



To all Chief Planning Officers

Eich cyf : Your ref
Ein cyf : Our ref
Dyddiad : Date 7 November 2012

Dear Colleague,

Publication of Planning Policy Wales Edition 5, November 2012

1. On behalf of John Griffiths AM, Minister for Environment and Sustainable Development, I am pleased to formally notify you of the publication of Edition 5 of *Planning Policy Wales* (November 2012), which is available on the Welsh Government's website at the following link: <http://wales.gov.uk/topics/planning>.
2. This edition of *Planning Policy Wales* (PPW) incorporates amendments to strengthen and clarify the presumption in favour of sustainable development (affecting Chapters 2 and 4) and a revised Chapter 7 on Economic Development. The latter sets out how the planning system should aim to support and promote economic and employment growth alongside social and environmental considerations. This edition also includes revisions resulting from the review of Planning Directions (affecting Chapters 3, 9 and 10).

Background

3. In June 2011 the Welsh Government accepted the recommendation of the Sustainability Committee's *Inquiry into Planning in Wales* to "... consider the introduction in planning policy of a presumption in favour of sustainable development." Consultation on the proposed introduction of a clear statement to strengthen and clarify the presumption in favour of sustainable development took place over the period 2 March to 25 May 2012. This statement also reiterates the need to have an adopted development plan in place and to make decisions in accordance with the development plan and with the objective of contributing to sustainable development. The revisions also include guidance for local planning authorities, in determining planning applications, to give decreasing weight to



development plan policies where they are outdated or superseded in favour of other material considerations, such as national planning policy.

4. Consultation on revised Chapter 7, Economic Development, took place between November 2011 and March 2012. The draft policy reflected many of the recommendations of the research report *Planning for Sustainable Economic Renewal*, which was published in June 2011. The revised chapter seeks to ensure that local planning authorities plan for the whole economy and requires the establishment of an up-to-date evidence base, including an Employment Land Review, and the development of a comprehensive understanding of local economies and wider regional economies.
5. Consultation on the review of Planning Directions took place between 17 March and 13 June 2011. The resultant Town and Country Planning (Notification) (Wales) Direction 2012 and the accompanying Welsh Government Circular 07/12 came into effect on 30 July 2012. This consolidated direction and Circular 07/12 have replaced the Shopping and Departure Directions and their accompanying Welsh Office Circulars 39/92 and 61/93. Updates have been made to sections 3.12, 9.3 and 10.3 of PPW as a result.
6. A copy of this letter is available on the Welsh Government's website at the following link: <http://wales.gov.uk/topics/planning/policy/dearcpoletters/?lang=en>.

Yours sincerely,



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Prif Gynlluniwr/Dirprwy Gyfarwyddwr
Adran yr Amgylchedd a Datblygu Cynaliadwy