

Number: WG18851



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## Consultation Document

# Draft Technical Advice Note (TAN) 23 Economic Development

Date of issue: **10 June 2013**

Action required: Responses by **5 September 2013**

## Overview

This consultation seeks your views on the Welsh Government's proposed Technical Advice Note on Economic Development. The TAN will support planning policy on Economic Development set out in chapter 7 of Planning Policy Wales (November 2012). The draft TAN is based on research prepared by consultants Roger Tym and Partners (now Peter Brett Associates) and Asbri Planning.

## How to respond

The closing date for replies is **5 September 2013**. You can reply in any of the following ways:

### Email:

Please complete the consultation response form at Annex 2 and send it to:

planconsultations-A@wales.gsi.gov.uk

[Please include "Draft Technical Advice Note 23 Economic Development Consultation" WG18851- in the subject line.]

### Post:

Please complete the consultation response form at Annex 2 and send it to the address below.

TAN 23 Economic Development Consultation  
Planning Policy Branch  
Planning Division  
Welsh Government  
Cathays Park  
Cardiff  
CF10 3NQ

If you have any queries on this consultation, email:

planconsultations-A@wales.gsi.gov.uk

or

Telephone: Richard Spear on 029 2082 1673

## 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 5, November 2012) Chapter 7**

<http://wales.gov.uk/topics/planning/policy/ppw/?lang=en>

**Technical Advice Note 6: Planning for Sustainable Rural Communities**

<http://wales.gov.uk/topics/planning/policy/tans/tan6/?lang=en>

## 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 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 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?**

- 1.1 The Welsh Government has stated 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. The Welsh Government wants to ensure that national planning policy and advice supports sustainable economic growth and economic renewal.
- 2.1 In 2011 the Welsh Government published the research 'Planning for Sustainable Economic Renewal', which evaluated how well the planning system serves national economic development objectives. The recommendations of this research provided the basis for the revision of Economic Development Policy in Chapter 7 of Planning Policy Wales (PPW). A revised Chapter 7 was published in November 2012.
- 1.3 In updating economic development planning policy the Welsh Government recognised that there was also a requirement for a Technical Advice Note to provide further detail. This Consultation Document contains proposals for that Technical Advice Note. The draft TAN is contained in Annex 1, followed by the consultation questionnaire at Annex 2.

## **Where are we now?**

- 2.1 Following the publication of Chapter 7 Economic Development the Welsh Government commissioned Peter Brett in association with Asbri Planning to conduct research to 'Provide Evidence to Support the Preparation of an Economic Development TAN'. The research provides the basis for the proposals set out in this draft TAN consultation.

## **Planning Policy Framework in Wales**

- 3.1 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.
- 3.2 Once finalised the new Economic Development Technical Advice Note will support PPW Chapter 7, providing policy implementation advice for local planning authorities.

## **What are main proposals we are consulting on?**

- 4.1 The draft TAN seeks to provide detailed advice to expand on the economic development policies set out in Planning Policy Wales (PPW) Chapter 7. Whilst PPW emphasises the importance of recognising the whole economy's contribution to economic growth, the draft TAN focuses principally on the provision of traditional employment uses B1 to B8.

- 4.2 PPW requires local planning authorities to provide robust evidence to inform the preparation of their development plans. The TAN proposes that the structure of this evidence base consist of two parts, a broad overview of the whole economy to inform an economic vision for the plan, and a closer analysis of B class uses to inform detailed policy. This evidence should be provided firstly by a regional study, and then by a local study incorporating an Employment Land Review. Detailed advice about the content of Employment Land Reviews will be provided in a separate practice guide, which will be consulted on later in the year.
- 4.3 Planning Policy Wales states that local planning authorities should work together to provide evidence in support of their development plans. The TAN proposes that a development plan's economic vision should place an authority in its wider regional /sub regional context. To achieve this, authorities should seek to work with neighbouring authorities in regional groups. These groups could be based on existing structures, for example the South East Wales Economic Forum, travel to work areas and housing market areas. Regional groups should undertake an analysis of the dynamics of the commercial and industrial property markets, and prepare future economic scenarios based on past trends identifying employment change by sector and land use. If envisaged growth at a local level differs from the scenarios, local authorities should justify these differences. Resultant evidence bases will inform mutually consistent economic visions across authorities within the regional group.
- 4.4 There are many different stakeholders who can provide insights in to the local economy and the TAN sets out an illustrative list that local authorities may seek to consult.
- 4.5 The TAN requires local planning authorities to assess the economic benefit associated with allocating sites and determining planning applications for economic development. Where a planning authority is considering a site allocation or planning permission that could cause harm to social and environmental objectives the TAN proposes an approach which poses three questions that should be asked. Are there alternative sites for the proposal? How many direct jobs will result from the proposal? And would such a development make a special contribution to policy objectives?
- 4.6 Sites should not be identified if there is little prospect of future development. Sites already identified for employment but with no reasonable prospect of being used or reused should be re-allocated or de-allocated.
- 4.7 The TAN sets out the criteria by which local planning authorities should consider proposals to release existing B1-B8 employment sites for other uses.

## Consultation Questions

- 5.1 Questions relating to this consultation are set out below. If you wish to respond please **complete the Consultation Response Form at Annex 2**.
- 5.2 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	<p><b><u>Larger than Local Planning</u></b> (sec 1.14)</p> <p>Do you agree with the assessment of strategic economic development in section 1.14?</p>
Q2	<p><b><u>Weighing Benefits</u></b> (sec 2.5.1-2.5.7)</p> <p>When considering a site allocation or planning application which may cause social or environmental harm do you agree with the three questions set out in the TAN that local planning authorities should consider when weighing their benefits?</p>
Q3	<p><b><u>Rural Planning</u></b> (sec 3.1- 3.6)</p> <p>Do you agree to the approach set out in relation to rural planning?</p>
Q4	<p><b><u>Development Plans and the Economy</u></b> (sec 4.1)</p> <p>Whilst the TAN provides an illustrative list of key stakeholders who should be consulted when preparing a development plan, are there others not referred to that it is important to mention?</p>
Q5	<p><b><u>Local Development Plan Evidence Base</u></b> (sec 4.3 – 4.4)</p> <p>Do you agree with the approach described to collect data at a regional and local scale?</p>
Q6	<p><b><u>Economic Vision</u></b> (sec 4.5 – 4.10)</p> <p>Do you agree with the explanation of what an economic vision should include?</p>
Q7	<p><b><u>Economic Scenarios</u></b> (sec 4.11 – 4.12)</p> <p>Do you agree that strategies should include modelling of future economic scenarios based on an extrapolation of past trends and a stock take of current economic assets?</p>

<p><b>Q8</b></p>	<p><b><u>Employment Land Provision</u></b> (sec 4.13 – 4.15)</p> <p>Do you agree that authorities should work together to steer development to the locations which have the most sustainable capacity, even if this is beyond their own boundaries?</p>
<p><b>Q9</b></p>	<p><b><u>Existing Employment Sites</u></b> (sec 4.25)</p> <p>Do you agree with the five criteria for allowing existing employment sites to be released for other uses?</p>
<p><b>Q10</b></p>	<p><b><u>Any Other Comments</u></b></p> <p>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.</p>