

Planning and Environment Bar Association

c/o Mark Davies (Secretary)

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London

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Mike Hedges MS

Chair, Legislation, Justice and Constitution Committee

Welsh Parliament

Cardiff Bay

Cardiff

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8 October 2025

Dear Mr Hedges,

Thank you for consulting the Planning and Environment Bar Association (PEBA) on the Planning (Wales) Bill and Planning (Consequential Provisions) (Wales) Bill in the context of the Committee's scrutinization of the Bills in line with Standing Order 26C.

PEBA welcomes the consolidation of the law relating to planning in Wales. It recognises that the current legislative provisions have become cumbersome and in some cases are redundant, and supports the bringing forward of primary legislation which is specific to Wales and bilingual. PEBA acknowledges the large amount of work which has been done both by the Law Commission and the Welsh Government to get to this point and welcomes the Government's commitment to improving the presentation of the law relating to the planning area of our members' work. It is hoped that this will make planning law more accessible to members of the public in Wales and improve the accessibility and diversity of our profession.

We are satisfied that the scope of the consolidation is appropriate, relevant enactments have been included, the Bills correctly consolidate the enactments and the Bills consolidate the law clearly and consistently.

PEBA does not consider that the Bills reform the law or introduce new policy. This includes instances where wording has been updated (e.g. the proposed change of the words 'material

considerations' to 'relevant considerations'). PEBA is neutral as to the desirability of making such a change in practice and individuals' views on this within the organization will differ.

Discussion around potential future consolidation of secondary legislation and a new Planning Code in Wales in the evidence session which our representative attended was of interest and we would welcome being included in future consultations on such matters.

Yours sincerely,

Tom Cosgrove KC (PEBA Chair)

Annabel Graham Paul (PEBA Wales Representative)