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Llywodraeth Cymru  
Welsh Government

Eich cyf/Your ref:  
Ein cyf/Our ref: LF/CS/0011/15

Alun Ffred Jones AM  
Chair  
Environment and Sustainability Committee  
National Assembly for Wales  
Ty Hywel  
Cardiff Bay  
Cardiff  
CF99 1NA

9 January 2015

Dear Alun

## **PLANNING (WALES) BILL**

Following my letter of 7 January to the committee, please find attached three documents that provide further information outlining how the planning system will accommodate the changes being introduced by the Well-being of Future Generations (Wales) Bill. These documents are:

- **Planning Prospectus Overview.** This outlines the alignment of the planning system with the Well-being of Future Generations (Wales) Bill.
- **Planning Policy Prospectus.** This outlines how national policy as set out in Planning Policy Wales will be revised to align with the proposals outlined in the Well-being of Future Generations (Wales) Bill.
- **Development Plans Prospectus.** This outlines how the development plan proposals in the Planning (Wales) Bill align with the current development plan process and the Well-being of Future Generations (Wales) Bill.

These documents will be made available on the Welsh Government website in due course.

I trust Members will find these documents helpful and I look forward to providing evidence to the Committee on 14 January.

I am copying this letter to the Chair of the Constitutional and Legislative Affairs Committee and the Chair of the Finance Committee.

Yours sincerely

A handwritten signature in cursive script, reading "Carl Sargeant". The signature is written in black ink and is positioned above the printed name.

**Carl Sargeant AC / AM**  
Y Gweinidog Cyfoeth Naturiol  
Minister for Natural Resources

Cc: Chair of the Constitutional and Legislative Affairs Committee  
Chair of the Finance Committee

## Planning Prospectus Overview

### How will the planning system complement The Well-being of Future Generations (Wales) Bill?

The Well-being of Future Generations (Wales) Bill proposes six well-being goals:

A prosperous Wales	A resilient Wales	A healthier Wales	A more equal Wales
A Wales of cohesive communities		A Wales of vibrant culture and thriving Welsh language	

And five governance principles:

Long term	Integration	Collaboration	Prevention	Involvement
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Sustainable Development has been at the heart of the planning system, its policies and practices, since the introduction of Planning Policy Wales (PPW) in 2002. The six well-being goals and five governance principles are already delivered when plans are prepared and decisions on planning applications made. The Welsh Government remains committed to a plan led approach to development with planning decisions being made on a rational, consistent and fair basis with sustainable development at their heart.

This document provides an overview of the future relationship between the planning system and The Well-being of Future Generations (Wales) Bill. Further details on the relationship are provided by the two accompanying documents:

- Planning Policy Prospectus
- Development Plan Prospectus

### Our proposals

Our proposals include:-

- A reinvigorated pan-Wales planning framework comprising of Planning Policy Wales (PPW) and the National Development Framework (NDF);
- Addressing strategic cross boundary issues through Strategic Development Plans (SDPs) in those areas of Wales where they are required;
- Strengthening the Local Development Plan (LDP) system;
- Supporting the delivery of Place Plans (PPs) through existing Supplementary Planning Guidance (SPG) procedures to add detail and support local community aspirations.

The six well-being goals will inform and provide structure to our programme of work going forward to revise PPW (for further details see the Planning Policy Prospectus). PPW and the NDF will provide the mechanism to translate the well-being goals into the proposed national planning framework and ensure SDPs and LDPs are shaped by them. Local Well-being Plans and the local well-being objectives that they contain, will inform SDPs. LDPs will help further embed well-being goals and objectives across the planning system. The preparation of all development plans (NDF, SDPs and LDPs) will require a Sustainability Appraisal to test the plan's policies against sustainability objectives. This will ensure that all planning decisions, including Ministerial decisions on Developments of National Significance (DNS), are taken in the context of sustainable development.

Overall, we do not want to see more plan making activity, rather we want to see better plan making with a redistribution of activities to the most appropriate tier of plan. We want to do this to maximise beneficial planning outcomes in terms of economic opportunities, housing provision, investment, community aspirations and making the best use of our natural resources. A summary of the existing and proposed development plan system and the linkages to the Well-being of Future Generations (Wales) Bill is set out in this document. Further detail is provided by the Development Plan Prospectus.

### Key Questions

#### Can the proposals in the Planning (Wales) Bill accommodate local government reform?

The proposals are 'future proofed' and can complement local authority reorganisation. It is recognised that fewer, but better resourced LPAs may result in a reduced need for SDPs.

#### Why are SDPs not proposed across the whole of Wales?

SDPs are only necessary for those areas subject to significant cross boundary issues where planning outcomes such as jobs and homes can be improved by the proposed approach. Examples where this may come forward are Cardiff, Swansea and the A55 Corridor.

#### How can local communities and stakeholders engage in the development plan process?

The **NDF** process will include public consultation and involvement. The **SDP** process and procedures will mirror the current LDP process, requiring the publication of a Community Involvement Scheme setting out who will be engaged and at what stage they will be consulted. This will ensure that communities and businesses have significant opportunities to engage in the development of the SDP. **Place Plans** will ensure that local communities have a key role in shaping their area.

#### Will SDPs dictate matters best left to local authorities?

SDPs will build upon existing LDPs. Locally elected members on the strategic planning panels will ensure the views of their local communities are taken into account.

#### Will the introduction of SDPs delay LDP production?

The preparation of an SDP will not prevent the production of an LDP. The SDP does not introduce additional requirements to plan but rather redistributes the consideration of planning issues to the most appropriate tier. Full LDP coverage is anticipated prior to the adoption of an SDP.

#### What are the implications for an adopted LDP when either a new SDP or NDF is published?

Local planning authorities should review their LDP as soon as possible following the publication either an SDP or NDF to ensure it is in general conformity, particularly where new policy or issues have arisen. If the LDP is not in general conformity it will need to be revised.

## The Development Plan Framework

	Aim	Lead	Date
<b>NDF</b> <b>Purpose:</b> To identify national scale areas of growth and new investment, setting out key Welsh Government land use policies <b>Coverage:</b> All Wales <b>Period:</b> 20 years <b>Review:</b> Every 5 years	To set out national spatial planning priorities and provide direction for SDPs and LDPs	Welsh Government	Approved National Assembly 2019
<b>SDP</b> <b>Purpose:</b> To provide strategic vision and allocations across a cohesive region <b>Coverage:</b> Areas with strategic issues covering a number of LPAs <b>Period:</b> 15-20 years <b>Review:</b> AMR. Full review every 4 years	To address strategic planning issues and provide strategic direction for LDPs	Strategic Planning Panel	Adoption 2021
<b>LDP Light</b> <b>Purpose:</b> To set out local policies and allocations not considered by an SDP <b>Coverage:</b> LPAs covered by SDPs <b>Period:</b> 10 to 15 years <b>Review:</b> AMR. Full review every 4 years	To meet local needs and provide a framework for LPA development management	Local planning authority	In parallel with the SDP. Adoption 2021
<b>LDP</b> <b>Purpose:</b> To set out local policies and allocations <b>Coverage:</b> LPAs not covered by SDPs <b>Period:</b> 10 to 15 years <b>Review:</b> AMR. Full review at least every 4 years	To meet local needs and provide a framework for LPA development management	Local planning authority	Full LDP coverage 2018
<b>Place Plan</b> <b>Purpose:</b> To provide detailed thematic or site specific guidance to supplement the policies and proposals presented in a LDP <b>Coverage:</b> Community area <b>Period:</b> 10 to 15 years <b>Review:</b> At same time as LDP	To reflect local distinctiveness and address local, specific community scale issues	Town and Community Councils with support from LPA	Post adoption of LDP

## What is the National Development Framework?

The NDF will be a national development plan for Wales. The NDF will identify the key locations for growth and new infrastructure and set out our key planning policies to provide clear direction to all levels of the development plan framework. The NDF will build on the first national land use plan – the Wales Spatial Plan – and take forward the lessons that have been learned over the last decade.

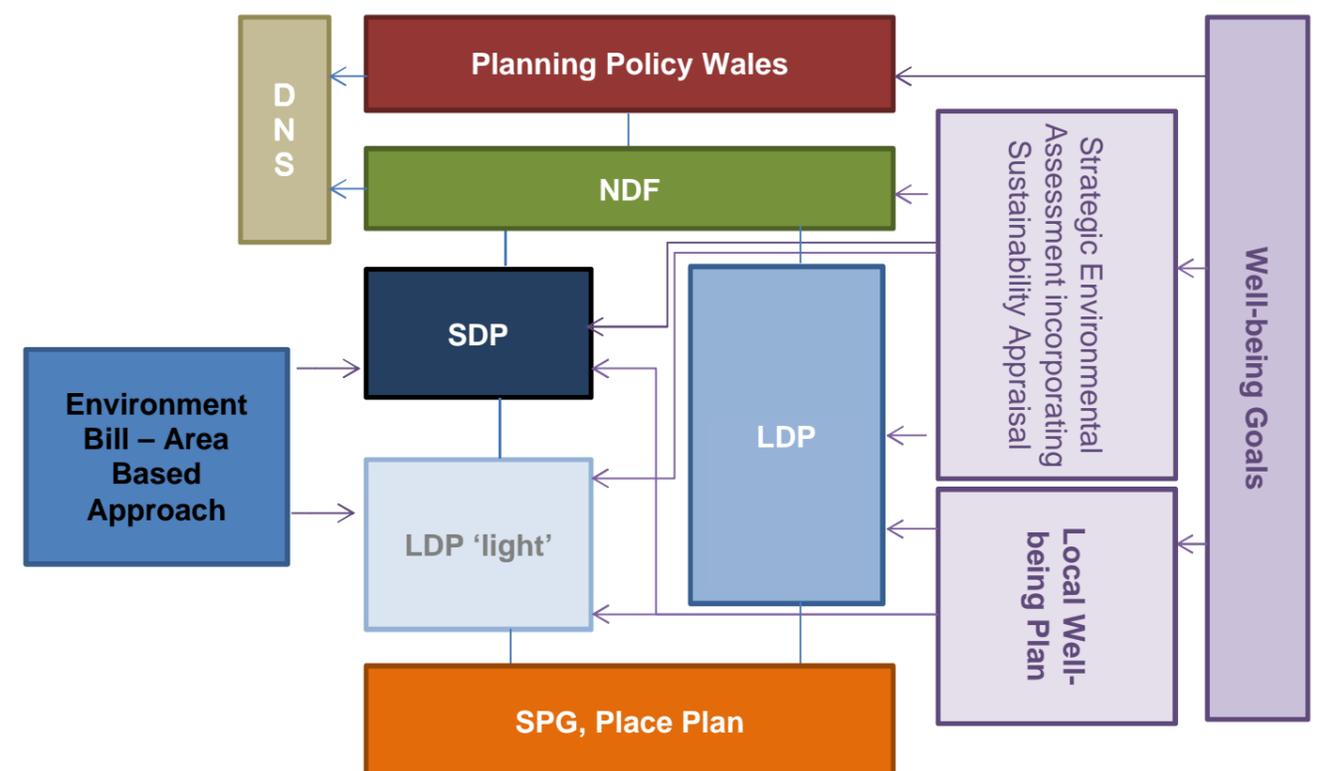
The NDF will reflect the well-being goals, the five governance principles and PPW ensuring that the principles of sustainable development continue to be at the heart of the planning system. It will draw on national policies covering areas such as natural resources and transport and will help to maximise the potential benefits from funding streams, support the delivery of infrastructure plans and provide a context for Ministers' decisions on DNS.

## How will issues be dealt with by different plans?

We do not want each plan to cover all planning issues. For example, issues such as design and local distinctiveness are best considered at the local level (LDP and Place Plan) whilst others such as economic development or housing, could be considered at each level. This joined up approach will support the delivery of the best planning outcomes. The following table gives an example of how an issue will be considered at each tier:-

	Economic Development & the Planning Framework
<b>NDF</b>	Identify key national growth areas, growth sectors and infrastructure to support their growth.
<b>SDP</b>	Identify strategic employment sites across region to support growth areas and key sectors.
<b>LDP</b>	Identify local employment sites.
<b>Place Plan</b>	Set out design & layout principles for sites at neighbourhood level.

## Future relationship between Plans





# Planning Policy Prospectus

Prepared for Environment and Sustainability Committee (14 January 2015)

## Planning Policy Prospectus

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## **Overview: Planning Policy Wales**

Since 2002, Planning Policy Wales (PPW) has set out the land use planning policies of the Welsh Government. PPW, together with Technical Advice Notes (TANs), circulars and policy clarification letters comprise national planning policy.

PPW has sustainability at its heart. Planning policy is about making choices for the future on how the need for our communities to develop and flourish should be satisfied and our natural resources managed.

PPW is structured so that each chapter is dedicated to one or more theme or topic. These chapters: outline the Welsh Government's strategic objectives for these areas; set the policy context and describe key issues; identify areas which LDPs should address locally; and outline matters which should be taken into account when planning applications are decided.

The chapters are grouped as follows:

- Planning for Sustainability (including climate change, settlement strategies, managing urban form, brownfield and agricultural land, design, sustainable buildings and the Welsh language)
- Natural Heritage and Coast (including landscape and biodiversity)
- Historic Environment
- Economic Development
- Transport
- Housing
- Retailing and Town Centres
- Tourism, Sport and Recreation
- Infrastructure and Services (including water, waste, energy and telecommunications)
- Environmental Risks and Pollution (including flood risk, contaminated and unstable land, air and water quality, and noise and light pollution)

## **Planning for Sustainability**

Chapter 4 (Planning for Sustainability) establishes links between planning and sustainable development. It describes the existing legislative background and framework as well as setting out the planning system's presumption in favour of sustainable development.

The key themes of sustainability, according to paragraph 4.1.6 of PPW, are:

- Living within environmental limits
- Ensuring a strong, healthy and just society
- Achieving a sustainable economy
- Promoting good governance
- Using sound science responsibly

Every local planning authority (LPA) in Wales must prepare a Local Development Plan (LDP). Regard has to be had to the development plan for the purposes of any determination made under the Planning Acts. The determination must be made in accordance with the plan unless material considerations indicate otherwise.

In the preparation of LDPs, LPAs are required to undertake a Sustainability Appraisal. This tests the plan's policies against sustainability objectives. The purpose of the appraisal is to assess the

economic, environmental and social effects of the plan and this is undertaken at several stages of its preparation. Undertaking this process ensures that decisions taken in accordance with the plan are made in the context of sustainable development.

PPW should be taken into account by LPAs, Welsh Ministers and Planning Inspectors when LDPs are prepared and planning applications are decided.

The planning system provides for a presumption in favour of sustainable development as: in preparing a development plan and taking decisions in accordance with that plan, LPAs are exercising their planning functions with the objective of contributing to the achievement of sustainable development.

Where a plan is not in place or is out of date, PPW contains sustainable development principles and objectives which the decision-maker should take into account when justifying their decisions on planning applications using appropriate evidence.

These sustainable development principles and objectives demonstrate how sustainable development is woven into the very core of PPW and thus national planning policy.

**Sustainable Development has therefore been at the heart of the planning system, its policies and practices, for more than a decade, since the introduction of Planning Policy Wales.**

### **Well-being of Future Generations (Wales) Bill**

The Well-being of Future Generations (Wales) Bill was introduced into the National Assembly for Wales on 7 July 2014. The overall purpose of the Bill is to ensure that the governance arrangements of public bodies for improving the well-being of Wales take the needs of future generations into account.

3 of the key specific purposes of the Bill are to:

- set a framework within which specified Welsh public authorities will seek to ensure the needs of the present are met without compromising the ability of future generations to meet their own needs (the sustainable development principle);
- put into place well-being goals which those authorities are to seek to achieve in order to improve well-being both now and in the future; and
- set out how those authorities are to show they are working towards the well-being goals.

The sustainable development principle seeks to ensure that all decisions by public bodies are taken in the context of "*seeking to ensure the needs of the present are met without compromising the ability of future generations to meet their own needs*".

**Requiring public bodies to have regard to sustainable development in their business planning and decision making processes is effectively requiring them to carry out a process corporately which local planning authorities and other planning decision makers have been doing for over 10 years in the context of Planning Policy Wales.**

## **The Planning (Wales) Bill**

The Planning (Wales) Bill was introduced to the National Assembly for Wales on 6 October 2014. The Bill seeks to ensure Wales has a planning system which supports the delivery of homes, jobs and infrastructure for the benefit of communities across Wales.

This Bill, if enacted, will introduce a National Development Framework (NDF) and Strategic Development Plans (SDPs).

The NDF will have development plan status and will focus on land use issues of national significance including energy, transport, economic development, housing and natural resources. Through the NDF, the Welsh Government will provide a positive steer for development and investment and give direction to other parts of the planning system.

SDPs will be prepared for those parts of Wales which have planning issues that are wider than the local level and which affect more than one local planning authority area. The NDF will provide the strategic direction for SDPs and ensure Welsh Government's priorities are carried through to the regional level. Both the NDF and SDPs will be subject to a Sustainability Appraisal.

**Together PPW, setting out the Welsh Government's land use policies, and the NDF, setting out the spatial priorities for growth and infrastructure, will ensure that the Welsh Government provides leadership for the planning system at all levels across Wales.**

## **Review of Planning Policy Wales**

Planning Policy Wales must reflect the new legislative framework whilst continuing to provide an appropriate context within which development plans are prepared and decisions on development proposals are taken.

To take this forward we propose a progressive work programme with short, medium and longer term actions. Planning policy will need to keep up with this important change in the legislative framework and clarification and guidance are likely to be called for, particularly from local planning authorities, on how the Well-being of Future Generations (Wales) Bill goals should be taken into account in plan preparation and planning decisions. Agreeing and communicating this work programme now will ensure that our actions are well-prepared, clear and stakeholders are informed of our future intentions.

### **Short Term Action: By Spring 2015:**

#### **Light Touch Review of PPW to take into account provisions of the Well-being of Future Generations (Wales) Bill**

We will revise the opening chapters of PPW (most notably Chapter 4 which presently discusses sustainable development) to incorporate information on the Well-being of Future Generations (Wales) Bill and how the goals should be taken into account by local planning authorities in plan preparation and planning decisions.

Sections 4.1 – 4.4 of PPW will be rewritten to include information on the Bill in the context of the wider sustainable development (4.1) and planning for sustainability sections (4.2). These sections will be expanded with advice and guidance on LDPs and Development Management in a similar fashion to the other topic-based chapters. The sustainable development principles and objectives (4.3 and 4.4), will also be grouped and re-ordered to align with the Well-being of Future Generations (Wales) Bill goals.

These changes will be prepared and issued after the Bill receives Royal Assent and the relevant provisions of the Bill come into force, firstly in the form of a policy clarification letter and then as part of a scheduled refresh of PPW.

This initial work would provide essential information and guidance to developers and local planning authorities, whilst keeping national planning policy in Wales up-to-date in the context of the new legislative background.

**Medium Term Action: By End of 2015:**

**Review of PPW which highlights the policy statements and relates these to the goals within the Well-being of Future Generations (Wales) Bill.**

Detailed work will begin to examine PPW in more detail to demonstrate the linkages with the goals contained within the Bill.

This will see PPW comprehensively examined to highlight and make cross-references to the goals contained in the Bill, thereby intrinsically linking the two and enabling decision makers to justify their decisions within the context of the Well-being of Future Generations (Wales) Bill goals.

**Longer Term Action: During 2016:**

**Align the structure of PPW and NDF with the goals within the Well-being of Future Generations (Wales) Bill.**

In the longer term we will refresh PPW to align the present chapters with goals set out in the Well-being of Future Generations (Wales) Bill. This structuring will assign a policy topic to one or more goals.

Likewise, the NDF will be structured around the Well-being of Future Generations (Wales) Bill goals, ensuring that the principles of sustainable development continue to be at the heart of the planning system.

This work will be scheduled to co-ordinate with other ongoing work associated with PPW including the incorporation of Minerals Planning Policy Wales (MPPW) as well as the updating and formulation of revised policy which is ongoing (including retailing and built heritage etc.).

Once the system has been introduced, the Welsh Ministers will also need to demonstrate that they have taken the Well-being of Future Generations (Wales) Bill goals into account in taking decisions on Developments of National Significance (DNS) .

Although the goals of the Well-being of Future Generations (Wales) Bill will be set in legislation; they can be added to, deleted, or changed by the Welsh Ministers through secondary legislation. It will therefore be necessary for PPW to be flexibly structured and published in order that it can be adapted to any changes.



# Development Plan Prospectus

Prepared for Environment and Sustainability Committee (14 January 2015)

## Development Plan Prospectus

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## **Overview**

### **The Proposed Development Plan Framework**

The Welsh Government remains committed to a plan-led approach to development. This is necessary to ensure that development is sustainable and that planning decisions are made on a rational, consistent and fair basis. The Planning (Wales) Bill (Part 2) proposes an evolution of the current development plan system, seeking to make improvements based on experience gained since The Planning and Compulsory Purchase Act 2004. A reinvigorated pan-Wales planning framework, comprising of Planning Policy Wales (PPW) and the National Development Framework (NDF) for Wales will be produced. Strategic Development Plans (SDPs) will provide a coherent approach to the consideration and reconciliation of strategic cross boundary issues. This will provide a more coherent, effective and efficient approach to dealing with cross boundary issues.

To complement this approach, LDPs in their current form will no longer be required within areas covered by an SDP, rather an LDP 'light', primarily dealing with site allocations and development management policies will be prepared. SDPs will not be necessary across the whole of Wales, only in those locations subject to strong cross boundary issues. In all other areas LDPs will remain in their current form. This does not mean that places 'miss out' if they are not covered by an SDP. To complement the approach and empower local communities, local planning authorities will work with town and community councils to prepare Place Plans (PPs) using existing Supplementary Planning Guidance (SPG) procedures to add fine grain detail where local communities consider it appropriate.

### **Alignment with The Well-being of Future Generations (Wales) Bill**

The principle that connects the Planning (Wales) Bill, the Well-being of Future Generations (Wales) Bill and the Environment (Wales) Bill is our commitment to sustainable development as the best way to improve the well-being of Wales now and for future generations. The 5 key connections are:

- Working to a single unifying definition of a sustainable Wales;
- How we tackle larger than just local issues;
- Involving people in the decisions that affect them;
- Tackling climate change; and
- Welsh Language

The Well-being of Future Generations (Wales) Bill proposes six well-being goals:

- A prosperous Wales;
- A resilient Wales
- A healthier Wales
- A more equal Wales
- A Wales of cohesive communities
- A Wales of vibrant culture and thriving Welsh Language

Five governance principles are also proposed:

- Long term
- Integration

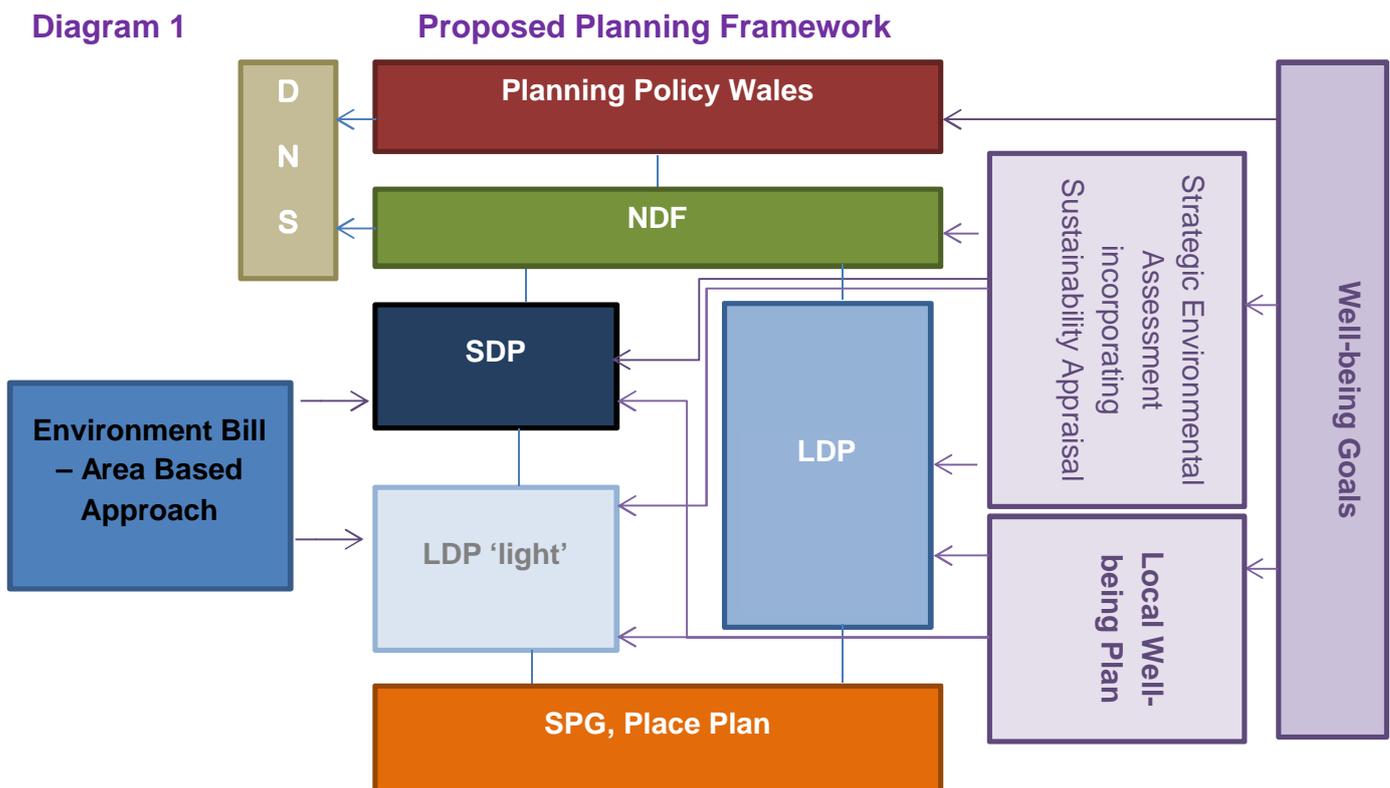
Collaboration  
Prevention  
Involvement

Sustainable Development has been at the heart of the planning system, its policies and practices, since the introduction of PPW in 2002. The six well-being goals and five governance principles are already delivered when plans are prepared and decisions on planning applications made. The 6 well-being goals will inform and provide structure to our programme of working going forward to revise PPW.

PPW and the NDF will provide the mechanism to translate the well-being goals into the proposed national planning framework and ensure SDPs and LDPs are shaped by the well-being objectives. Local Well-being Plans will further shape LDPs and help embed the well-being goals across the planning system. The preparation of all development plans (NDF, SDPs and LDPs) will require a Sustainability Appraisal to test policies against sustainability objectives. This will ensure that all planning decisions, including Ministerial decisions on Developments of National Significance (DNS), are taken in the context of sustainable development.

A summary of the proposed development plan system and the linkages to the Well-being of Future Generations (Wales) Bill is set out below in Diagram 1.

**Diagram 1**



The proposed structure does not introduce additional requirements to plan, rather a redistribution of work, achieving a more effective and efficient mechanism to maximise economic opportunities, investment and community aspirations. These proposals are 'future proofed' and can complement future local authority reorganisation. In parallel to the Bill, a refinement of the LDP process, building on lessons learnt, will align with this approach.

## **National Development Framework for Wales**

### **Why are we proposing to introduce a National Development Framework (NDF) for Wales?**

To provide effective leadership, the Welsh Government will prepare an NDF covering the whole of Wales. The NDF will fulfil the following principal roles:

- To set out the Welsh Government's land use priorities by identifying key locations for change and infrastructure investment over a 20 year period;
- To provide a national land use framework for Strategic and Local Development Plans
- To coordinate and maximise the potential benefits from both public and private funding and investment;
- To provide the development plan context for the Welsh Ministers to make decisions on Developments of National Significance (DNS).

### **What area will be covered by the NDF?**

The National Development Framework will be a national development plan covering the whole of Wales.

### **Who will be responsible for preparing and delivering the NDF?**

The Welsh Government will be responsible for preparing the NDF and keeping it up to date. It will be delivered through the actions and direct investment of the Welsh Government; investment from the private and public sectors; through strategic development plans and local planning authorities.

### **How will communities and businesses be engaged?**

Public engagement will include a 12 week statutory consultation period, combining with other more focused mechanisms to capture evidence and views. The Welsh Ministers will be required to publish a statement of public participation for the NDF setting out:-

- The form of the consultation;
- When consultation will take place;
- The steps that will be taken in involve the public.

In addition, there will also be extensive engagement through the parallel SA/SEA process, which will incorporate a Welsh Language Impact Assessment and will underpin the development of the NDF.

### **What issues and topics could the NDF cover?**

- Housing – Key areas of change
- Economic Development – Sector growth and implications for places
- Energy – Renewable energy opportunities
- Natural Resources – Areas of significant natural resources
- Transport – Electrification of rail lines, Cardiff Airport, road schemes and connectivity
- Infrastructure – development of national significance
- Welsh Language

### **What status will the NDF have?**

The NDF will have development plan status. It will provide direction and certainty for the preparation of SDPs (where produced) and LDPs ensuring all plans are in conformity with the national approach.

### **When will the NDF be prepared?**

The preparation of the NDF will take place over a period of approximately 3 to 4 years from when the Planning (Wales) Bill is enacted. The NDF will be kept under review and every five years from publication the Welsh Ministers must either undertake a revision, or publish an explanation of why they have decided not to revise it.

### **How will the NDF link with The Well-being of Future Generations (Wales) Bill?**

The NDF will be structured around the six well-being goals identified in The Well-being of Future Generations (Wales) Bill, ensuring that the principles of sustainable development continue to be at the heart of the planning system.

## **Strategic Development Plans (SDPs)**

### **Why are we proposing to introduce SDPs?**

There is an identified need to improve how the planning system addresses issues that cross local authority boundaries, to reflect how people live their lives today and in the future.

Strategic development plans will provide a consistent, cost effective and efficient approach, with key decisions taken once at the strategic level. This will allow larger than local issues such as housing numbers, strategic housing allocations, strategic employment sites and supporting transport infrastructure which cut across a number of local planning authority areas and often frustrate the LDP process, to be considered and planned for in an integrated and comprehensive way.

### **What areas will be covered by an SDP?**

SDPs will only be required in areas where there are matters of greater than local significance. The Welsh Ministers will direct a 'responsible authority' to submit a proposal for an area to be designated as a strategic planning area. To allow for future flexibility, primary legislation will not specify where SDPs should be prepared.

### **Who will be responsible for preparing and delivering a SDP?**

In areas where an SDP is required, an independent, Strategic Planning Panel (SPP) will prepare and keep under review the SDP. The SPP will be comprised of two thirds elected members from the LPAs within the area and one third representation from social, economic and environmental partners. The inclusion of social, economic and environmental partners will ensure that those with relevant interests have the opportunity to contribute to the production of the SDP.

The SPP will have decision making powers so that ratification from their parent authorities will not be required. Such powers will be limited to the specific action of preparing an SDP and conformity of other plans to the SDP. An SPP will not make decisions on planning applications.

### **How will communities and businesses be engaged in the preparation of SDPs?**

The SDP process and procedures will mirror that of the current LDP process, so communities and businesses will have the same opportunities to engage in the SDP process as they currently do for an LDP. The SPP will be required to prepare a delivery agreement setting out how and when stakeholders and communities can engage in the plan preparation process.

### **What issues and topics will the SDP cover?**

Issues including housing, employment, transport, infrastructure, minerals and waste which cut across a number of local planning authorities will be addressed in the SDP to ensure they are planned for in an integrated and consistent way. These are issues which have regularly frustrated the LDP process and local authorities have found difficult to address at the local level. Housing provision for LDPs will be set at this level, including the identification of strategic allocations for uses over certain thresholds, dependent on the issue and location.

### **What status will SDPs have?**

The SDP will have development plan status and together with the NDF and LDP will form the development plan for any area. SDPs will be required to be in general conformity with the NDF

and the LDP 'light' will have to be in general conformity with the relevant SDP. The SDP will provide a framework for the preparation of local authority's LDP 'light', by providing a strategic vision, strategic allocations and part of the evidence base.

**When will SDPs be prepared?**

The timescale for establishing the SDP areas and Panel by regulations is likely to take approximately 2 years. Once regulations are made, the preparation of the SDP can commence. In line with the LDP process, the SDP process should be capable of completion in 4 years. It is anticipated that the earliest SDP could be adopted in 2021.

## **Local Development Plan Light (LDPL)**

### **Why are we proposing a Local Development Plan 'light' (LDPL)?**

Where SDPs are prepared, the LDP will be streamlined so that it focusses on local matters, particularly site specific allocations in accordance with the scale and location of growth set out in the SDP, and development management policies. It may be possible to present this information as a single map or plan with limited supporting information. This should result in a much slimmer LDP in scope and content and therefore be quicker and cheaper to produce.

### **What areas will be covered by a LDPL?**

An LDPL will only be required in areas covered by the SDP. In areas where an SDP is not required, the current LDP format will remain.

### **Who will be responsible for preparing and delivering an LDPL?**

The duty to prepare an LDPL will remain with the local planning authority.

### **How will communities and businesses be engaged in the preparation of an LDPL?**

The LDPL process and procedures will mirror that of the current LDP system, so communities and businesses will have the same opportunities to engage in the process. The local authority will be required to prepare a delivery agreement setting out how and when stakeholders and communities can engage in the plan preparation process. The reduced level of information will make it easier for communities to engage in what is most important to them – the scale and location of future development.

### **What issues and topics will the LDPL cover?**

Due to the elevation of strategic issues such as housing provision, employment provision, transport, minerals and waste, the content of the LDPL will be significantly reduced. The LDPL will focus on local matters, particularly site specific allocations in accordance with the scale and location of growth set out in the SDP and development management policies.

### **What status will the LDPL have?**

The LDPL will have development plan status. The LDPL will have to be in general conformity with the relevant SDP.

### **When will a LDPL be prepared?**

The LDPL should be prepared alongside the SDP. Due to the elevation of strategic issues to the SDP, the LDPL will be slimmer in scope and content and therefore quicker to produce. The first LDPL could be adopted by 2021.

## **The current Local Development Plan (LDP) process**

### **Why are we proposing to retain the current LDP system?**

With 15 adopted LDPs in Wales and several more in the pipeline, the LDP system is essential to ensuring sustainable development for current and future generations.

### **What areas will be covered by an LDP?**

There will be areas of Wales where there are no cross boundary strategic issues that need to be addressed other than through the LDP. The current LDP system will remain in areas where an SDP is not required.

### **Who will be responsible for preparing and delivering a LDP?**

The duty to prepare an LDP will remain with the local planning authority.

### **How will communities and businesses be engaged in the preparation of an LDP?**

The LDP process and procedures for engaging communities and businesses will remain. The local authority will be required to prepare a delivery agreement setting out how and when stakeholders and communities can engage in the plan preparation process.

### **What issues and topics will the LDP cover?**

The LDP will be a comprehensive plan covering all the relevant issues and topics at a local level, site allocations and development management policies.

### **What status will the LDP have?**

The LDP will have development plan status. The LDP will have to be in general conformity with the NDF.

### **When will a LDP be prepared?**

The current LDP process should be capable of completion in 4 years. It is anticipated that there will be full LDP coverage in Wales by 2018.

### **Are there any proposals to change the LDP process?**

LDP preparation has been taking too long with delays arising from resolving cross boundary issues. The LDP preparation process, is being refined to be more efficient and effective to facilitate the preparation and maintenance of up-to-date plans. For example, removing the alternative sites stage and the provision of a short review option will reduce the time and cost of reviewing their plans.

Alongside the refinement process the Bill includes 3 provisions to improve the LDP process. These are;

A requirement for LPAs to notify the Welsh Ministers of any resolution to withdraw an LDP. The notification period will allow the Welsh Ministers the opportunity to use their intervention powers to progress an LDP if it is deemed appropriate and it is supported by

robust evidence. It will support a plan-led approach and ensure public money is not wasted.

A requirement for LDPs to specify an end date, beyond which they are no longer the development plan for the area. This will support a plan-led approach, ensuring LDPs are kept up to date and responsive to local issues.

Provision for the Welsh Ministers to direct two or more local planning authorities to produce a joint LDP. This will ensure that issues of larger than local scale are properly addressed, particularly important in those areas of Wales not subject to an SDP. Resilience can also be realised through sharing of skills and resources and commissioning joint technical studies.

## **Place Plans (PPs)**

### **Why are we proposing to introduce 'Place Plans'?**

Place Plans are proposed as Supplementary Planning Guidance (SPG) that must be consistent with the LDP. They will not have development plan status, instead 'status' will be achieved by the link to the LDP.

Place Plans will encourage greater community engagement in local planning decision making by allowing communities to shape their localities. Place Plans will set out the more detailed thematic or site specific guidance to supplement the policies and proposals presented in an LDP. Town and Community Councils will be able to work pro-actively with LPAs so that resources are used more effectively.

### **Who will be responsible for preparing and delivering Place Plans?**

Town and Community Councils will engage with local communities, business and the LPA to deliver Place Plans. We wish to identify pilot projects to demonstrate practical approaches.

### **How will communities and businesses be engaged in the preparation of Place Plans?**

Place Plans should be prepared with consultation with the communities, businesses, and other interested consultees. All views will be taken into account and any changes made as a result, documented before the plan is finalised. It should then be approved by LPA Council resolution and formally adopted by the LPA (following adoption of the LDP).

### **What issues and topics will Place Plans cover?**

Place Plans could specify the finer details of planning proposals to ensure that they reflect local distinctiveness. This could take the form of a development brief, a more design orientated master plan or provide the location for small scale development where this was not already addressed by the LDP.

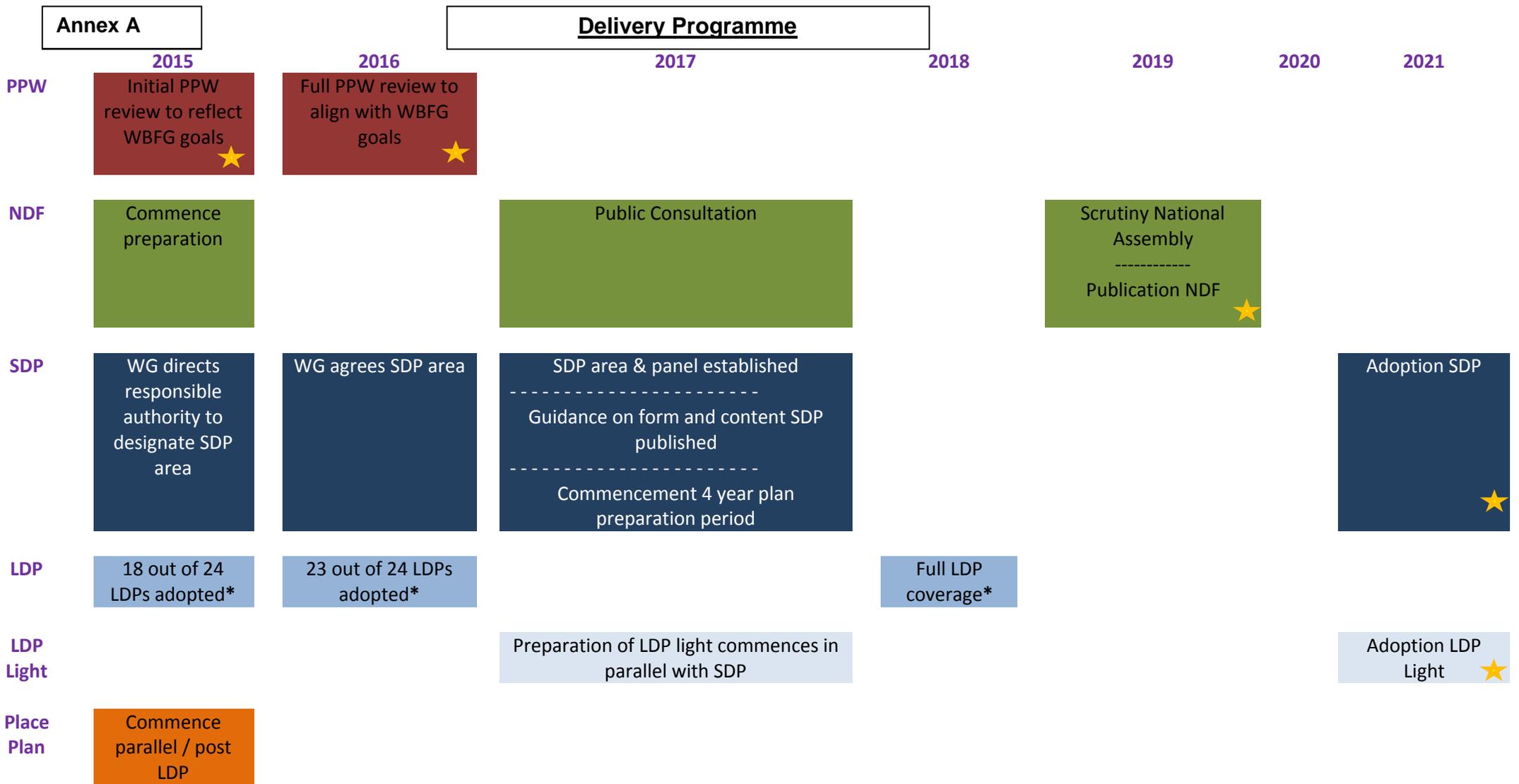
They could also provide a steer to distribute funding raised from a Community Infrastructure Levy, potentially accessing 15% of funds to support local 'infrastructure'.

### **Will Place Plans have development plan status?**

Place Plans will be Supplementary Planning Guidance (SPG) to the adopted Local Development Plan and must be in conformity with it. A Place Plan where produced in the way described above will be a material consideration when deciding planning applications.

### **When will they be prepared?**

Place plans may be prepared in parallel or after adoption of the LDP. They can only achieve SPG status once the LDP is adopted. The LDP delivery agreement should provide an indication of when Place Plans will be prepared.



★ Ensuring General Conformity - When national guidance is updated or a higher level development plan is adopted - the lower tier plan must be reviewed to ensure it is in 'general conformity'. The most recently adopted development plan would take precedence.

\* Forecast

**List of Abbreviations**

CIL – Community Infrastructure Levy

DNS – Development of National Significance

LDP – Local Development Plan

LDPL – Local Development Plan Light

LPAs – Local Planning Authorities

NDF – National Development Framework

PCPA 2004 – Planning & Compulsory Purchase Act, 2004

PP – Place Plans

PPW – Planning Policy Wales

SA/SEA – Sustainability Appraisal/Strategic Environmental Assessment

SDP – Strategic Development Plan

SINC – Sites of Importance for Nature Conservation

SLA – Special Landscape Areas

SPG – Supplementary Planning Guidance

SSAs – Strategic Search Areas (identified in TAN 8)

TAN – Technical Advice Note

WBFG Bill - Well-being of Future Generations (Wales) Bill

WIIP – Wales Infrastructure Investment Plan