

Julie James AS/MS
Y Gweinidog Newid Hinsawdd
Minister for Climate Change



Llywodraeth Cymru
Welsh Government

10 January 2022

Dear Llyr Gruffydd MS

Thank you for your letter of 16 December 2021 regarding Future Wales. In answer to your questions:-

1. There has been no delay in the preparation of guidance to support Future Wales policies 17 and 18. Future Wales states that:-

'Further guidance on the development of on-shore wind will be produced to assist in the development process'

and it remains my intention that this guidance will be prepared. My officials will be submitting advice to me on the preparation of this guidance in the New Year and following my consideration of this, I am confident that preparation will commence in 2022. I am aware that there have been preliminary discussions with NRW and the Design Commission for Wales to inform the advice to me. The advice will also consider the Co-operation Agreement and the Renewable Energy Deep Dive and whether the guidance to be prepared has a potential role in supporting these.

2. Proving impacts on property values is extremely difficult as they are influenced by a wide variety of factors such as counter urbanisation resulting from the pandemic, locally specific issues including supply of new properties and access to mortgage finance. Future Wales is a Development Plan and as with Local Development Plans, there are no mechanisms in place to monitor changes in property values and there are no mechanisms to compensate owners.
3. The detailed impacts of new development are considered when planning applications are determined. The planning system establishes policies and development plans; planning applications are considered against these; this consideration includes public consultation and engagement with stakeholders; advice is prepared for decision makers (i.e. local planning authorities and Welsh Ministers); and they determine the planning application in accordance with the adopted development plan unless material circumstances indicate otherwise.

In the case of Future Wales policies 17 and 18, these policies apply to Developments of National Significance (DNSs). DNSs are determined by Welsh Ministers following receipt of a report from Planning and Environment Decisions Wales (PEDW). The

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

Bae Caerdydd • Cardiff Bay
Caerdydd • Cardiff
CF99 1SN

Gohebiaeth.Julie.James@llyw.cymru
Correspondence.Julie.James@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.

process for determining DNS applications is rigorous and clearly defined. [Guidance](#) on the process is available on the PEDW website. The evidence required to support DNS applications includes a range of impact assessments.

In relation to Future Wales and DNS proposals it is important to be clear that Future Wales both provides a presumption in favour of large-scale wind energy development in the Pre-Assessed Areas and sets out the criteria against which proposals will be assessed. The Pre-Assessed Areas do not provide an automatic consent and proposals require detailed assessment through the DNS process.

Yours sincerely



Julie James AS/MS

Y Gweinidog Newid Hinsawdd
Minister for Climate