



Appendix 2 Sustainable Development Assessment

Sustainable Development Principle – PPW Paragraph 4.3.1	
Criteria	Assessment
Putting people and their quality of life now and in the future, at the centre of decision-making	Housing is essential to quality of life, and there is a current and future need for housing within the County Borough, including a need for affordable housing. The proposed development will make a significant contribution to meeting the need for both market and affordable housing. The proposal, therefore, accords with this criterion.
Engagement and Involvement, ensuring that everyone has the chance to obtain information, see how decisions are made and take part in decision-making.	The proposal was subject to community engagement at the pre-application stage, as set out in the Design and Access Statement (pages 30-35), with further consultation at the application stage, and through the appeal process. The proposal, therefore, accords with this criterion.
Taking a long term perspective to safeguard the interests of future generations, whilst at the same time meeting needs of people today.	There is an inevitable requirement to develop greenfield land to meet housing need, and the appeal site is in a sustainable location and is not subject to any constraints to development that cannot be overcome by conditions/obligations. The proposal, therefore, accords with this criterion.
Respect for environmental limits, so that resources are not irrecoverably depleted or the environment irreversibly damaged. This means for example mitigating climate change, protecting and enhancing biodiversity, minimising harmful emissions, and promoting sustainable use of natural resources.	The site is agricultural land with a partial Protection of Mineral Resources designation. However, there is an inevitable requirement to develop greenfield land and the site is primarily low grade agricultural land and prior extraction of mineral resources is not feasible. Matters such as biodiversity can be addressed by conditions/obligations, and the accessibility of the site to employment opportunities and facilities/services will encourage sustainable modes of travel. The proposal, therefore, accords with this criterion.
Tackling climate change by reducing the greenhouse gas emissions that cause climate change and ensuring that places are resilient to the consequences of climate change.	The appeal site is in a sustainable location, accessible to employment opportunities and facilities/services to encourage sustainable modes of travel, thereby tackling a key cause of greenhouse gas emissions. Planning conditions will ensure appropriate drainage to provide resilience to flooding. Climate change can be further addressed at the reserved matters stage, for example, by designing dwellings that reduce demand for energy. The proposal, therefore, accords with this criterion.

Applying the precautionary principle. Cost effective measures to prevent possibly serious environmental damage should not be postponed just because of scientific uncertainty about how serious the risk is.	The application was accompanied by a suite of technical assessments to demonstrate the impacts of the proposal. No objections were raised by statutory/technical consultees. The proposal, therefore, accords with this criterion.
Using scientific knowledge to aid decision-making, and trying to work out in advance what knowledge will be needed so that appropriate research can be undertaken.	
While preventing pollution as far as possible, ensuring that the polluter pays for damage resulting from pollution. In general the Welsh Government will seek to ensure that costs are met by those whose actions incur them.	The proposed development seeks to minimise and mitigate the impacts of development, including during the construction phase, with a Construction Environment and Management Plan to be secured by condition. The proposal, therefore, accords with this criterion.
Applying the proximity principle, especially in managing waste and pollution. This means solving problems locally rather than passing them on to other places or future generations.	The proposal will deliver market and affordable housing in an area with an identified need, thereby solving a problem locally. The proposal, therefore, accords with this criterion.
Taking account of the full range of costs and benefits over the lifetime of the development, including those that cannot be easily valued in money terms when making plans and decisions and taking account of timing, risks and uncertainties. This also includes recognition of the climate a development is likely to experience over its intended lifetime.	The proposal will make a significant contribution to meeting housing need in a sustainable location, with enhanced access to retail facilities, green infrastructure and the Rights of Way network. In addition to these social benefits, the proposal will deliver economic benefits during the construction and operational/lifetime phases, and environmental benefits in terms of improvements to highway safety and efficiency and biodiversity. These benefits outweigh the costs associated with loss of greenfield land, which is inevitable to meet housing need. The proposal therefore, accords with this criterion.
Working in collaboration with others to ensure that information and knowledge is shared to deliver outcomes with wider benefits.	The appellant worked closely with Council officers, and other stakeholders, during the application process to develop a scheme that would deliver a high quality and beneficial outcome. As a consequence the application received officer support and a favourable recommendation. Constructive dialogue has continued through the appeal process. The proposal, therefore, accords with this criterion.

Objectives – PPW Paragraph 4.4.3	
Objective	Assessment
A Prosperous Wales	There is an inevitable requirement to develop greenfield land to meet housing need, and the proposed development represents the efficient use of land within a sustainable location. There are no constraints to development, including in respect of infrastructure, that cannot be overcome by conditions/obligations. Details, including building standards, are for the reserved matters stage, and the impacts of construction are to be addressed by condition. The proposal, therefore, accords with this objective.
A Resilient Wales	The site is primarily low grade agricultural land, with no constraints to development, including in respect of flood risk, biodiversity, contamination and stability, that cannot be overcome by conditions/obligations. The proposal therefore, accords with this objective.
A Healthier Wales	The appeal site is in a sustainable location with access to employment opportunities and services/facilities, thereby promoting active travel, such as cycling and walking. The proposed development will also provide green infrastructure, providing opportunities, for both future and existing residents, for leisure and recreation, together with enhanced access to the Rights of Way network. The proposal, therefore, accords with this objective.
A More Equal Wales	The proposed development will provide market and affordable housing to meet need within location that is accessible to employment opportunities and services/facilities, and will also enhance accessibility to retail facilities and green infrastructure for future and existing residents. This will support community development and social welfare, with the retail facilities also providing lasting employment opportunities. The proposal, therefore, accords with this objective.

A Wales of Cohesive Communities	The proposed development will make a significant contribution to meeting the need within the County Borough and Western Border sub area for both market and affordable housing. This will be in sustainable location, with access to employment opportunities and services/facilities thereby minimising the need to travel by private car. Detailed design, for consideration at the reserved matters stage, will ensure that the proposed development is a high quality to create a safe and inclusive neighbourhood. The proposal, therefore, accords with this objective.
A Wales of Vibrant Culture and Thriving Welsh Language	The appeal site is not subject to constraints in terms of the historic environment, and is not within a language sensitive ward. The proposal, therefore, accords with this objective.
A Globally Responsible Wales	The appeal site is in a sustainable location, accessible to employment opportunities and facilities/services to encourage sustainable modes of travel, thereby tackling a key cause of greenhouse gas emissions and, in turn, climate change. Climate change can be further addressed at the reserved matters stage, for example by designing dwellings that reduce demand for energy. The proposal, therefore, accords with this objective.