



To: All Heads of Planning

26 May 2017

Dear Colleague

Supporting the Night Time Economy and the Agent of Change Principle

On 19 May, I announced my intention to revise Planning Policy Wales to offer more support for the night time economy, in particular to protect live music venues. National planning policy will be revised to include a clear and explicit reference to the '**agent of change**' principle and local planning authorities should begin to apply this principle, where it is a relevant consideration, with immediate effect.

<http://gov.wales/newsroom/planning/2017/170519-updated-planning-policy-to-strike-a-chord-with-live-music-fans/?lang=en>

Existing policy in **Planning Policy Wales** already says new uses should not be introduced into an area without considering the nature of existing uses. Under the agent of change principle, if new developments or uses are to be introduced near a pre-existing business, such as a live music venue, it is the responsibility of the developer to ensure solutions to address and mitigate noise are put forward as part of proposals and are capable of being implemented.

PPW also encourages local planning authorities to consider the compatibility of uses in areas and afford appropriate protection where they consider it necessary, as part of their development plans. The revisions to PPW will add to this and allow for the designation of areas of cultural significance for music through development plans.

Bae Caerdydd • Cardiff Bay
Caerdydd • Cardiff
CF99 1NA

Canolfan Cyswllt Cyntaf / First Point of Contact Centre:
0300 0604400

Gohebiaeth.Lesley.Griffiths@llyw.cymru
Correspondence.Lesley.Griffiths@gov.wales

Rydym yn croesawu derbyn gohebiaeth yn Gymraeg. Byddwn yn ateb gohebiaeth a dderbynnir yn Gymraeg yn Gymraeg ac ni fydd gohebu yn Gymraeg yn arwain at oedi.

We welcome receiving correspondence in Welsh. Any correspondence received in Welsh will be answered in Welsh and corresponding in Welsh will not lead to a delay in responding.

The changes are being announced now because the challenges facing the night time economy are increasingly becoming evident and there is a pressing need to strike the right balance between providing homes, protecting live music venues and ensuring the health and well-being of local residents. The different characteristics which give identity to places need to be recognised fully as part of decisions on planning applications and where noise mitigation can offer an appropriate solution it must be implemented. The intention is to ensure all relevant issues are given proper and thorough consideration.

A handwritten signature in black ink that reads "Lesley Griffiths". The signature is written in a cursive style with a large, sweeping 'L' and 'G'.

Lesley Griffiths AC/AM

Ysgrifennydd y Cabinet dros yr Amgylchedd a Materion Gwledig
Cabinet Secretary for Environment and Rural Affairs