

PLANNING POLICY STATEMENT (PPS) 4 – PLANNING FOR SUSTAINABLE ECONOMIC GROWTH

Lead Officer: Tony Pomfret – Development Control Manager

To inform Members of the Government's recently published new planning policy statement (PPS) 4 "Planning for Sustainable Economic Growth".

Recommendation: That the report be noted. The PPS is a material consideration in the determination of planning applications.

Resource Implications: Nil.

1.0 SUPPORTING INFORMATION

1.1 The Government published 'Planning Policy Statement (PPS)4: Planning for Sustainable Economic Growth, on 29 December 2009. The statement streamlines planning relating to the economy, bringing together in one place policies for employment uses, retail and town centres and economic development in rural areas. It replaces PPG4, PPG5, PPS6 and parts of PPS7 and PPG13.

1.2 The new PPS4 stresses that development plans should positively and proactively encourage sustainable economic growth, and local authorities should adopt a positive and constructive approach towards planning applications for economic land uses.

1.3 Its main economic development policies include:

- Planning policies and decisions should respond to business requirements and market signals
- Regional strategies should set employment growth targets for individual districts
- Regions should also control the allocation of strategic sites, ensuring that major Greenfield sites are not released unnecessarily through competition between local authorities
- Sites that have no reasonable prospect of being taken up for economic uses should be re-allocated to other uses.

1.4 With regard to town centre uses (including office, retail and leisure), the new PPS4:

- Re-confirms the government's commitment to the sequential approach
- Removes the needs test from development management, although it remains part of plan-making
- Includes a revised impact test in two parts
- Requires proposed office, retail and leisure developments to be assessed against their impact on town centres and villages

- Introduces a new development management policy for applications affecting shops and services in local centres and villages
 - Requires development plans to allocate sites to meet at least the first five years of identified need.
- 1.5 The policies in this PPS are a material consideration which must be taken into account in the determination of planning applications, where relevant. The development management policies in the PPS can be applied directly by the decision maker when determining planning applications. These policies do not apply to housing development.
- 1.6 The policies for economic development in this statement apply equally to rural areas as they do to urban areas.
- 1.7 The main uses to which the town centre policies in this PPS apply are:
1. Retail development (including warehouse, clubs and factory outlet centres)
 2. Leisure, entertainment facilities, and the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls)
 3. Offices, and
 4. Arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities)
- 1.8 Planning Panel members will be given individual copies of the new PPS and a copy will be deposited in the Members Room.

Contact Officer: Tony Pomfret – Development Control Manager

Background Papers: Planning Policy Statement 4 “Planning for Sustainable Economic Growth”