



Ein cyf/Our ref – Housing

15 January 2020

Heads of Planning,
Local Planning Authorities

Dear Colleague,

The Welsh Government is firmly committed to a plan-led planning system and recognises the essential role of development plans in delivering good quality places. Planning Policy Wales (PPW) Edition 10 sets placemaking at the heart of our planning system. It is now a key consideration when making development plan and development management decisions.

It is essential that Local Development Plans (LDPs) are produced and reviewed and their land-use allocations are delivered in line with community expectations. However, there is evidence that speculative and unsustainable residential developments have been proposed outside of adopted LDPs.

To reinforce the policy context set out in PPW Edition 10, I have decided to amend the provisions regarding “Significant Residential Development” set out in The Town and Country Planning (Notification) (Wales) Direction 2012 (the 2012 Direction) and paragraphs 16 to 18 of Welsh Government Circular 07/12. **The Town and Country Planning (Major Residential Development) (Notification) (Wales) Direction 2020** (the 2020 Direction) and Guidance is attached at the following web link:

<https://gov.wales/referring-planning-applications-major-residential-development-welsh-ministers>

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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 2020 Direction will apply to applications made on or after 15 January 2020. The Direction requires the Welsh Ministers to be notified of applications made on or after that date for any proposed residential development **of 10 or more residential units**, or residential development on **0.5 hectares or more of land**, which is not in accordance with one or more provisions of the development plan in force and which the local planning authority do not propose to refuse.

Yours sincerely,

A handwritten signature in blue ink that reads "Julie James". The signature is written in a cursive, flowing style.

Julie James AC/AM

Y Gweinidog Tai a Llywodraeth Leol
Minister for Housing and Local Government