

**Pwyllgor Newid Hinsawdd,
yr Amgylchedd a Seilwaith**

—
**Climate Change, Environment,
and Infrastructure Committee**

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Julie James MS
Minister for Climate Change

16 December 2021

Dear Julie

Future Wales: the National Plan 2040

In its meeting on 9 December, the Committee considered several items of correspondence in relation to Future Wales: the National Plan 2040.

The correspondence raised several issues and the Committee agreed that I should write to you to pursue them. I would be grateful therefore if you would provide the Committee with responses to the following questions.

- Can you explain why there has been a delay in publishing guidance in support of policies 17 and 18 in Future Wales and can you clarify when the guidance will be published?
- What mechanisms will be used to ascertain whether property values have changed as a result of developments arising from Future Wales? If property values decrease, are there mechanisms to compensate owners?
- What mechanisms are in place to assess the impact of the development process on home owners who are living near proposed substantial developments that might affect their livelihood or quality of life?

I would be grateful if you could provide a response **by 13 January** so that it can be considered in the Committee's next meeting.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Llyr', is centered within a light grey rectangular box.

Llyr Gruffydd MS,
Chair, Climate Change, Environment and Infrastructure Committee

Croesewir gohebiaeth yn Gymraeg neu Saesneg.

We welcome correspondence in Welsh or English.