

Positive Planning

Planning for a Better Wales
January 2014

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Purpose

- To inform Members of the package of changes proposed to deliver comprehensive reform of the Planning System in Wales.
- To seek Members' views on the changes in order to submit comments to the Welsh Government



Main Proposals



FOUR THEMES

- Supporting culture change;
- Active stewardship;
- Improving collaboration; and
- Improving local delivery

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Culture Change

- Establish a national planning advisory and improvement service hosted by Welsh Government
- Develop a competency framework for planners and councillors to ensure that planning becomes a positive enabling activity



Active Stewardship

- Statutory requirement for WG to prepare a National Development Framework;
- A new development management hierarchy
 - Developments of National Significance(submitted to & determined by Welsh Ministers),
 - Major Developments,
 - Local Developments and
 - Permitted Developments.



Improve collaboration



- Establish a system of Strategic Development Plans to address larger than local issues.
- Enable Ministers to direct LPAs to prepare a joint LDP.
- Provide an updated legal framework to enable LPAs to be merged.

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Improve Delivery

- Common performance framework - good local planning service;
- Improve LDP process;
- Produce an annual report on service delivery;
- Improvements to improve efficiency and local delivery.

*Poor performing LPAs,
applications determined by WG!*

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Development Management

- Front loading processes to provide effective pre-application advice;
- Clarifying statutory consultees' contribution at different stages;
- Improvements to the operation and effectiveness of planning committee.

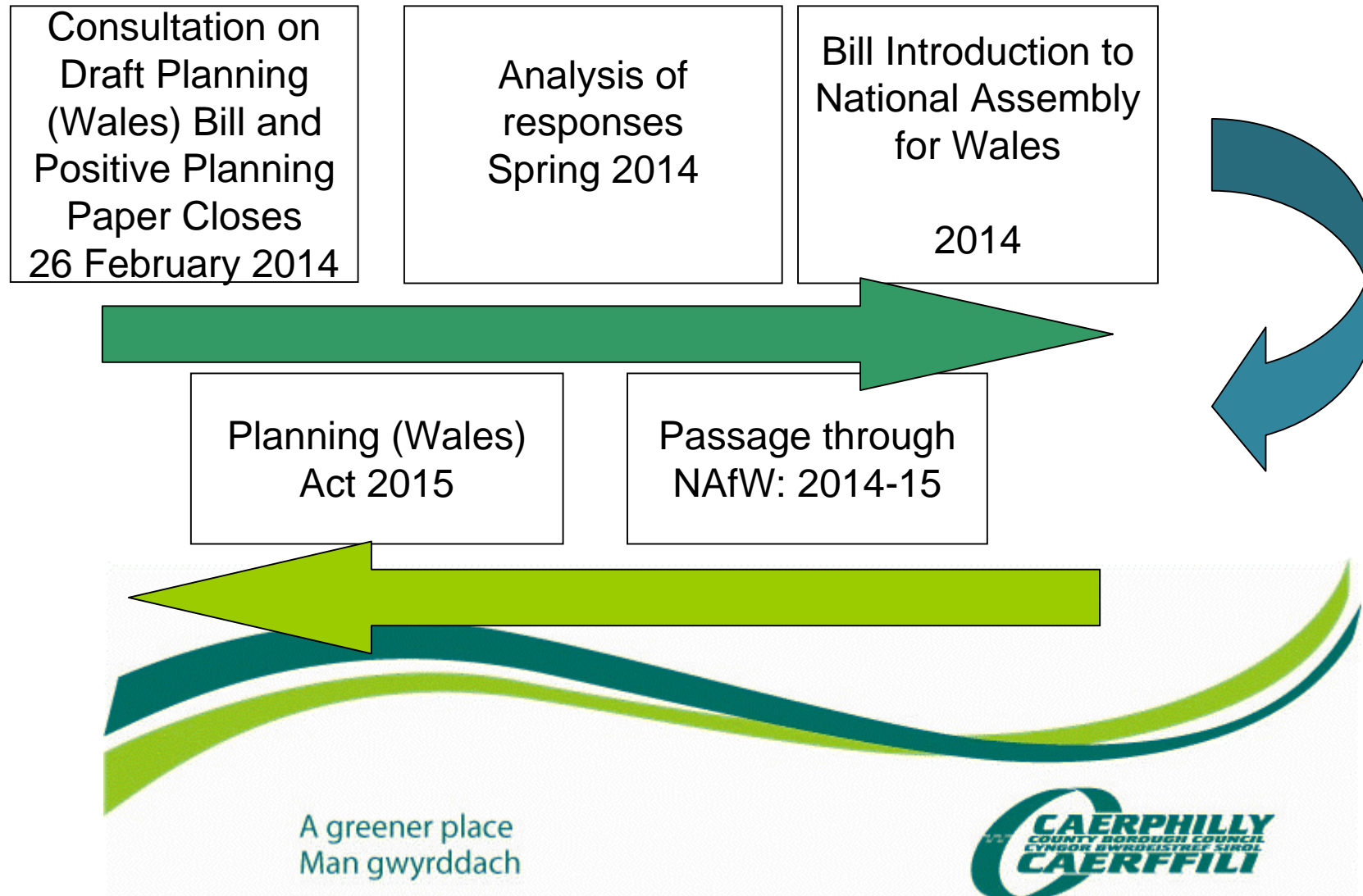


Local Development Plan

- LDP system remains essential tool;
- Lesson learnt from LDP Refinement;
- Joint LDPs proposed - direction power for Welsh Ministers;
- Prior notification requirement - LDP withdrawal;
- End date of LDPs



Time line – Planning (Wales) Bill



Outcome?

- Emphasis on collaboration- voluntary or forced?
- Significant shift in WG responsibilities- Desirable?
- Change in Decision Making powers for LPAs
- More emphasis on speed of performance –fast refusals??

QUESTIONS??

