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Llywodraeth Cymru
Welsh Government

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Welsh Government

Consultation Document

Revision of Chapter 7 of Planning Policy Wales - Supporting the Economy

Date of issue: **28 November 2011**

Action required: **5 March 2012**

Overview

This consultation seeks your views on the Welsh Government's proposed update to national planning policy on supporting the economy. Current planning policy is contained in Chapter 7 of Planning Policy Wales (Edition 4, March 2011). The policy has been updated to reflect many of the recommendations contained in the research report "Planning for Sustainable Economic Renewal" produced by Roger Tym & Partners in association with Asbri Planning in 2011. We are also consulting on the draft structure for a new Technical Advice Note which will provide more detailed guidance and advice on the implementation of the proposed changes to policy. A separate consultation on the Technical Advice Note will be undertaken later in 2012.

How to respond

The closing date for replies is 5 March 2012. You can reply in any of the following ways:

Email

Please complete the consultation response form Annex 3 and send it to: planconsultations-F@wales.gsi.gov.uk

[Please include "PPW draft Chapter 7 - Supporting the Economy (Consultation)" - in the subject line.]

Post

Please complete the consultation response form at Annex 3 and send it to the address provided under the "Contact Details" section below.

Further information and related documents

Large print, Braille and alternate language versions of this document are available on request.

Further related information can be found here:
Planning Policy Wales (Edition 4, March 2011)
Chapter 7 <http://wales.gov.uk/topics/planning/policy/ppw2010/?lang=en>

Technical Advice Note 3: Simplified Planning Zones
<http://wales.gov.uk/topics/planning/policy/tans/tan3/?lang=en>

Technical Advice Note 6: Planning for Sustainable Rural Communities <http://wales.gov.uk/topics/planning/policy/tans/tan6/?lang=en>

Planning for Sustainable Economic Renewal Research Report 2011-10-24 <http://wales.gov.uk/topics/planning/planningresearch/publishedresearch/suseconrenewal/?lang=en>

Contact Details

For further information:

Planning Policy Branch
Planning Division
Welsh Assembly Government
Cathays Park Cardiff
CF10 3NQ

email: planconsultations-F@wales.gsi.gov.uk

Data Protection

How the views and information you give us will be used.

Any response you send us will be seen in full by Welsh Government staff dealing with the issues which this consultation is about. It may also be seen by other Welsh Assembly Government staff to help them plan future consultations.

The Welsh Government intends to publish a summary of the responses to this document. We may also publish responses in full. Normally, the name and address (or part of the address) of the person or organisation who sent the response are published with the response. This helps to show that the consultation was carried out properly. If you do not want your name or address published, please tell us this in writing when you send your response. We will then blank them out.

Names or addresses we blank out might still get published later, though we do not think this would happen very often. The Freedom of Information Act 2000 and the Environmental Information Regulations 2004 allow the public to ask to see information held by many public bodies, including the Welsh Assembly Government. This includes information which has not been published. However, the law also allows us to withhold information in some circumstances. If anyone asks to see information we have withheld, we will have to decide whether to release it or not. If someone has asked for their name and address not to be published, that is an important fact we would take into account. However, there might sometimes be important reasons why we would have to reveal someone's name and address, even though they have asked for them not to be published. We would get in touch with the person and ask their views before we finally decided to reveal the information.

What is this consultation about?

1. The global economic recession has affected Wales along with the rest of the UK, and it is likely that it will continue to do so for several years to come. The Welsh Government has made it clear that it will do all that it can, using all available policy levers, to help address the causes and symptoms of the recession in Wales.
2. The planning system is devolved to Welsh Ministers, and it is essential that it is fit for purpose and supports our policies for economic renewal. As a consequence we are seeking to update Chapter 7 of Planning Policy Wales (PPW) which relates to supporting the economy, to align it more closely with our broader economic policies and to try to ensure that the planning system facilitates economic renewal in Wales more effectively.
3. This Consultation Document contains proposals to replace Chapter 7 of PPW as well as a draft structure of the content for a new Technical Advice Note (TAN). The updated Chapter 7 and draft TAN structure which are the subject of this consultation are contained at Annex 1 & 2.

Where are we now?

4. In July 2010 the Welsh Government published a strategy for economic recovery called Economic Renewal: a new direction. This strategy sought to implement a fresh approach to policy-making and delivery, seeking a new way to lead Wales out of recession informed by wide-ranging consultations and new evidence. As part of this new approach the Welsh Government identified that planning policy needed to be updated. In particular, the strategy states:
'To remain competitive, businesses in Wales must be able to invest in new development in an efficient and timely way. Government provides the framework for this new development, and needs to ensure that the planning system in Wales facilitates effective decisions and to impose costs only where these are justified by the benefits they bring to society as a whole.'
5. As a consequence the Welsh Government commissioned a research report from Roger Tym and Partners in association with Asbri Planning to identify what changes were need to planning policy in Wales. The ensuing Report called Planning for Sustainable Economic Renewal was published in June 2011 and forms the basis of many of the proposed changes to Chapter 7 of PPW which are the subject of this consultation.

Planning Policy Framework in Wales

6. PPW is published in an electronic format on the Welsh Government's website. This allows for easier and quicker updating of relevant chapters, and the document has already been updated several times to reflect policy changes elsewhere. However, Chapter 7 of PPW has remained unchanged since 2002 and it is considered that the policy needs to be reviewed and realigned in order to facilitate economic recovery in Wales.
7. Once finalised the revised Chapter 7 will be incorporated into PPW and will replace the existing guidance on planning for economic renewal.
8. PPW sets out the land use planning policies of the Welsh Government and it is supplemented by a series of TANs. Together, these provide the framework for the preparation of Local Development Plans and the decision making responsibilities of Local Planning Authorities.

What are main changes we are proposing?

9. The Planning for Sustainable Economic Renewal Report highlighted the fact that there is a perception that planning policy for economic development needed updating and that the policy should be set against the Welsh Government's legal duty to promote sustainable development. Sustainable development is comprised of three components namely, social, economic and environmental development. The research highlighted that under certain circumstances there is a perception that the economic component of sustainable development has been overlooked in the decision making process at the expense of economic and social progress in Wales.
10. The revised policy, which is the subject of this consultation, seeks to redress this perception by stressing the importance of economic development within the context of sustainable development.
11. The revised policy requires local planning authorities to adopt a more holistic approach to economic development and recognise that most land uses have some economic impact. Local authorities should therefore consider the likely impacts of all development and adopt a "whole-economy" approach rather than focussing on the more traditional employment land uses as set out in categories B1-B8 of the Town and Country Planning Use Classes Order.
12. The policy requires local authorities to establish a robust, locally appropriate evidence base of the economic characteristics of their areas and to develop locally appropriate development plan policies based upon informed assumptions about possible changes, whilst having regard to national economic policies.
13. As part of the evidence base, the policy now requires local planning authorities to undertake and keep up to date Employment Land Reviews. These Reviews should be based on a realistic assessment of

demand for employment land and should highlight instances of over and under provision within development plans.

14. The new policy seeks to promote more effective working and decision making both within and between local authorities. The policy seeks to ensure that Economic Development Officers are consulted on proposals which have the potential to generate job creation or retention, and that the economic benefits of such proposals are more fully understood. Similarly local authorities are required to work collaboratively to ensure that Employment Land reviews are undertaken at an appropriate strategic level and that they co-operate to ensure that development take place in the most appropriate locations in Wales even if that is outside of their boundaries.

Consultation Questions

15. Questions relating to this consultation are set out below. If you wish to respond please **complete the Consultation Response Form at Annex 3** which will allow you to make additional comments when replying to these questions.
16. Responses to consultations may be made public- on the internet or in a separate report. If you would prefer your response to be kept confidential please indicate this on your consultation response

Q1	Do you agree with the proposed definition of economic development for planning purposes?
Q1(b)	Do you have any further comments?
Q2	Do you agree with the Objectives as specified in paragraph 7.1.2?
Q2(b)	Do you have any further comments?
Q3	Do you agree that an Employment Land Review is required to provide the evidence base for Local development Plans?
Q3(b)	Do you have any further comments?
Q4	Do you agree that Employment Land Reviews should be undertaken collaboratively by local planning authorities, to reflect local economic markets?
Q4(b)	Do you have any further comments?
Q5	Do you think that policy on economic development in rural areas will help to promote diversification of the economy?
Q5(b)	Do you have any further comments?
Q6	Do you consider that the draft policy will support the growth of the green economy?

Q6(b)	Do you have any further comments?
Q7	Do you agree that the guidance on the content of development plans is sufficiently flexible to allow for local circumstances and changes in the wider economy?
Q7(b)	Do you have any further comments?
Q8	Do you agree that local authorities should work together, and with other stakeholders, to plan strategically for employment land provision?
Q8(b)	Do you have any further comments?
Q9	Do you agree with the view that Development Management decisions need to reflect economic considerations more prominently?
Q9(b)	Do you have any further comments?
Q10	Do you think that draft planning policy, as proposed, will be effective in raising the profile of economic issues as part of the Development Management process?
Q10(b)	Do you have any further comments?
Q11	Do you agree with the list of key factors to be taken into account listed in paragraph 7.6.1 when deciding planning applications?
Q11(b)	Do you have any further comments?
Q12	Do you agree that local planning authorities should look favourably on applications for economic development not in accordance with development plans, if the economic benefits outweigh any adverse impacts?
Q12(b)	Do you have any further comments?
Q13	Do you agree with broad headings which the Technical Advice Note should address?
Q13(b)	Do you have any further comments?
Q14	What further guidance would like to see contained in the draft Technical Advice Note?
Q15	We have asked a number of specific questions. If you have any related issues which we have not specifically addressed, please use this space to report them.

Draft PPW Chapter 7 – Supporting the Economy

7.1 Objectives

7.1.1 For planning purposes the Welsh Government defines economic development as development of land and buildings for activities that generate wealth, jobs and incomes. Economic land uses include the traditional employment land uses (offices, research and development, industry and warehousing), as well as retail, leisure, and public services. It is essential that the planning system considers, and makes provision for, the needs of the entire economy and not just those uses defined under parts B1-B8 of the Town and Country Planning Use Classes Order. Particular policies on other economic sectors are also found elsewhere in Planning Policy Wales: in relation to Retail and Town Centres (Chapter 10); Tourism, Sport and Recreation (Chapter 11) and Infrastructure and Services (Chapter 12).

7.1.2 The planning system should support economic and employment growth alongside social and environmental sustainability. To this end, the planning system, including planning policies, should aim to ensure that the growth of output and employment in Wales as a whole is not constrained by a shortage of land for economic uses. Planning authorities should aim to facilitate the provision of land that the market requires, except where there are good reasons to the contrary. In addition, wherever possible planning authorities should seek to guide and control economic development to facilitate regeneration and promote social and environmental sustainability. In so doing, they should aim to:

- Co-ordinate development with infrastructure provision;
- Support national and local economic policies and strategies;
- Align jobs and services with housing, wherever possible, so as to reduce the need for travel, especially by car;
- Promote the re-use of previously developed land; and
- Deliver physical regeneration and employment opportunities to disadvantaged communities.

7.1.3 In applying these and other considerations, planning authorities should aim to steer economic development to the most appropriate locations, rather than prevent or discourage such development.

7.1.4 Effective planning for the economy requires planning authorities to work strategically and co-operatively steering development and investment to the most efficient and most sustainable locations, regardless of which local authority area they are in. In addition, travel-to-work patterns do not necessarily respect local authority boundaries and it is essential that planning authorities identify and make adequate provision for their role in the regional and sub-regional economies of Wales.

7.2 Planning for Economic Development

7.2.1 Planning policies for economic development must provide developers and others with scope to make choices to secure the efficient and effective use of resources including land. Development plans and development management decisions should take account of European, national and local economic and development policies. Realistic assumptions should be made about the resources (including financial and natural environmental resources) likely to be available for putting planning policies and proposals into effect. Plans and decisions should also be based on up-to-date and locally specific evidence which demonstrates the suitability of the existing employment land supply in relation to the locational and development requirements of business. As part of the process of establishing a local evidence base, planning authorities should undertake, and keep under review, an Employment Land Review which is relevant to prevailing market conditions and the requirements of the Development Plan. Further guidance on the preparation and use of Employment Land Reviews will be provided by a new TAN (forthcoming) *Planning for Economic Development*, which will explain how to gather the necessary evidence for development plan preparation. In line with the Welsh Government's policies for encouraging co-ordination and joint working between local authorities, planning authorities should, wherever possible, work with each other, and with relevant economic fora, in order to prepare Employment Land Reviews on a sub-regional basis but in a way which allows individual planning authorities to identify their own land banks.

7.2.2 Planning authorities are required to ensure that the economic benefits associated with a proposed project are understood and that these are given equal consideration with social and environmental issues in the decision-making process, and should recognise that there will be occasions when the economic benefits will outweigh social and environmental considerations.

7.2.3 In seeking to promote economic development planning authorities should consider all relevant policy options including the use of **Simplified Planning Zones**¹ and **Local Development Orders**² in order to facilitate and simplify the planning process for enterprises in their area. These mechanisms will be of particular significance for those local authorities which have **Enterprise Zones**.

7.2.4 Mixed use development should be promoted in, and adjoin, existing settlements, where appropriate. Policies and supplementary planning guidance should support mixed use developments, including flexible workplace / dwellings and commercial premises, where these are appropriate.

7.3 Promoting diversification in the rural economy

7.3.1 Many commercial and light manufacturing activities can be located in rural areas without causing unacceptable disturbance or other adverse

¹ Technical Advice Note (Wales) 3 Simplified Planning Zones 1996

² Local Development Orders [Forthcoming]

effects³. Small-scale enterprises have a vital role in promoting healthy economic activity in rural areas, which can contribute to both local and national competitiveness. New businesses in rural areas are essential to sustain and improve rural communities, but developments which only offer short-term economic gain may not be appropriate.

7.3.2 While some employment can be created in rural locations by the re-use of existing buildings, new development will be required in many areas. New development sites are likely to be small and, with the exception of farm diversification and agricultural development to which separate criteria apply, should generally be located within or adjacent to defined settlement boundaries, preferably where public transport provision is established. However, some industries may have specific land requirements which cannot be accommodated within settlements. The absence of allocated employment sites should not prevent authorities from accommodating appropriate small-scale rural enterprise in or adjoining small rural settlements. The expansion of existing businesses located in the open countryside should be supported provided there are no unacceptable impacts on local amenity.

7.3.3 Planning authorities should adopt a positive approach to development associated with farm diversification in rural areas, irrespective of whether farms are served by public transport. While initial consideration should be given to adapting existing farm buildings, the provision of a sensitively designed new building on a working farm within existing farm complexes may be appropriate where a conversion opportunity does not exist.

7.4 Promoting the green economy, business and technology clusters and social enterprises

7.4.1 Planning authorities should support the shift towards a green economy by encouraging the development of clusters of industrial and commercial uses deriving environmental benefit from co-location, especially through the development of waste stream technologies and practices (i.e. eco-industrial networks). They should look favourably on proposals for new on-site energy generation including high efficiency energy recovery from waste, as well as generally facilitating the provision of an integrated network of waste facilities, provided that there are no unacceptable impacts on local amenity.

7.4.2 Planning authorities should also seek to support the development of innovative business and technology clusters. Development plan policies need to identify potential networks and cluster areas, making clear the criteria used to categorise them and the links to policies relating to the creation of the transport, environmental and telecommunications infrastructure needed to support such networks.

7.4.3 Planning authorities should take into account the possibility that certain kinds of businesses may be especially important in providing opportunities for social groups disadvantaged within the labour market. Whether this is the case can only be determined by analysis of the circumstances in particular

³ Technical Advice Note 6 Planning for Sustainable Rural Communities 2010

places at particular times, and will need to be kept under review and should be factored into the local evidence base.

7.5 Development Plans and the economy

7.5.1 Development plans should:

- Reflect work with neighbouring authorities and other relevant stakeholders to plan strategically for employment land provision;
- Be underpinned by an up to date and appropriate evidence base to support policy choices and land allocations for economic development;
- Using this evidence base, as far as is practicable set out an economic vision for the area, including a broad assessment of anticipated employment change by broad sector and land use;
- Provide targets on land provision for the employment uses (Classes B1-B8), showing net change in land/floorspace for offices and industry/warehousing separately
- Include policies relating to future development on existing employment sites to protect them from inappropriate development:
 - To encourage the regeneration and re-use of sites which are still suitable and needed for employment
 - To control and manage the release of unwanted employment sites to other uses
- Seek to provide the right amount of land and qualitative mix of sites to meet the market demand for economic development uses;
- Propose specific locations for those necessary industries which are detrimental to amenity and may be a source of pollution;
- Seek to promote and facilitate development that will deliver physical regeneration;
- In safeguarding existing sites and providing new sites, prioritise sites that deliver appropriate job and training opportunities to disadvantaged communities;
- Concentrate development that attracts large numbers of people, including retail and offices, in city, town and village centres;
- Include criteria-based policies to deal with development not specifically allocated in the development plan and help respond to unexpected change;
- Include policies on the scope for new economic development in and adjoining rural settlements, and identify suitable sites. In remote rural areas and smaller settlements a criteria based approach should be considered;
- Include policies encouraging farm diversification and new rural development opportunities;

- Identify protection zones around establishments that hold hazardous substances and protect the ability of existing establishments to operate or expand by preventing the incremental development of vulnerable uses in the vicinity of such sites.

7.6 Development Management and the economy

7.6.1 Planning authorities should adopt a positive and constructive approach to applications for economic development. In determining applications for economic land uses, authorities should take account of the likely economic benefits of the development based on robust evidence. In assessing these benefits, key factors include:

- The numbers and types of jobs expected to be created or retained on the site;
- Whether, and how far, the development will help redress economic disadvantage or support regeneration priorities, for example by enhancing employment opportunities or upgrading the environment;
- A consideration of the contribution to wider spatial strategies, for example for the growth or regeneration of certain areas.

7.6.2 Planning authorities should look favourably on applications for economic land uses which are not in accordance with the development plan if the economic benefits of the development are demonstrated to outweigh any adverse impacts.

7.6.3 When considering planning applications which have economic development potential, planning authorities should seek the views of all relevant local authority departments, and particularly from Economic Development Officers as this can assist in the identification of economic benefits.

7.6.4 Employment and residential uses can be compatible and planning authorities should have regard to the proximity and compatibility of proposed residential development adjacent to existing industrial and commercial uses to ensure that both amenity and economic development opportunities are not unduly compromised.

7.6.5 Establishments that hold hazardous substances have an important role in the economy. When considering the location of new development for hazardous substances, authorities should ensure appropriate separating distances are maintained to manage the risks of a major accident on the environment, including people. Consultation with the statutory bodies is essential.

7.6.6 Planning authorities should adopt a constructive approach towards **agricultural development proposals**, especially those which are designed to meet the needs of changing farming practices, or are necessary to achieve compliance with new environmental, hygiene or welfare legislation. In addition

they should adopt a positive approach to the conversion of rural buildings for business re-use⁴.

⁴ Technical Advice Note 6 Planning for Sustainable Rural Communities

Technical Advice Note: Supporting the Economy

Framework for discussion

Introduction

Purpose

Objectives and principles

- Role and objectives of planning
- Assessing the economic benefits of development
 - ❖ Criteria
 - ❖ Information

Planning for economic development

- Policy context
- Local economic profile
- Drivers of change
- Infrastructure
- Projections and forecasts
 - ❖ Future scenarios
 - ❖ Relating jobs to population and housing
 - ❖ Dealing with uncertainty
- Policies
 - ❖ Developing an economic vision
 - ❖ Linking planning to economic development strategies and interventions
 - ❖ Setting employment targets
 - ❖ Aligning jobs and housing
 - ❖ Aligning jobs and infrastructure
 - ❖ Priorities between competing land uses
 - ❖ Monitoring

Planning for employment land

- Assessing the current market
 - ❖ Analysing the current market
 - ❖ Engaging the private sector
- Demand and supply in the long term
 - ❖ Forecasting employment and the demand for land
- Translating jobs into space for development
- Sites audit and qualitative assessment

- Comparing demand and supply
- Setting provision targets

Employment sites and areas

- Existing employment sites
- Renewing the stock
- Dealing with 'unwanted' employment sites
- Dealing with non-employment Use Class uses in employment areas
- New allocations
- Criteria-based policies
- Positive intervention to encourage development

Monitoring

- Supply and take-up
- Values
- Viability

CONSULTATION FORM**Revision of Chapter 7 of Planning Policy Wales – Supporting the Economy**

We want to know your views on the proposed changes to the Welsh Government's planning policy for economic development.

Please submit your comments by **5 March 2012**

If you have any queries on this consultation, please email: planconsultations-F@wales.gsi.gov.uk or telephone: 029 2082 1673

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Any response you send us will be seen in full by Welsh Government staff dealing with the issues which this consultation is about. It may also be seen by other Welsh Government staff to help them plan future consultations.

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CONSULTATION FORM

Planning Policy Wales Chapter 7- Supporting the Economy (Consultation)		
28 November 2011- 5 March 2012		
Name		
Organisation		
Address		
E-mail address		
Type <i>(please select one from the following)</i>	Businesses	<input type="checkbox"/>
	Local Planning Authority	<input type="checkbox"/>
	Government Agency/Other Public Sector	<input type="checkbox"/>
	Professional Bodies/Interest Groups	<input type="checkbox"/>
	Voluntary sector (community groups, volunteers, self help groups, co-operatives, enterprises, religious, not for profit organisations)	<input type="checkbox"/>
	Other (other groups not listed above)	<input type="checkbox"/>

Q1	Do you agree with the proposed of the definition of economic development for planning purposes?	
	Strongly Agree	<input type="checkbox"/>
	Agree	<input type="checkbox"/>
	Neither Agree nor Disagree	<input type="checkbox"/>
	Disagree	<input type="checkbox"/>
	Strongly Disagree	<input type="checkbox"/>

Q1(b)	Do you have any further comments?

Q2	Do you agree with the Objectives as specified in paragraph 7.1.2?	
	Strongly Agree	<input type="checkbox"/>
	Agree	<input type="checkbox"/>
	Neither Agree nor Disagree	<input type="checkbox"/>
	Disagree	<input type="checkbox"/>
	Strongly Disagree	<input type="checkbox"/>

Q2(b)	Do you have any further comments?	

Q3	Do you agree that an Employment Land Review is required to provide the evidence base for Local Development Plans?	
	Strongly Agree	<input type="checkbox"/>
	Agree	<input type="checkbox"/>
	Neither Agree nor Disagree	<input type="checkbox"/>
	Disagree	<input type="checkbox"/>
	Strongly Disagree	<input type="checkbox"/>

Q3(b)	Do you have any further comments?	

Q4 Do you agree that Employment Land Reviews should be undertaken collaboratively by local planning authorities to reflect economic circumstances?

Strongly Agree

Agree

Neither Agree nor Disagree

Disagree

Strongly Disagree

Q4(b) Do you have any further comments?

Q5 Do you think that policy on economic development will help in rural areas to promote diversification of the economy?

Strongly Agree

Agree

Neither Agree nor Disagree

Disagree

Strongly Disagree

Q5(b) Do you have any further comments?

Q6	Do you consider that the draft policy support the development of the green economy?	
	Strongly Agree	<input type="checkbox"/>
	Agree	<input type="checkbox"/>
	Neither Agree nor Disagree	<input type="checkbox"/>
	Disagree	<input type="checkbox"/>
	Strongly Disagree	<input type="checkbox"/>

Q6(b)	Do you have any further comments?	

Q7	Do you agree that the guidance on the content of development plans is sufficiently flexible to allow for local circumstances and changes in the wider economy?	
	Strongly Agree	<input type="checkbox"/>
	Agree	<input type="checkbox"/>
	Neither Agree nor Disagree	<input type="checkbox"/>
	Disagree	<input type="checkbox"/>
	Strongly Disagree	<input type="checkbox"/>

Q7(b)	Do you have any further comments?	

Q8 Do you agree that local authorities should work together, and with other stakeholders, to plan strategically for employment land provision?

- | | |
|----------------------------|--------------------------|
| Strongly Agree | <input type="checkbox"/> |
| Agree | <input type="checkbox"/> |
| Neither Agree nor Disagree | <input type="checkbox"/> |
| Disagree | <input type="checkbox"/> |
| Strongly Disagree | <input type="checkbox"/> |

Q8(b) Do you have any further comments?

Q9 Do you agree with the view that Development Management decisions need to reflect economic considerations more prominently?

- | | |
|----------------------------|--------------------------|
| Strongly Agree | <input type="checkbox"/> |
| Agree | <input type="checkbox"/> |
| Neither Agree nor Disagree | <input type="checkbox"/> |
| Disagree | <input type="checkbox"/> |
| Strongly Disagree | <input type="checkbox"/> |

Q9(b) Do you have any further comments?

Q10	Do you think that draft planning policy, as proposed, will be effective in raising the profile of economic issues as part of the Development Management process?	
	Strongly Agree	<input type="checkbox"/>
	Agree	<input type="checkbox"/>
	Neither Agree nor Disagree	<input type="checkbox"/>
	Disagree	<input type="checkbox"/>
	Strongly Disagree	<input type="checkbox"/>

Q10(b)	Do you have any further comments?

Q11	Do you agree with the list of key factors to be taken into account listed in paragraph 7.6.1 when deciding planning applications?	
	Strongly Agree	<input type="checkbox"/>
	Agree	<input type="checkbox"/>
	Neither Agree nor Disagree	<input type="checkbox"/>
	Disagree	<input type="checkbox"/>
	Strongly Disagree	<input type="checkbox"/>

Q11(b)	Do you have any further comments?

Q12 Do you agree that local planning authorities should look favourably on applications for economic development not in accordance with development plans, if the economic benefits outweigh any adverse impacts?

Strongly Agree

Agree

Neither Agree nor Disagree

Disagree

Strongly Disagree

Q12(b) Do you have any further comments?

Q13 Do you agree with broad headings which the Technical Advice Note should address?

Strongly Agree

Agree

Neither Agree nor Disagree

Disagree

Strongly Disagree

Q13(b) Do you have any further comments?

Q14 What further guidance would you like to see contained in the draft Technical Advice Note?

Q15

We have asked a number of specific questions. If you have any related issues which we have not specifically addressed, please use this space to report them.

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Responses to consultations may be made public – on the internet or in a report. If you would prefer your response to be kept confidential please indicate here:

How to respond

Please submit your comments by 5 March 2012, in any of the following ways:

Email	Post
<p>Please complete the consultation form and send it to : planconsultations-F@wales.gsi.gov.uk [Please include 'PPW Chapter 7 – Supporting the Economy (Consultation)' in the subject line]</p>	<p>Please complete the consultation form and send it to: Planning Policy Wales Chapter 7- Supporting the Economy (Consultation) Planning Policy Branch Planning Division Welsh Government Cathays Park, Cardiff CF10 3NQ</p>

Additional information

If you have any queries on this consultation, please

Email: planconsultations-F@wales.gsi.gov.uk

Telephone: Richard Spear on 029 2082 1673

Consultees

ACCA (and Chair of Business Wales)
All Wales Ethnic Minority Association (AWEMA)
Architecture Verte Ltd.
ARUP
Association of National Park Authorities
Bartlett School of Planning
BRE Global Ltd
Bwrdd yr Iaith - Welsh Language Board
Cadw
Campaign for National Parks
Campaign for the Protection of Rural Wales
Capita Symonds
CBI Wales
Chartered Institute of Housing
Cheshire West and Chester Council
Children's Commissioner for Wales
CIM
Citizens Advice Bureaux
Civic Trust for Wales
Commissioner for Sustainable Futures
Community Enterprise Wales
Community Housing Cymru
Council of Mortgage Lenders
Country Land & Business Association
Department of City and Regional Planning, Cardiff University
Department of Law, Cardiff University
Design Commission for Wales
Development Planning Partnership
Disability Wales
Disabled Persons Transport Advisory Committee
DTZ
Energy Savings Trust
Engineering Employers Forum
Entec UK Ltd.
Farmers Union of Wales (FUW)
Federation of Master Builders
Federation of Small Businesses
Forum of Private Business
Freight Transport Association
Friends of the Earth Cymru
Geldards
GMB
Greenpeace UK
Gwent Association of Voluntary Organisations (GAVO)
Herefordshire Voluntary Action
Home Builders Federation
ICAEW
IoD Wales
Land Registry Wales Office
Land Use Consultants
Landscape Institute Wales
Law Society Wales
National House Building Council
National Trust
NFU Cymru
Older People's Commissioner for Wales
One Voice Wales
Planning & Environment Bar Association

Planning Aid Wales
Planning Inspectorate Wales
Planning Officers' Society Wales
Police Liaison Officer
Public Services Ombudsman for Wales
Race Equality First
RNID Cymru
Road Haulage Association
Royal Institution of Chartered Surveyors Wales
Royal Society of Architects in Wales
Royal Town Planning Institute in Wales
RPS Planning and Development
RSPB Welsh Headquarters
South Wales Chamber of Commerce
Stroma Accreditation
Sustainable Development Commission Wales - to Commissioner for Sustainable Futures
Sustainable Wales
The Centre for Sustainable Planning and Environments
The Equality and Human Rights Commission
The Guide Dogs for the Blind Association
The Outdoor Media Centre Ltd
Town and Country Planning Association
Town and Country Planning Services (Conwy)
Turley Associates
Unite
Wales Co-op
Wales Council for the Blind
Wales Council for the Deaf
Wales Council for Voluntary Action
Wales Disability Rights Commission
Wales Environment Link
Wales Tourist Board (Visit Wales)
Wales TUC
Wales YFC
Wales Zero Carbon Hub
Welsh Local Government Association
Welsh School of Architecture
Welsh Social Enterprise Coalition
WSPU
WWF Cymru

(Also all welsh local authorities)