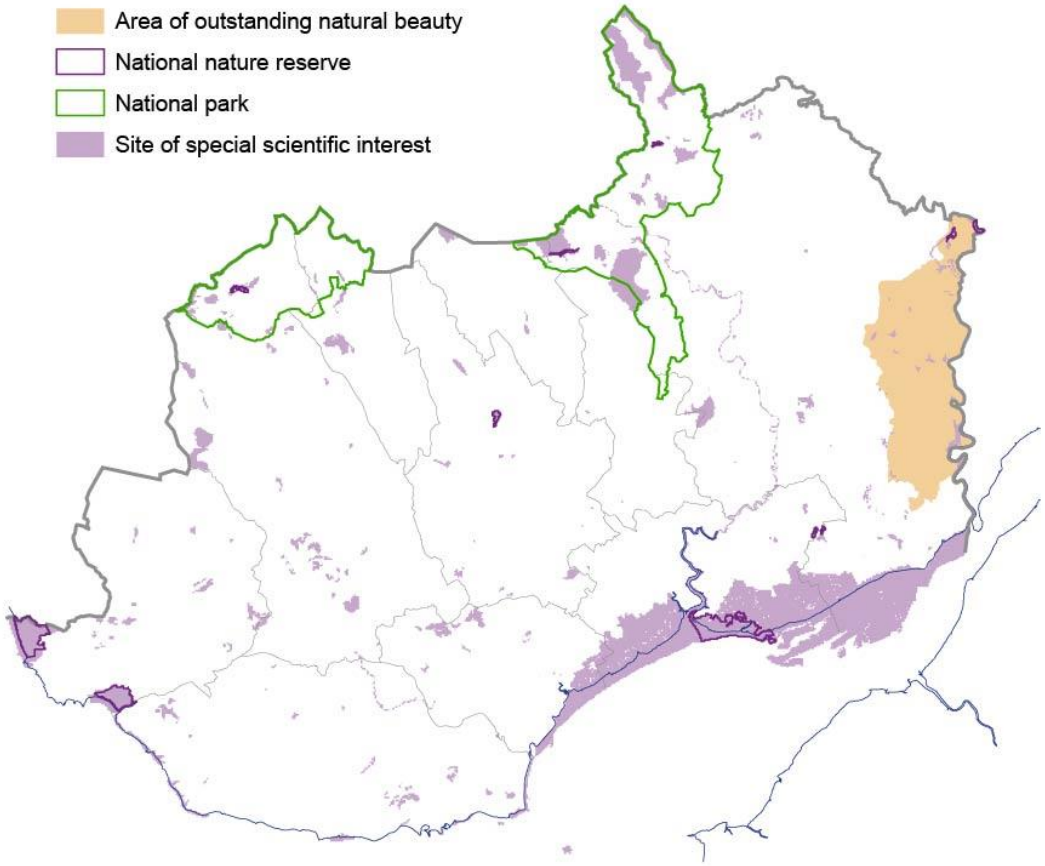
Map - Population



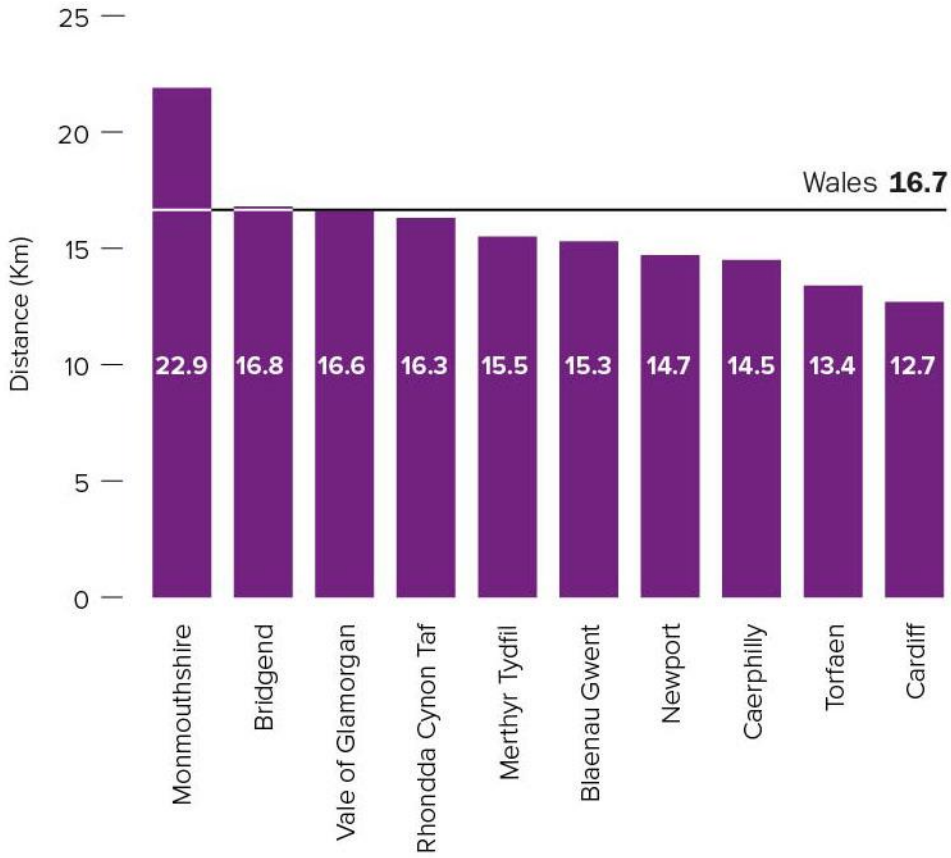
Map – Nature conservation designations



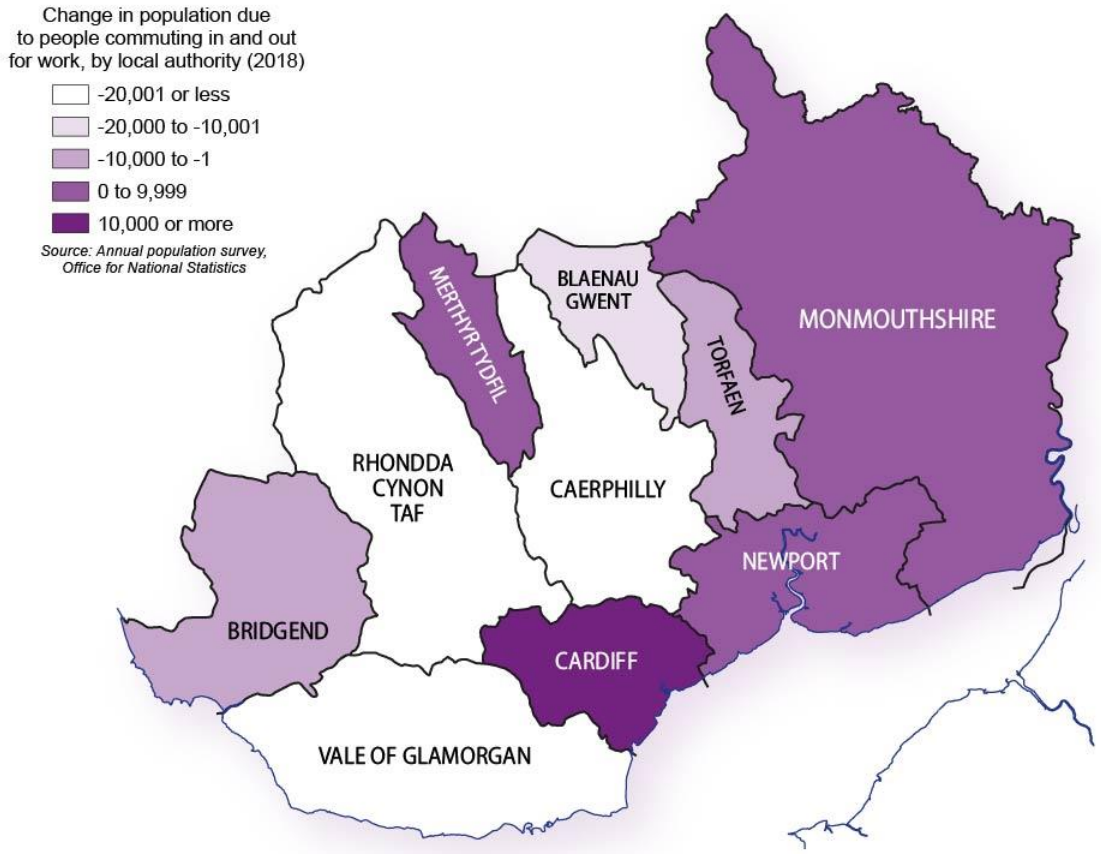
Map – Landscape and nature conservation designations



Graphic – Commuting patterns



Map – Commuting patterns



Appendix

Update to Table illustrating relationship between policies and NDF Outcomes.

The relationship between the Future Wales' policies and the 'Outcomes' it sets out to achieve

OUTCOMES A Wales where people live ...	P1	P2	P3	P4	P5	P6	P7	P8	P9	P10	P11	P12	P13	P14	P15	P16	P17	P18	P19
and work in connected, inclusive and healthy places	•	•	•	•	•	•		•	•	•	•	•	•	•	•	•	•	•	•
in vibrant rural places with access to homes, jobs and services	•	•	•	•	•	•	•		•		•	•	•	•	•		•	•	•
in distinctive regions that tackle health and socio-economic inequality through sustainable growth	•	•	•	•	•	•	•	•	•		•	•	•	•	•	•	•	•	•
in places with a thriving Welsh Language	•	•	•	•	•	•	•			•	•	•	•	•	•				•
and work in towns and cities which are a focus and springboard for sustainable growth	•	•	•	•	•	•		•	•	•	•	•	•	•		•			•
in places where prosperity, innovation and culture are promoted	•	•	•	•	•	•		•	•	•	•	•	•	•	•	•	•	•	•
in places where travel is sustainable	•	•	•	•	•	•		•	•	•	•	•	•	•	•				•
in places with world-class digital infrastructure	•	•	•	•	•	•				•	•	•	•	•					•
in places that sustainably manage their natural resources and reduce pollution	•	•	•	•	•	•		•	•	•	•	•	•	•	•	•	•	•	•
in places with biodiverse, resilient and connected ecosystems	•	•	•	•	•	•		•	•		•	•			•		•	•	•
in places which are decarbonised and climate resilient	•	•	•	•	•	•		•	•	•	•	•	•	•	•	•	•	•	•

OUTCOMES A Wales where people live...	P20	P21	P22	P23	P24	P25	P26	P27	P28	P29	P30	P31	P32	P33	P34	P35	P36
and work in connected, inclusive and healthy places	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
in vibrant rural places with access to homes, jobs and services	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
in distinctive regions that tackle health and socio-economic inequality through sustainable growth	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
in places with a thriving Welsh Language	•	•		•	•	•	•	•	•	•		•	•	•			•
and work in towns and cities which are a focus and springboard for sustainable growth	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
in places where prosperity, innovation and culture are promoted	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
in places where travel is sustainable	•	•		•		•	•	•	•	•		•		•		•	•
in places with world-class digital infrastructure	•	•		•		•	•	•	•	•		•		•		•	•
in places that sustainably manage their natural resources and reduce pollution	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
in places with biodiverse, resilient and connected ecosystems	•	•	•	•		•	•	•	•	•	•	•		•	•	•	•
in places which are decarbonised and climate resilient	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•