

Rebecca Evans AS/MS
Cabinet Secretary for Economy, Energy and Planning
Ysgrifennydd y Cabinet dros yr Economi, Ynni a Chynllunio



Llywodraeth Cymru
Welsh Government

Eich cyf/Your ref
Ein cyf/Our ref WQ97139

Darren.Miller@senedd.com

5 November 2025

Dear Darren,

Thank you for your Written Question regarding impacts on residential development from neighbouring sporting activity, which unfortunately I was not able to answer at the time. I set out below a response to your question.

The Development Management Manual Wales (2025) identifies that when determining planning applications Local Planning Authorities (LPA's) must take into account any relevant view on planning matters expressed by neighbouring occupiers, local residents and any other third parties.

The Manual also identifies that the effects of a development on, for example, health, public safety and crime can be material considerations in the assessment of a planning application.

Under Schedule 2 of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 LPA's are required to consult with Sports Wales in respect of development proposals which are likely to prejudice the use of land being used as a playing field (including cricket pitches) before granting planning permission. This may include the potential risk from ball strikes.

Yours sincerely,

Rebecca Evans AS/MS
Cabinet Secretary for Economy, Energy and Planning
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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.