This updated index replaces previous versions. It lists extant planning policy guidance but should be read in the light that, what is or is not, a statement of planning policy is a matter which may be subject to interpretation by the Courts.
SECTION 1: LIST OF GUIDANCE

1. Planning Policy Guidance for Wales

Planning Policy Wales (Edition 5 - November 2012) (PPW)
Sets out the land use planning policies of the Welsh Government. PPW is published in electronic form only to enable the guidance to be more readily updated when new or revised policy is agreed.

Draft changes or additions to policy will be notified by Draft Ministerial Interim Planning Policy Statements (MIPPS) and will be incorporated into PPW when finalised. Such draft MIPPS will be available on the Consultation pages of the Welsh Government’s website.

2. Development Plans

Local Development Plans Wales (2005)
Sets out the main principles and aims for the new system, the requirements for LDP form and content and the process for producing LDPs.

Unitary Development Plans Wales (February 2001)
Provides advice on the preparation of unitary development plans.

3. Planning Policy Guidance Notes

The following parts of Planning Policy Guidance's (PPGs) continue to remain in force in Wales until superseded by relevant Technical Advice Notes (Wales) (TANs):

PPG 14: Development on Unstable Land (1990)

Appendix A: Causes of Instability.
Appendix B: Sources of information.
4. Minerals Planning Policy Guidance

Minerals Planning Policy Wales (December 2000)
Sets out the land-use planning policies for minerals in Wales and cancels part of the Minerals Planning Guidance notes.

The following Minerals Planning Guidance notes (MPGs) continue to remain in force in Wales until superseded by relevant Minerals Technical Advice Notes (Wales):

Paragraphs 7-10 are cancelled.

Provides guidance on the review of mineral working sites, including the compensation implications.

Provides guidance on those aspects of the General Development Order which are of special relevance to mineral interests.

**MPG7: The Reclamation of Mineral Workings (DOE/WO: August 1989)**
Gives advice on planning considerations, consultations and conditions which are relevant to the reclamation of mineral workings. Paragraphs 3 and 4 are cancelled. Cancelled in relation to aggregates related development by MTAN 1: Aggregates and for coal-related development by MTAN 2: Coal.


Gives guidance on ensuring that the quarrying of raw materials for the cement industry has full regard to the environment. Paragraphs 22-31 and 38-63 are cancelled.
**MPG11: The Control of Noise at Surface Mineral Workings (DOE/WO: 1993)**
Guidelines on how both planning controls and good environmental practice can be used to keep noise emissions to environmentally acceptable levels. Paragraphs 31-42 cancelled in relation to aggregates related development by MTAN 1: Aggregates and for coal-related development by MTAN 2: Coal.

Covers problems associated with and methods of dealing with disused mine openings and information on mined ground.

Gives advice on the statutory procedures to be followed and the approach to be adopted to the preparation and consideration of updated planning conditions in the review process.

**Ministerial Interim Minerals Planning Policy Statement (MIMPPS) 01/2009 Health Impact Assessment for Opencast Coal Sites**

### 5. Minerals Technical Advice Notes

**Minerals Technical Advice Note 1: Aggregates**

**Minerals Technical Advice Note 2: Coal**

**Sand and Gravel Supply for South East Wales – Position Statement (2002)**

**Guidance on Regulations applying Environmental Impact Assessment to stalled Reviews of Conditions Attached to old Mineral Planning Permissions in Wales (December 2009)**
6. Technical Advice Notes

TAN 1: Joint Housing Land Availability Studies (2006)
TAN 2: Planning and Affordable Housing (2006)
TAN 3: Simplified Planning Zones (1996)
TAN 4: Retailing and Town Centres (1996)
TAN 6: Planning for Sustainable Rural Communities (2010)
TAN 7: Outdoor Advertisement Control (1996)
TAN 8: Renewable Energy (2005)
TAN 9: Enforcement of Planning Control (1997)
TAN 10: Tree Preservation Orders (1997)
TAN 11: Noise (1997)
TAN 12: Design (2009)
TAN 13: Tourism (1997)
TAN 14: Coastal Planning (1998)
TAN 16: Sport, Recreation and Open Space (2009)
TAN 17: Environmental Assessment - cancelled in 1999
TAN 18: Transport (2007)
7. Other Planning Advice


Memorandum on the Crown application of the Planning Acts (Welsh Assembly Government - 7 June 2006)


Practice Guidance: Planning Implications for Renewable and Low Carbon Energy - 2011

List of Statutory and Non-Statutory Consultees in the Planning Application Process – September 2011

Realising the Potential of Pre-Application Discussions – 30 May 2012

8. Circular Letters / Policy Clarification Letters

CL-01-00 Planning (Listed Buildings and Conservation Areas) Regulations 1990. Applications by Local and National Park Authorities

CL-01-01 Circular letter to Local Planning Authorities on need to screen Schedule 2 Development, Category 10(b) "Urban Development Projects", for environmental impact assessment

CL-02-02 Circular letter to Local Planning Authorities reminding them of their responsibilities under the Environmental Impact Assessment Regulations 1999 (Part cancelled by Circular letter 10-06)

CL-03-03 Mobile Phone Operators’ 10 Commitments
CL-05-03 Model Code of Conduct for Planning Committee Members

CL-06-03 Code of Conduct for Members of Planning Committees

CL-07-03 Unitary Development Plans: New and emerging national policy and technical advice guidance letter and Technical Guidance

CL-08-03 Planning Issues and Childminders

CL-02-04 Environmental Impact Assessment - Letter to LPAs following programme of training seminars undertaken by Welsh Assembly Government Planning Division and summary of main issues discussed

CL-03-04 The Town and Country Planning (General Development Procedure) (Amendment) (Wales) Order 2004 (S.I. 2004/1434)

CL-04-04 Policy Clarification Note Unitary Development Plans - Waste Policies Hazardous Waste Planning Applications

CL-05-04 Planning and The Conservation (Natural Habitats etc) Regulations 1994 (S.I. 1994/2716)

CL-06-04 Circular 36/2004: Control of Development in Airport Public Safety Zones

CL-08-04 The Town and Country Planning (Fees for Applications and Deemed Applications) (Amendment) (Wales) Regulations 2004

CL-09-04 Revised Initial Guidance Note: Implications for Development Plans in Wales of the Planning and Compulsory Purchase Act

CL-11-04 The Sale of Rural Plots and the Land Use Planning Consequences


CL-01-06 Member briefing and decision-making
CL-02-06 Planning and Childcare in Wales

CL-03-06 The Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2006: Revised Part 1, H and 25 Permitted Development Rights

CL-04-06 Address for Environmental Statements Deposited with the National Assembly for Wales under the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999

CL-05-06 Environmental Impact Assessment (EIA): Interim Guidance on screening applications for EIA at reserved matters stage

CL-06-06 The operation of the Conduct of Members (Model Code of Conduct) (Wales) Order 2001 with relation to land use planning

*CL-07-06 Digital Switchover - Information for Planning Services

CL-08-06 Regulations relating to the Carriage of Dangerous Goods: Land Use Planning implications

CL-09-06 TAN 15 Development and Flood Risk: Role of Environment Agency Wales

CL-10-06 Town and Country Planning (Environmental Impact Assessment) (Amendment) (Wales) Regulations 2006: Interim Guidance to local planning authorities

CL-02-08 Interim Guidance Affecting Outline and Reserved Matters Applications

CL-01-09 Local Development Plans – Important guidance on procedure for advertising focused changes to the Deposit LDP

CL-02-09 Welsh Assembly Government Household Projections

CL-03-09 Technical Advice Note 15 : Adoption of Development Advice Maps 2009 and cancellation of Development Advice Maps 2004

CL-04-09 Nationally Significant Infrastructure Projects in Wales

* = Still in force, but of limited or no relevance
9. Dear Chief Planning Officers (CPOs)

Letters

Application of the Planning Act 2008 to the Planning Function in Wales – Dated 2 April 2009

Local Authority Zero Carbon Barriers Research – Dated 19 June 2009


Briefing for local authority members on “Planning for climate change” – Dated 10 September 2009

Planning Implications of Renewable and Low Carbon Energy Development research – Dated 2 December 2009
Implications of the Flood and Water Management Act 2010 on the Planning system in Wales – Dated 4 May 2010

Planning (Hazardous Substances) (Wales) (Amendment) Regulations 2010 Coming into Force March 2010 – Dated 3 June 2010

Publication of Planning Policy Wales Edition 2, June 2010 – Dated 9 June 2010


Changes to the Development Management System in Wales: Position at July 2010 – Dated 26 July 2010

Planning for Sustainable Buildings – all new homes – Dated 13 August 2010


Technical Support to Assist in the Determination of Renewable Energy and Waste Planning Applications in Wales – Dated 1 September 2010

Co-ordination of Joint Housing Land Availability Studies – Dated 20 October 2010

The Coal Authority – Risk Based Approach to Development Management in the Coalfields – Dated 22 October 2010

Generating Your Own Electricity: A Planning Guide – Dated 15 November 2010


Co-ordination of Joint Housing Land Availability Studies – Interim arrangements – Dated 1 March 2011

Planning Control over Demolition – Dated 18 April 2011

Commitment to Technical Advice Note 8 – 6 July 2011
Increase in Standard Daily Rates for Local Development Plans and Other Work – Dated 12 January 2012

Revised Process for the Preparation of Joint Housing Land Availability Studies – Dated 6 February 2012

Crowded Places: The Planning System and Counter-Terrorism – Dated 7 February 2012

Use of the Online Standard Application form ‘1APP’ and Use of Local Development Orders – Dated 27 April 2012

Practice Guide: Realising the Potential of Pre-application Discussions – Dated 30 May 2012


Revised Guidance for the Preparation of Joint Housing Land Availability Studies – Dated 14 September 2012

The Town and Country (General Permitted Development) (Wales) (No.2) Order 2012 – Dated 19 September 2012


Publication of Aggregates Safeguarding Map of Wales – Dated 14 November 2012

Update of TAN 15 Development Advice Maps, March 2013 – Dated 5 March 2013

Strategic Monitoring Framework – Dated 28 March 2013

Community Infrastructure Levy: Affordable housing and 'meaningful' amount – Dated 8 April 2013

Regional Technical Statements for Aggregates review – Dated 15 May 2013
SECTION 2: CHRONOLOGICAL LIST OF CIRCULARS

1. Welsh Office Circulars

Welsh Office Circular 42/68 - Caravan Sites Act 1968
Paragraphs 1-4 and 25-29 only are extant. Explains the provisions of Parts 1 and 11 of the Act in respect of twin-unit caravans, planning permission and fire precautions.

*Welsh Office Circular 59/68 - Town and Country Planning Act 1968 Planning Inquiry Commissions
Introduces the powers to refer planning appeals to Planning Inquiry Commissions.

Draws attention to the 1971 Regulations, which modify certain aspects of primary legislation for development consisting of mining operations.

*Welsh Office Circular 58/72 - Town and Country Planning Act 1971 Appeals under Section 36 and Planning Applications
Only the model form for planning applications remains extant.

*Welsh Office Circular 48/73 - Post Office Operational Land Regulations 1973
Explains the position of the Post Office as deemed statutory undertakers for the purposes of planning legislation.

Welsh Office Circular 17/76 - Control of Smells from the Animal Waste Processing Industry
General guidance to local planning authorities includes advice on the use of planning controls.

Welsh Office Circular 178/76 - Pipelines Act 1962
Consolidates previous advice on land pipelines. Outlines consultation arrangements.

Includes advice on local authorities, parish and community councils' power to provide recreational facilities and on consent to disposal of land held for recreational purposes.

* = Still in force, but of limited or no relevance
Welsh Office Circular 121/77 - **New Streets**
Advises on standards for new streets where bylaws are suspended by the terms of the General Development Order.

Welsh Office Circular 182/77 - **Roads and Traffic - National Parks**
Advises on the relationship between National Park Authorities and Highway and Traffic authorities and on the management of traffic and the improvement or construction of through routes.

Welsh Office Circular 9/78 - **Mobile Homes**
Advises on planning aspects relevant to the siting of mobile homes. Paragraphs 6-9 are cancelled.

Welsh Office Circular 64/78 - **Trees and Forestry**
Consolidates advice on trees and forestry from earlier circulars, including advice to local authorities on their treatment in Development and other plans; the application of Tree Preservation Orders; and authorities' duty in relation to trees when considering development proposals.

Welsh Office Circular 92/78 - **Report on the Advisory Committee on Aggregates**
The Government's response to the report of the committee, chaired by Sir Ralph Verney.

Welsh Office Circular 103/78 - **Report on the Committee on Planning Control over Mineral Working**
Government’s response to the Stevens Report.

Welsh Office Circular 136/78 - **Inner Urban Areas Act 1978**
Advises on the powers available to designated authorities under the Act, especially on the creation and management of industrial and commercial improvement areas.

Welsh Office Circular 40/80 - **Development Control - Policy and Practice**
Gives guidance on development control policy, with particular reference to the need to speed the planning system and foster economic growth and to ensure the continuing provision of land for housing. Only paragraphs 5-10 are extant; remaining paragraphs and annexes are cancelled.

Welsh Office Circular 2/81 - **Local Government, Planning and Land Act 1980**
Paragraphs 25-26 relating to tree preservation orders are extant.

* = Still in force, but of limited or no relevance
Includes details of the repeal of the Community Land Act and designation criteria for gypsies. Paragraphs 4-5 and 19-23 of the Circular; paragraphs 47-50 of Annex 1; and Annex 2 are cancelled.

Welsh Office Circular 7/82 - **EC Directive on the Protection of Groundwater against Pollution caused by certain Dangerous Substances (80/68/EEC)**
Annexes contain guidance on licensed waste disposal and mineral waste disposal activities.

Welsh Office Circular 21/82 - **Disabled Persons Act 1981**
Explains the provisions of the Act in respect of the needs of disabled people in public buildings.

Welsh Office Circular 22/83 - **Purchase Notice**
Offers guidance on the use of and handling of purchase notices.

Welsh Office Circular 32/83 - **Caravan Sites and Control of Development Act 1960**
Introduces new model standards for touring caravans. Advises on the use of licensing controls in preference to enforcement powers and gives further advice on the provision of winter quarters for travelling showmen. Paragraphs 8-14 are cancelled.

Welsh Office Circular 3/85 - **Planning Control over Oil and Gas Operations**
Gives information on national policy and provides guidance on the issues to be taken into account when deciding planning applications for onshore oil and gas development.

Welsh Office Circular 58/85 - **Guidelines for the Provision of Silica Sand in England and Wales**
Advises on planning considerations relevant to the extraction of silica sand.

Welsh Office Circular 60/85 - **Mineral Workings - Legal Aspects Relating to Restoration of Sites with High Water Tables**
Gives guidance on the procedures for safeguarding long-term restoration of sites which require draining and pumping to maintain a "dry" after-use, for example, agriculture.

Welsh Office Circular 11/86 - **Access to Information Act**
Outlines the requirements of the Act in respect of local planning authority handling of planning applications and other procedures.
Outlines the relevant provisions of the Act which came into force on 7 January 1987.

Welsh Office Circular 22/87 - **Development of Contaminated Land**
Provides guidance on the planning and other aspects of the development of contaminated land.

Welsh Office Circular 24/87 - **Change of Use of Buildings and other Land: The Town and Country Planning (Use Classes) Order 1987**
Explains the provisions of the Order and the relation with development control decisions.

Welsh Office Circular 36/87 - **Use of Waste Material for Road Fill**
Sets down an administrative framework to encourage the use of waste materials as fill in road schemes.

Welsh Office Circular 48/88 - **Environmental Assessment of Projects in Simplified Planning Zones and Enterprise Zones**
References to Simplified Planning Zones are cancelled. Gives advice on the action to be taken by local planning authorities to ensure that development within enterprise zones is subject to environmental assessment where necessary.

Welsh Office Circular 38/89 - **Landfill Sites: Development Control**
Advises local planning authorities on their planning powers in relation to landfill sites.

*Welsh Office Circular 20/90 - **Electricity Generating Stations and Overhead Lines**
Gives advice about the procedure for obtaining the views of local planning authorities in cases where the consent of the President of the Board of Trade, together with deemed planning permission, is sought for electricity generating stations and "overhead lines".

*Welsh Office Circular 36/90 - **Consolidation of the Town and Country Planning Legislation**

* = Still in force, but of limited or no relevance
Welsh Office Circular 44/91 - Planning and Compensation Act 1991

Welsh Office Circular 50/91 - Planning and Compensation Act 1991: Land Compensation and Compulsory Purchase
Describes the provisions of Part III and section 80 of the Planning and Compensation Act 1991 which make a number of changes to the land compensation code and compulsory purchase procedures.

Welsh Office Circular 62/91 - Water Industry Investment: Planning Considerations
Gives guidance to local planning authorities about the planning implications of improvements being undertaken by the water industry.

Advice on arrangements for the handling of the transition from the old system to the new.

Welsh Office Circular 78/91 - Travelling Showpeople
Gives advice to local authorities about planning considerations relating to Travelling Showpeople.

Welsh Office Circular 14/92 - Town and Country Planning (Control of Advertisements) Regulations 1992
Provides a comprehensive guide to the advertisement control regime in England and Wales and the arrangements for advertisement appeals.

Welsh Office Circular 32/92 - Publicity for Planning Applications
Gives guidance on procedures for publicising planning applications.

Welsh Office Circular 61/92 - Indicative Forestry Strategies
Provides guidance for planning authorities who may be considering indicative strategies for the creation of new woodlands and forests.
Welsh Office Circular 73/92 - The Town and Country Planning (Fees for Applications and Deemed Applications) (Amendment) (No 2) Regulations 1992
Consolidates advice on the provisions of the fees scheme. Fees have increased several times since 1992.

Welsh Office Circular 5/93 - Public Rights of Way
Consolidates advice on recording, maintaining, protecting and modifying the rights of way network.

Welsh Office Circular 23/93 - Awards of Costs incurred in Planning and Other (Including Compulsory Purchase Order) Proceedings
Updates and consolidates policy guidance on awards of costs in certain planning proceedings. Paragraph 3 of Annex 4 cancelled by Memorandum on the Crown application of the Planning Acts.

Welsh Office Circular 16/94 - Planning Out Crime
Gives advice to local authorities, developers and designers about planning considerations relating to crime prevention.


Welsh Office Circular 70/94 - Town and Country Planning (Control of Advertisements) (Amendment) Regulations 1994
Describes the amendments to the 1992 Regulations, including new "deemed consent" provisions, and minor changes to the definition of "statutory undertaker" and to the description of election notice advertisements.

Welsh Office Circular 76/94 - Gypsy Sites Policy and Unauthorised Camping
Advises on the repeal of local authorities' duty to provide gypsy caravan sites and new discretionary powers to control unauthorised camping.

Welsh Office Circular 29/95 - General Development Order Consolidation 1995
**Welsh Office Circular 31/95 - Planning Controls over Demolition**
Provides revised guidance on planning controls over the demolition of certain buildings, to reflect changes in scope of "development" and new permitted development rights for the demolition of gates, fences and walls etc. Reproduces the 1994 and 1995 Demolition Directions.

**Welsh Office Circular 35/95 - The Use of Conditions in Planning Permissions**
Outlines the grounds on which conditions may justifiably be imposed on planning permissions.

**Welsh Office Circular 47/96 - Recovery of Costs for Public Path and Railway Crossing Orders - Amendment Regulations**
Supersedes and revises some guidance contained in Welsh Office Circular 6/93.

**Welsh Office Circular 60/96 - Planning and the Historic Environment: Archaeology**
Sets out advice on legislation and procedures relating to archaeological remains.

**Welsh Office Circular 61/96 - Planning and the Historic Environment: Historic Buildings and Conservation Areas**
Sets out advice on legislation and procedures relating to historic buildings and conservation areas.

**Welsh Office Circular 13/97 - Planning Obligations**
Cancels Welsh Office Circulars 53/91 and 66/92; sets out policy for the use of planning obligations.

**Welsh Office Circular 24/97 - Enforcing Planning Control: Legislative Provisions and Procedural Requirements**
Brings together and updates the earlier guidance. Annex 7 cancelled by the Memorandum on the Crown application of the Planning Acts.

**Welsh Office Circular 1/98 - Planning and the Historic Environment: Directions by the Secretary of State for Wales**
Updates aspects of Welsh Office Circular 61/96, in light of the "Shimizu" judgement.

**Welsh Office Circular 17/98 - Planning for Future Prison Development**
Sets out advice to local planning authorities on the need to make adequate provision through the planning system for new prison developments.
Welsh Office Circular 10/99 - **Planning Requirements in respect of the Use of Non-Mains Sewerage incorporating Septic Tanks in New Development**
Provides advice on the exercise of planning controls on non-mains sewerage and associated sewage disposal aspects of future development so as to avoid environmental, amenity or public health problems which could arise from the inappropriate use of non-mains sewerage systems, particularly those incorporating septic tanks.

Welsh Office Circular 11/99 - **Environmental Impact Assessment**

2. **National Assembly for Wales Circulars**

NAW 20/01 - **Planning Controls for Hazardous Substances**
Guidance on how the consent procedure for hazardous substances operates following changes introduced to implement the land use planning requirements of the Seveso II Directive (Directive 96/82/EC on the control of major accident hazards). Cancels Welsh Office Circular 20/92.

NAW 01/03 - **Safeguarding Aerodromes, Technical Sites and Military Explosive Storage Areas: the Town and Country Planning (Safeguarded Aerodromes, Technical Sites and Military Explosives Storage Areas) Direction 2002**
Explains the notification procedure and consultation with the aerodrome operator or National Air Traffic Service (NATS)/Ministry of Defence in respect of development proposals in safeguarded areas. Cancels Welsh Office Circular 5/92.

NAW 07/03 - **Planning (and analogous) Appeals and Call-in Procedures**
Explains the new procedures for handling planning appeals in Wales.

NAW 08/03 - **Enforcement Appeal Procedures**
Explains the new procedures for handling enforcement and lawful development certificate appeals in Wales.

NAW 14/04 - **Compulsory Purchase Orders**
Guidance for acquiring authorities in Wales making compulsory purchase orders.
NAW 36/04 - Control of Development in Airport Public Safety Zones
Guidance for local planning authorities to enable them to decide planning applications and consider road proposals affecting land within Public Safety Zones.

NAW 04/05 - Guidance on Managing Unauthorised Camping
Revised Welsh Assembly Government and Home Office Guidance.

3. Welsh Assembly Government Circulars

WAGC 30/2007 - Planning for Gypsy and Traveller Caravan Sites
Provides updated guidance on the planning aspects of finding sites for Gypsy/Traveller caravans and how local planning authorities and Gypsies/Travellers can work together to achieve this aim. Cancels Welsh Office Circular 2/94.

4. Welsh Government Circulars

WGC 002/2012 - Guidance for Local Planning Authorities on the Use of the Standard Application Form (‘1APP’) and Validation of Applications
Provides guidance on the use of the National Standard Application Form (more generally referred to as ‘1APP’) for planning permission and other associated consent regimes.

WGC 003/2012 - Guidance on Using a Local Development Order
The guidance covers practical and policy aspects of implementing the regime including key issues in the LDO process. It sets out our position on the key stages and issues in the LDO process.

WGC 07/2012 - The Town and County Planning (Notification) (Wales) Direction 2012
Direction and circular guidance setting out new requirements for local planning authorities to refer certain planning applications to the Welsh Ministers where the authority does not propose to refuse them.
SECTION 3: LIST OF MAIN LEGISLATION

Primary legislation:

Land Compensation Act 1961
Highways Act 1980
Local Government, Planning Land Act 1980
Housing and Planning Act 1986
Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) Act 1990
Planning (Hazardous Substances) Act 1990
Planning (Consequential Provisions) Act 1990
Planning and Compensation Act 1991
Transport and Works Act 1992
Environment Act 1995
Planning and Compulsory Purchase Act 2004
Planning and Energy Act 2008
Planning Act 2008
Secondary legislation:


Town and Country Planning (General Permitted Development) Order 1995 (S.I. 1995/418)

Hedgerow Regulations 1997 (S.I. 1997/1160)


Town and Country Planning (Trees) Regulations 1999 (S.I. 1999/1892)

Town and Country Planning (Local Development Plan) (Wales) Regulations 2005 (S.I. 2005/2839)

Infrastructure Planning (Applications Prescribed Form and Procedure) Regulations 2009 (S.I. 2009/2264)


The Conservation of Habitats and Species Regulations 2010 (S.I. 2010/490)


Copies of Welsh legislation can be viewed and downloaded from the web site 'Legislation.gov.uk'