

## REPORT OF THE DIRECTOR OF PLANNING AND PARK DIRECTION

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### SUBJECT: THE PLACEMAKING CHARTER

#### Purpose of this report

1. The purpose of this Report is to seek Members agreement for the Placemaking Wales Charter to be signed by the Authority and as the three National Park Authorities of Wales.

#### Background

2. Planning Policy Wales along with the redrafting of the National Development Framework / Future Wales 2040 emphasises placemaking on a strategic level with the objectives of becoming better connected, reducing travel and boosting local services to enhance identity, character, sense of community and collective ownership through the planning system. Wellbeing is central to the placemaking process and gives importance to the need to work together to build better places. This is achieved by applying a holistic approach to the planning process: one that considers the context, function and relationships between a development site and its wider surroundings.

#### The Placemaking Charter

3. The Placemaking Charter has been developed by the Placemaking Wales Partnership. This partnership is a multi-disciplinary group representing professions and organisations working within the built and natural environment. Further information can be found [here](#).
4. The Charter includes six principles:
  - People and Community: The local community are involved in the development of proposals. The needs, aspirations, health and well-being of all people are considered at the outset. Proposals are shaped to help to meet these needs as well as create, integrate, protect and/or enhance a sense of community and promote equality.
  - Location: Places grow and develop in a way that uses land efficiently, supports and enhances existing places and is well connected. The location of housing, employment and leisure and other facilities are planned to help reduce the need to travel.

- Identity: The positive, distinctive qualities of existing places are valued and respected. The unique features and opportunities of a location including heritage, culture, language, built and natural physical attributes are identified and responded to.
  - Movement: Walking, cycling and public transport are prioritised to provide a choice of transport modes and avoid dependence on private vehicles. Well designed and safe active travel routes connect to the wider active travel network and public transport stations and stops are positively integrated.
  - Mix of Uses: Places have a range of purposes which provide opportunities for community development, local business growth and access to jobs, services and facilities via walking, cycling or public transport. Development density and a mix of uses and tenures helps to support a diverse community and vibrant public realm.
  - Public Realm: Streets and public spaces are well defined, welcoming, safe and inclusive, with a distinct identity. They are designed to be robust and adaptable, with landscape, green infrastructure and sustainable drainage well integrated. They are well connected to existing places and promote opportunities for social interaction and a range of activities for all people.
5. In signing the Placemaking Charter an organisation agrees to support placemaking in all relevant areas in working and promote the six placemaking principles in the planning, design and management of new and existing places. Once the organisation has agreed and signed the Charter, the name of the organisation will be added to the list of signatories on the Placemaking Wales partnership website and will be sent the Charter logo to use.<sup>1</sup> A copy of the Charter can be found in Appendix A.

## Current Position and Implementation of the Charter

6. The matter of signing the Placemaking Charter has been considered by our Planning Officers along with discussions with Snowdonia and the Brecon Beacons National Park Authorities. The main query raised by officers was on how to implement the charter, as there is no guidance provided on this.
7. However, stated within Planning Policy Wales p.16 is, *'Placemaking should not add additional cost to a development, but will require smart, multi-dimensional and innovative thinking to implement and should be considered at the earliest possible stage. Placemaking adds social, economic, environmental and cultural value to development proposals resulting in benefits which go beyond a physical development boundary and embed wider resilience into planning decisions.'*
8. Following consideration and discussion, it is considered that the three National Park Authorities are already implementing the principles of the Charter through

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<sup>1</sup> <https://dcfw.org/placemaking/placemaking-charter/>

their respective Local Development Plan and their decision-making process. The principles of the Charter do not conflict with the policies and guidance adopted within the Local Development Plan, it rather complements them, and highlights the main considerations in assessing any planning application. Further information on how the Pembrokeshire Coast National Park Local Development Plan 2 complements the Placemaking Charter is included within Appendix B of this report.

9. Many private and public sector organisations have already signed by the charter including Welsh Government and NRW.

#### Risk considerations

10. It is not envisaged that in signing up to the Charter that it should generate any additional implications for staff or finance, as it is considered that we are already implementing the principles through the Local Development Plan. It is therefore considered good practice to sign the Placemaking Charter, to complement National and Local Planning Policies.

#### Financial considerations

11. The Authority is already implementing the principles through the Local Development Plan. No additional costs are envisaged.

#### Welsh Language considerations

12. The publication will need to be carried out in accordance with the Welsh Language (Wales) Measure 2011 and the Welsh Language Standards Regulations (No.1) 2015. The impacts on the Welsh language also forms part of the Charter's principles.

#### Human Rights considerations

13. The planning system seeks to progress legitimate aims by managing the development and use of land in the public interest to contribute to achieving sustainable development. It reconciles the needs of development and conservation, securing economy, efficiency and amenity in the use of land, and protecting natural resources and the historic environment. Human rights under Articles 1 (right to peaceful enjoyment to property), 8 (right to respect for the home, private and family life) and 14 (right to equality), are the most relevant ones. Proportionality means that the measure which interferes with the right must strike a fair balance between the aim and the right which it interferes with.

#### **Recommendations: Members are asked to:**

- a. **Grant approval for Pembrokeshire Coast National Park Authority to sign the Placemaking Charter;**
- b. **Grant approval for the Charter to be signed as the three National Park Authorities of Wales; and**

- c. **Formally recognise the approach to implementing the Charter to complement National and Local Planning Policies.**

**Background documents**

National

[Planning Policy Wales | GOV.WALES](#)

Local Development Plan 2

<https://www.pembrokeshirecoast.wales/planning/planning-policy/local-development-plan-2/>

Charter Website

<https://dcfw.org/placemaking/placemaking-charter/>

*(For further information please contact Nicola Gandy, Director of Planning and Park Direction extension 4839.)*



## Placemaking Wales Charter

The Placemaking Wales Charter has been developed in collaboration with the Placemaking Wales Partnership which is made up of stakeholders representing a wide range of interests. The Charter reflects the collective and individual commitment of these organisations to support the development of high-quality places across Wales for the benefit of communities.

In signing the Placemaking Wales Charter I/my organisation agree to support placemaking in all relevant areas of my/our work and promote the following principles in the planning, design and management of new and existing places:

### People and community

The local community are involved in the development of proposals. The needs, aspirations, health and well-being of all people are considered at the outset. Proposals are shaped to help to meet these needs as well as create, integrate, protect and/or enhance a sense of community and promote equality.

### Location

Places grow and develop in a way that uses land efficiently, supports and enhances existing places and is well connected. The location of housing, employment and leisure and other facilities are planned to help reduce the need to travel.

### Movement

Walking, cycling and public transport are prioritised to provide a choice of transport modes and avoid dependence on private vehicles. Well designed and safe active travel routes connect to the wider active travel and public transport network and public transport stations and stops are positively integrated.

### Mix of uses

Places have a range of purposes which provide opportunities for community development, local business growth and access jobs, services and facilities via walking, cycling or public transport. Development density and a mix of uses and tenures helps to support a diverse community and vibrant public realm.

### Public realm

Streets and public spaces are well defined, welcoming, safe and inclusive with a distinct identity. They are designed to be robust and adaptable with landscape, green infrastructure and sustainable drainage well integrated. They are well connected to existing places and promote opportunities for social interaction and a range of activities for all people.

### Identity

The positive, distinctive qualities of existing places are valued and respected. The unique features and opportunities of a location including heritage, culture, language, built and natural physical attributes are identified and responded to.

## **Appendix B: Pembrokeshire Coast National Park Local Development Plan 2 and implementing the principles of the Placemaking Wales Charter.**

1. The Local Development Plan includes strategic policies (highlighted in yellow in the table below) and supporting policies (in white in the table below). The strategic policies provide the overarching approach for development, while the supporting policies help in delivering the strategic policies by providing further detailed guidance against which planning applications will be assessed.

2. For ease of reference the principles contained in the Charter are provided below:

□People and Community: The local community are involved in the development of proposals. The needs, aspirations, health and well-being of all people are considered at the outset. Proposals are shaped to help to meet these needs as well as create, integrate, protect and/or enhance a sense of community and promote equality.

□Location: Places grow and develop in a way that uses land efficiently, supports and enhances existing places and is well connected. The location of housing, employment and leisure and other facilities are planned to help reduce the need to travel.

□Identity: The positive, distinctive qualities of existing places are valued and respected. The unique features and opportunities of a location including heritage, culture, language, built and natural physical attributes are identified and responded to.

□Movement: Walking, cycling and public transport are prioritised to provide a choice of transport modes and avoid dependence on private vehicles. Well designed and safe active travel routes connect to the wider active travel network and public transport stations and stops are positively integrated.

□Mix of Uses: Places have a range of purposes which provide opportunities for community development, local business growth and access to jobs, services and facilities via walking, cycling or public transport. Development density and a mix of uses and tenures helps to support a diverse community and vibrant public realm.

□Public Realm: Streets and public spaces are well defined, welcoming, safe and inclusive with a distinct identity. They are designed to be robust and adaptable with landscape, green infrastructure and sustainable drainage well integrated. They are well connected to existing places and promote opportunities for social interaction and a range of activities for all people.

3. The table below provides in:

- Column 1 and 2: The Local Development Plan 2 Policy Reference
- Column 3: A brief commentary on those elements of the Charter where an immediate corroborative link can be made. <sup>1</sup>

LDP 2 Policy Number/Policy Title		Commentary
<b>National Park Purposes and Duty</b>		
Policy 1	National Park Purposes and Duty (Strategy Policy - overarching)	People and Community Identity Public Realm
<b>Spatial Strategy</b>		
Policy 2	Tenby Service and Tourism Centre (Tier 1) (Strategy Policy)	People and Community Location Identity Movement Mix of Uses Public Realm
Policy 3	Newport Local Centre (Tier 2) (Strategy Policy)	People and Community Location Identity Movement Mix of Uses Public Realm
Policy 4	Saundersfoot Local Centre (Tier 2) (Strategy Policy)	People and Community Location Identity Movement Mix of Uses Public Realm
Policy 5	St Davids Local Centre (Tier 2) (Strategy Policy)	People and Community Location Identity Movement Mix of Uses Public Realm
Policy 6	Rural Centres (Tier 3) (Strategy Policy)	People and Community Location Identity Movement Mix of Uses Public Realm
Policy 7	Countryside (Tier 4) (Strategy Policy)	People and Community Location Identity Movement Mix of Uses Public Realm
<b>A. Special Qualities</b>		
Policy 8	Special Qualities (Strategy Policy)	People and Community Identity
Policy 9	Light Pollution	Identity
Policy 10	Sites and Species of European Importance	Identity

<sup>1</sup> Elements of the Charter that have corroborative links with the Plan's preparation include engagement during the Plan's preparation [Consultation Report - Pembrokeshire Coast National Park](#) and the impact of the various Appraisal processes on the Plan's preparation [Appraisal Processes - Pembrokeshire Coast National Park](#)

LDP 2 Policy Number/Policy Title		Commentary
Policy 11	Nationally Protected Sites and Species	Identity
Policy 12	Local Areas of Nature Conservation or Sites Geological Interest	Identity
Policy 13	Welsh Language	Identity
Policy 14	Conservation of the Pembrokeshire Coast National Park	Identity
Policy 15 (Policy 17)	Open Space	People and Community Identity Public Realm
Policy 16	Green Wedges	Identity
Policy 17	Shore Based Facilities	Location Mix of Uses Identity
Policy 18	Porthgain, Saundersfoot, Solva and Tenby Harbours	Location Mix of Uses Identity
<b>B. Major Development, the Potential for Growth</b>		
Paragraph 4.106 and 4.108 to 4.110	Major Development Nationally Significant Infrastructure Projects	Location Mix of Uses Identity
Paragraph 4.111	Developments of National Significance in Wales	Location Mix of Uses Identity
Policy 19	Hazardous Installations	People and Community
Policy 20	Scale of Growth (Strategy Policy)	Location Mix of Uses Identity
Policy 21	Minerals Safeguarding	Mix of Uses
Policy 22	Buffer Zones	People and Community
Policy 23	Borrow Pits	Location Mix of Uses Identity
Policy 24	Local Building Stone	Location Mix of Uses Identity
Policy 25	Recycled, Secondary and Waste Materials	
Policy 26	Inactive Mineral Sites	
Policy 27	Local Waste Management Facilities	People and Community Location Mix of Uses
Policy 28	Composting	
<b>C. Climate Change, Sustainable Design, Flooding, Sustainable Energy</b>		
Policy 29	Sustainable Design (Strategy Policy)	People and Community Location Identity Movement Mix of Uses Public Realm
Policy 30	Amenity	People and Community Location Identity Public Realm
Policy 31	Minimising Waste	



LDP 2 Policy Number/Policy Title		Commentary
Policy 32	Surface Water Drainage	Public Realm
Policy 33	Renewable Energy and Low Carbon Energy	Identity Mix of Uses
Policy 34	Flooding and Coastal Inundation (Strategy Policy)	People and Community
Policy 35	Development in the Coastal Change Management Area	People and Community
Policy 36	Relocation of existing permanent dwellings affected by coastal change	People and Community
Policy 37	Relocation and replacement of development (other than residential) affected by coastal change	People and Community
<b>D. Visitor Economy, Employment</b>		
Policy 38	Visitor Economy (Strategy Policy)	Identity Mix of Uses
Policy 39	Loss of Hotels and Guest Houses	Identify Mix of Uses
Policy 40	Self-Catering Development	Mix of Uses
Policy 41	Caravan, Camping and Chalet Development	Identity Mix of Uses
Policy 42	Site Facilities on Tent, Chalet and Caravan Sites	
Policy 43	Employment Sites and Live/Work Units (Strategy Policy)	Location Identity Mix of Uses
Policy 44	Protection of Employment Sites and Buildings	Mix of Uses
Policy 45	Farm Diversification	Mix of Uses
<b>E. Affordable Housing and Housing</b>		
Policy 46	Housing (Strategy Policy)	Mix of Uses
Policy 47	Housing Allocations or Land with Planning Permission	People and Community Location Mix of Uses Movement Identity
Policy 48	Affordable Housing (Strategy Policy)	People and Community Location Mix of Uses Movement
Policy 49	Affordable Housing Exceptions Sites	People and Community Location Mix of Uses Movement
Policy 50	Housing Development Proposals	Location
Policy 51	Housing Densities	Mix of Uses
Policy 52	Housing Mix	People and Community Mix of Uses
Policy 53	Gypsy Traveller and Showpeople Sites	People and Community Mix of Uses
<b>F. Community Facilities, Retailing, Transport</b>		
Policy 54	Community Facilities (Strategy Policy)	People and Community Mix of Uses Public Realm
Policy 55	Infrastructure Requirements	People and Community Mix of Uses Realm
Policy 56	Retail in the National Park (Strategy Policy)	Location

LDP 2 Policy Number/Policy Title		Commentary
		Mix of Uses Movement
Policy 57	Town and District Shopping Centres	Location Mix of Uses Movement
Policy 58	Garden Centres	Mix of Uses
Policy 59	Sustainable Transport (Strategy Policy)	People and Community Movement Location
Policy 60	Impacts of Traffic	People and Community Movement
Policy 61	Cycleways	Mix of Uses Movement People and Community
Policy 62	Powerlines and Pipelines	Identity Mix of Uses
Policy 63	Telecommunications	Identity Mix of Uses