

Rural Proofing Checklist

Division/Unit	Planning (Wales) Bill
Policy/Programme/Initiative to be rural proofed	Planning (Wales) Bill Regulatory Impact Assessment. Assessment finalised April 2015.
Key Contact	Planning Bill Team

	Policy Question	Yes	No	Comment
1.	<p>Will your policy affect the availability of other public and private services in the rural area?</p> <p>National Development Framework will allow for a national, strategic approach to development in Wales.</p> <p>Joint Planning Boards to exercise all modern local planning authority functions. There are separate provisions that will enable the Welsh Ministers to extend the application of the existing Joint Board provisions to include the development management functions of National Parks, by means of regulations. This will not apply to plan making functions in National Parks, which will continue to be retained by the National Park authorities.</p>	X (in certain circumstances – please see comments next to provisions referred to below)		<p>This will result in a National plan adopted by the Welsh Government which will take account of the needs of the whole of Wales including rural areas. A national, strategic approach to development, including infrastructure, will benefit the whole of Wales with better access to public and private services in urban and rural areas</p> <p>Could result in the rationalisation and/or relocation of local planning services if a Joint Planning Board is established for two or more local planning authority areas. This could apply to urban and rural areas across Wales. Should the Welsh Ministers designate an area for a Joint Planning Board which includes a National Park area, then planning decisions in these areas would be aligned with decisions in the other areas, allowing consistency and efficiency savings in both</p>

	<p>Pre-Application Services (Advice) (to be provided by Local Planning Authorities (LPA) or the Welsh Ministers).</p> <p>Provisions for 'Development of National Significance (DNS)' planning applications to be made to Welsh Ministers (including LPA being required to submit a local impact report on the application).</p> <p>Options for applicant to make application direct to the Welsh Ministers, rather than to the LPA (if the LPA has been designated for that purpose).</p> <p>Classes of development – allowing Welsh Ministers to make different provisions for different areas and classes / descriptions of</p>		<p>rural and urban environments.</p> <p>Will increase the quality of pre-application services provided by local planning authorities or the Welsh Ministers for rural areas as well as urban areas.</p> <p>Centralisation of service determining planning applications for such developments that will fall under the category for 'DNS'; however the purpose of this is to provide a more efficient planning service for local people in the determination of these types of planning applications. Applies across Wales to both urban and rural locations.</p> <p>Will result in providing applicants with a choice and access to an efficient local planning applications service by whatever means (i.e. applicants could submit their applications to Welsh Ministers if a LPA is deemed to not be performing). Applies to both urban and rural areas. Should therefore lead to an increase in the quality of local planning application services that are provided in rural areas, if existing services are not operating as they should.</p> <p>Potentially allowing for some classes of development to be determined by a body other than the local planning authority – for example, Welsh Ministers in the case of</p>
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	<p>development by development order.</p> <p>Validation Appeals – Provide applicants with a right of appeal to the Welsh Ministers where the local planning authority has decided not to validate their planning application. Also introduce greater proportionality to local planning authority requests for information to accompany planning applications.</p> <p>Option to make connected applications to the Welsh Ministers - Will introduce provisions to ensure proposals that are connected to those planning applications for development determined by Welsh Ministers can be considered alongside the primary applications. This provision is particularly designed for planning applications that will be submitted to Welsh Ministers under the proposed 'Developments of National Significance' procedure.</p>		<p>Developments of National Significance. This should result in the most complex and potentially contentious applications being determined by bodies other than the local planning authority (LPA), freeing up the LPA service for local users in rural and urban areas.</p> <p>Additional provision, providing applicants with the ability to appeal the decision of the local planning authority during a stage of the planning application process. This provision will not affect the availability of existing local planning services.</p> <p>Providing additional option to applicant for the submission of proposals connected to planning applications determined by Welsh Ministers; Will not result in the loss of rural services.</p>
2.	Could you deliver the	X (the	N/A

	<p>policy you are proposing to implement through existing service outlets? E.g. schools, banks and GP surgeries.</p>	<p>proposals will be implemented by the Welsh Ministers or local planning authorities throughout Wales – there are no specific impacts on rural locations).</p>		
3.	<p>Will there be an extra cost to delivering your policy to rural areas?</p> <p>Provisions for ‘Development of National Significance (DNS)’ planning applications to be made to Welsh Ministers (including LPA being required to submit a local impact report on the application).</p>	<p>X (this may occur as part of the process for submitting DNS applications to the Welsh Ministers rather than to the local planning authority as occurs currently for these application types)</p>		<p>Potentially resulting in a small number of applicants within rural areas having to travel further to submit planning applications, but this should be offset by a more efficient service in the determination of these application types. This could equally apply to rural and certain urban areas. Further, procedures are likely to be set up by Welsh Government in the form of policy and guidance; these will ensure measures for applicants submitting their applications to the Welsh Ministers under this particular process are appropriate. The small number of application types anticipated to be determined under the DNS procedure also means that these provisions are unlikely to have major cost implications on rural areas.</p>
4.	<p>Will the policy affect travel needs or the ease and cost of travel for rural communities?</p>	<p>X (as above, this may occur as part of the process for submitting</p>		

	Provisions for 'Development of National Significance (DNS)' planning applications to be made to Welsh Ministers (including LPA being required to submit a local impact report on the application).	DNS applications to the Welsh Ministers rather than to the local planning authority as occurs currently for these application types)		Could result in a small number of applicants in rural locations having longer to travel in order to submit planning applications for DNS; however procedures are likely to be set up by Welsh Government to ensure appropriate methods for submission. Further, this potential impact should be offset by a more efficient service in the determination of these application types. The small number of application types anticipated to be determined under the DNS procedure also means that these provisions are unlikely to result in major affects on travel for rural communities.
5.	<p>Does the policy rely on communicating information to clients?</p> <p>Changes to development plan system with publication of NDF, SDPs and modifications to LDP system.</p> <p>Pre-Application Consultation (to be carried out by prospective applicant for planning permission).</p>	x		<p>The modifications to the development plan system will rely on communicating information to clients in respect of consultation and notification on the different stages of plan preparation (e.g. notification on stages of preparation for NDF). This could apply equally to both urban and rural areas in Wales.</p> <p>There will be a requirement on developers to undertake pre-application consultation for major development proposals with the communities where these developments are proposed. There will be a positive impact on all communities in Wales, with early</p>

	<p>Pre-Application Services (Advice) (to be provided by LPA or Welsh Ministers).</p> <p>Provisions for 'Development of National Significance (DNS)' planning applications to be made to Welsh Ministers (including LPA being required to submit a local impact report on the application).</p>		<p>engagement before planning applications are submitted to the LPA or the Welsh Ministers. It has been suggested by stakeholders that the inclusion of agriculture buildings of 1000 square meters or more within the requirement to undertake pre-application consultation may have a negative cost impact on rural businesses. At the moment, the evidence suggests that 1000 square meters is an appropriate threshold but we would reconsider this in light of any new evidence as part of the secondary legislation package that supports the Bill.</p> <p>There will be a requirement for LPAs and the Welsh Ministers for the provision of pre-application services throughout Wales. These services will be undertaken through LPAs and Welsh Government as is currently the case with regards to the communication of information on how to submit a planning application. No specific impact on rural locations in this regard.</p> <p>Developers will be required to carry out a local impact report. This will benefit all communities in Wales, with no specific impact on rural communities. The provisions for DNS, but will be undertaken through LPAs and Welsh Government as is currently the case with regards to the communication</p>
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	<p>Option for applicants to make applications directly to the Welsh Ministers, rather than to the LPA (if the LPA has been designated for that purpose).</p> <p>Form and manner of decision notices (including requiring plans or other documents with regards to the development to be specified on the decision notice) and notification of initiation of development and display of notice.</p> <p>Statutory consultees' requirement to provide a 'substantive response' on an application for development.</p>		<p>of information on how to submit a planning application. No specific impact on rural locations in this regard.</p> <p>Where a LPA has been designated as poorly performing, applicants will be able to make an application directly to the Welsh Ministers. This will benefit all communities in Wales as it is intended to improve the standard of planning services across Wales. Information on how to submit a planning application directly to the Welsh Ministers will be made widely available. No specific impact on rural locations in this regard.</p> <p>The body determining a planning application, (e.g. LPA), will have to publish a decision notice and a notice on the initiation of development and display those notices, provide up-to-date planning permissions data on decision notices in order to communicate relevant planning permissions information for a development site to interested parties. This information will be readily available to all, including the local communities affected by a development. This applies to all areas, not just rural.</p> <p>There will be a requirement for Statutory Consultees, such as Natural Resources Wales, will be required to provide a substantive response to a planning</p>
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	<p>Stopping up or diversion of public paths and highways.</p> <p>Appeals – no variation of application after service of notice on appeal and no new matters to be raised on appeal and awarding of costs.</p> <p>Classes of development – allowing the Welsh Ministers to make different provisions for different areas and classes / descriptions of development by development order.</p>		<p>application within a specified timescale. This will ensure that planning applications are dealt with consistently and in a timely fashion and that the views of statutory consultees are taken into account in all relevant planning applications. There will be a positive impact for the whole of Wales, with no specific impact on rural locations.</p> <p>Technical provisions regarding changes and additions to the procedure for stopping up or diverting public paths and highways in relation to submission of a planning application. Provisions not considered to have a direct impact on rural locations, but will be communicated to rural locations through Welsh Government and local planning authorities.</p> <p>Process matter – can be undertaken through the Planning Inspectorate as is currently the case currently for administrating appeals. Also, provision will not apply solely to rural areas.</p> <p>The relevant LPA or Welsh Government would be required to communicate information on obtaining planning consent for development where different provisions exist. No specific impact on rural locations in this regard.</p>
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	<p>Validation Appeals – Provide applicants with a right of appeal to the Welsh Ministers where the local planning authority has decided not to validate their planning application. Also introduce greater proportionality to local planning authority requests for information to accompany planning applications.</p> <p>Town & Village Greens – Prohibit applications being made to register land as a town or village green where planning permission is granted, a local development order is adopted by the local planning authority or an order granting development consent is made under the Planning Act 2008. Also, provisions to enable landowners to submit declarations to the commons registration authority declaring that land can be used for recreational purposes but this will then, render the land immune from registration as a town or village green in the future, provided that certain criteria are met.</p>		<p>This will provide equality of opportunity for those submitting a planning application to appeal where a LPA notifies the applicant that the application is not valid. This activity will be undertaken through the relevant LPA and Welsh Government or Planning Inspectorate (for the appeals mechanism) as is currently the case with regards to the communication of information on obtaining planning consent for development. No specific impact on rural locations in this regard.</p> <p>The restriction on the ability of communities to register land as a town or village green once planning consent has been granted could be seen as having impacts on all communities, both positive and negative. However, the pre-application services and requirements for developers will provide communities with sufficient opportunities to engage with developments at an early stage and provides sufficient time for an application for town or village green status to be submitted prior to planning consent being given. The ability for landowners to register land for recreational use could have an impact throughout Wales, enabling more land to be available for recreational use but with the added security for landowners that their land is protected from an application for town or village green status.</p>
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	<p>Planning Committees, role of Members and delegation - Introduce a national scheme of delegation for officers to determine planning applications and prescribe the size and composition within which LPA Committees should operate.</p> <p>Enforcement provisions - improving the existing system to secure prompt effective action and to provide greater clarity in the enforcement process. Changes include enabling local planning authorities to issue enforcement warning notices.</p> <p>Option to make connected applications to the Welsh Ministers - Will introduce provisions to ensure proposals that are connected to those planning applications for development determined by Welsh Ministers can be considered alongside the primary applications. This provision is particularly designed for planning applications that will be submitted to Welsh Ministers under the proposed 'Developments of National Significance' procedure.</p>		<p>Changes to planning committee composition will be implemented through local government procedures. They will not impact on communicating information to clients in rural locations.</p> <p>Enforcement activities will be undertaken through the relevant LPA and Welsh Government as currently occurs with the communication of information on obtaining planning consent for development. No specific impact on rural locations in this regard.</p> <p>The relevant local planning authority and Welsh Government will communicate information on the planning applications process for connected applications. No specific impact on rural locations in this regard.</p>
Joint Planning Boards to			If the Joint Planning Board

	<p>exercise all modern local planning authority functions, excluding for the National Park areas. There is a separate power, subject to the Assembly's approval by regulations, for the Welsh Ministers to extend existing provisions to enable joint planning boards to exercise the development management functions of National Park Authorities.</p>		<p>provisions are enacted in the future information will be communicated via the NPA, associated LPAs and Welsh Government.</p>
<p>6.</p>	<p>Will the policy be delivered through the private sector or through a public-private partnership?</p> <p>Preparation and revision of a National Development Framework for Wales.</p> <p>Designation of strategic planning areas, establishments of strategic planning panels for the purpose of preparing strategic development plans (SDPs) for particular areas.</p> <p>Notification of initiation of development and display of notice.</p>	<p>X (more in terms of private sector involvement in certain instances in the implementation of the proposals, rather than actual delivery of the legislation – see comments)</p>	<p>Private sector should be able to comment on any proposed NDF- including rural private sector organisations. No specific impact here.</p> <p>There will be a requirement for nominated members to make up a third of the strategic planning panels. These will be drawn from social, economic and environmental bodies, including those from the public, private and third sector. The private sector will be able to comment on any proposed SDP – including rural private sector organisations.</p> <p>Process matter with regards to new development proposals being built where some private sector developers may have to</p>

	<p>Statutory consultees' requirement to provide a 'substantive response' on an application for development.</p> <p>Town & Village Greens – Prohibit applications being made to register land as a town or village green where planning permission is granted, a local development order is adopted by the local planning authority or an order granting development consent is made under the Planning Act 2008. Also, provisions which enable landowners to submit declarations to the commons registration authority declaring that land can be used for recreational purposes but this will then render the land immune from registration as a town or village green in the future, provided that certain criteria are met.</p>		<p>adhere to these requirements.</p> <p>This is a process matter and will be delivered by private sector statutory consultees such as Water and Sewerage Undertakers, would have to adhere to the requirements to provide a 'substantive response' in a specified timescale.</p> <p>The ability for landowners to register land for recreational use could have an impact on the private sector throughout Wales, enabling more land to be available for recreational use for communities, but with the added security for landowners that their land is protected from an application for town or village green status.</p>
<p>7.</p>	<p>Does the policy rely on infrastructure for delivery that may put rural communities at a disadvantage? E.g. Broadband ICT, main roads and utilities</p> <p>Provisions for</p>	<p>X (see comments – considered that this can be mitigated).</p>	<p>Access to centralised service</p>

	<p>‘Development of National Significance (DNS)’ planning applications to be made to Welsh Ministers (including LPA being required to submit a local impact report on the application).</p> <p><i>Whilst not included as a primary legislative provision, consultation on removing the requirement to advertise planning applications for certain developments in a local newspaper raised concerns with our Agriculture Section. It was considered by Agriculture colleagues that many people living in rural locations do not have access to the internet and refer to their local newspaper in order to find out what is going on in their area regarding planning.</i></p>		<p>in order to submit planning applications to the Welsh Ministers may be an issue for people living in rural communities in exceptional circumstances. However, it is considered that procedures are likely to be set up by Welsh Government to ensure appropriate methods for submission. Further, this potential impact should be offset by a more efficient service being provided for the determination of these application types.</p>
<p>8.</p>	<p>Will the policy impact on rural businesses particularly the self employed and micro businesses and on the Third Sector including social enterprises and local voluntary organisations?</p> <p>Joint Planning Boards to exercise all modern local planning authority functions, excluding for the National Park areas. There is a separate power, subject to the Assembly’s approval by regulations, for the Welsh Ministers to extend</p>	<p>x</p>	<p>Joint planning boards are likely to positively impact on rural businesses and the third sector as these provisions will assist in providing efficient, consistent and effective local level planning services.</p>

	<p>existing provisions to enable joint planning boards to exercise the development management functions of National Park Authorities.</p> <p>Pre-Application Consultation (to be carried out by prospective applicant for planning permission).</p> <p>Pre-Application Services (Advice) (to be provided by LPA or Welsh Ministers)</p>		<p>Requirement for all businesses, including rural, self employed and micro businesses to undertake pre-application consultation before submitting a planning application for major development would apply. It is essentially a front-loading of the planning application process that will have a positive impact as it will ensure development proposals are consulted upon with rural communities at the earliest possible stage. However, it has been suggested by stakeholders that the inclusion of agriculture buildings of 1000 square meters or more within the requirement to undertake pre-application consultation may have a negative cost impact on rural businesses. At the moment, the evidence suggests that 1000 square meters is an appropriate threshold but we would reconsider this in light of any new evidence as part of the secondary legislation package that supports the Bill,</p> <p>There will be equal ability for rural businesses and the third sector to obtain pre-application advice on a proposal before submission. This is an additional service</p>
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	<p>Provisions for 'Development of National Significance (DNS)' planning applications to be made to Welsh Ministers (including LPA being required to submit a local impact report on the application).</p> <p>Option for applicant to make application direct to the Welsh Ministers, rather than to the LPA (if the LPA has been designated for that purpose).</p> <p>Form & manner of decision notices (including requiring plans or other documents with regards to the development to be specified on the decision notice).</p> <p>Notification of initiation of development and display of notice.</p> <p>Appeals – no variation of application after service of notice on appeal and no new matters to be</p>		<p>that will be provided to all who are proposing new development.</p> <p>Will result in a more efficient service being provided to those submitting applications to be determined under the 'DNS' procedure. Applies to all submitting applications under this process, including to rural businesses and the third sector looking to submit DNS planning applications.</p> <p>Should result in more efficient local planning services being provided to communities; this will include rural businesses and the third sector.</p> <p>Will make it easier for communities, including rural businesses and the third sector, to identify plans and documents associated with the most up-to-date planning permissions.</p> <p>Additional requirements that all applicants will have to adhere to in publicising planning permissions; this will include rural businesses / third sector applicants when obtaining planning consent for new development.</p> <p>Proposals should result in a timelier determination of appeals, potentially a positive for enabling appropriate</p>
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	<p>raised on appeal and awarding of costs.</p> <p>Classes of development – allowing Welsh Ministers to make different provisions for different areas and classes / descriptions of development by development order.</p> <p>Validation Appeals – Provide applicants with a right of appeal to the Welsh Ministers where the local planning authority has decided not to validate their planning application. Also introduce greater proportionality to local planning authority requests for information to accompany planning applications.</p> <p>Planning Committees role of Members and delegation - introduce a national scheme of delegation for officers to determine planning applications and prescribe the size and composition within which LPA Committees should operate.</p>		<p>development opportunities for rural businesses and the third sector which are deemed to be acceptable through the Appeals process.</p> <p>Will allow for the implementation of different procedures for the determination of planning applications, enabling increased efficiency. This should therefore impact positively on rural businesses / third sector by ensuring efficiency savings and potentially reducing costs for submitting planning applications.</p> <p>Will allow appeal of a LPA decision not to register a planning application because the LPA consider that an application is not valid. Should result in a fairer system for registering a planning application, yielding positive benefits to applicants including to rural businesses and to the third sector.</p> <p>No direct impact- changes to planning committee procedure.</p>
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	<p>Enforcement provisions - improving the existing system to secure prompt effective action and to provide greater clarity in the enforcement process. Changes include enabling local planning authorities to issue enforcement warning notices.</p> <p>Option to make connected applications to the Welsh Ministers - Will introduce provisions to ensure proposals that are connected to those planning applications for development determined by Welsh Ministers can be considered alongside the primary applications. This provision is particularly designed for planning applications that will be submitted to Welsh Ministers under the proposed 'Developments of National Significance' procedure.</p>		<p>Will help to ensure appropriate action is taken against breaches of planning control. However the impact will not be specific on rural areas and will yield positive benefits to the control of development through the planning system for the whole of Wales.</p> <p>Allowing those applications connected to planning applications determined by the Welsh Ministers to also be determined alongside the primary proposal will result in a more comprehensive service for considering development proposals, benefitting applicants. Applies across the board, including to rural areas.</p>
9.	<p>Will the policy have a particular impact on land based industries and therefore on rural economies and the environment?</p> <p>Preparation and revision of a National Development Framework for Wales.</p> <p>Joint Planning Boards to</p>	x	<p>The NDF would identify nationally important infrastructure facilities, some of which may be located in rural areas.</p> <p>The Joint Planning Board</p>

	<p>exercise all modern local planning authority functions, excluding for the National Park areas. There is a separate power, subject to the Assembly's approval by regulations, for the Welsh Ministers to extend existing provisions to enable joint planning boards to exercise the development management functions of National Park Authorities.</p> <p>Designation of strategic planning areas, establishments of strategic planning panels for the purpose of preparing strategic development plans (SDPs) for particular areas.</p> <p>Local development plans provisions (LDP) provisions (i.e. duration of LDPs, LDP withdrawal and direction to prepare Joint LDPs).</p> <p>Pre-Application Consultation (to be</p>		<p>provisions in the Bill are designed to provide a tool to ensure efficient and resilient planning services across Wales. This should result in a positive impact on rural economies and the environment by enabling appropriate development opportunities to be considered through the planning process.</p> <p>Any SDP prepared for areas which are rural could identify strategic rural planning issues. However it is most likely that SDPs will be prepared for urban areas. Also, areas of green belt, which is most likely to apply here in terms of impact on rural areas.</p> <p>Proposal could result in the identification of local rural policies within any Joint LDP that is enforced by the Welsh Ministers for a particular area. Further, enforcing an end date for LDPs could potentially result in some LPAs (including those in rural areas) not having an LDP in place – however this provision is designed to encourage LPAs to keep their plans up-to date which will provide certainty to industry, including to industry in rural locations.</p> <p>Requirement to undertake pre-application consultation</p>
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	<p>carried out by prospective applicant for planning permission).</p> <p>Pre-Application Services (Advice) (to be provided by LPA or Welsh Ministers).</p>		<p>by applicants for major development before submitting a planning application is essentially a front-loading of the planning application process that will have a positive impact as it will ensure proposed developments are consulted upon with local rural communities at the earliest possible stage. However, this provision applies to all applications for major development and not only to those major development proposals located in rural locations. Notwithstanding this, it has been suggested by stakeholders that the inclusion of agriculture buildings of 1000 square meters or more within the requirement to undertake pre-application consultation may have a negative cost impact on rural businesses. At the moment, the evidence suggests that 1000 square meters is an appropriate threshold but we would reconsider this in light of any new evidence as part of the secondary legislation package that supports the Bill,</p> <p>The ability for land based industries to obtain pre-application advice on a development proposal before submitting a planning application will have benefits for all areas. This is an additional service that will be provided to all who are proposing new development and will therefore not only impact on those applicants</p>
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	<p>Provisions for 'Development of National Significance (DNS)' planning applications to be made to Welsh Ministers (including LPA being required to submit a local impact report on the application).</p> <p>Options for applicants to make applications direct to Welsh Ministers, rather than to the LPA (if the LPA has been designated for that purpose).</p> <p>Form & manner of decision notices (including requiring plans or other documents with regards to the development to be specified on the decision notice).</p> <p>Appeals – no variation of application after service of notice on appeal and no new matters to be raised on appeal and awarding of costs.</p>		<p>operating in the rural economy and environment.</p> <p>Will result in a more efficient service being provided to applicants submitting planning applications that are to be determined under the 'DNS' procedure. This efficient service will be provided to all, including to those operating in the rural economy and environment.</p> <p>Should result in providing more efficient local planning service in Wales where it is considered necessary to apply this legislation, including to those industries working in the rural economy and environment.</p> <p>Will make it easier for those with an interest in development proposals, including those working in the rural economy and environment, to identify plans and documents associated with the most up to date planning permissions.</p> <p>Proposals should result in a timelier and more transparent process for determining appeals. This is potentially a positive for the rural economy and environment as it could aid in the enabling of appropriate development opportunities for rural locations through the planning appeals process.</p>
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<p>Classes of development – allowing Welsh Ministers to make different provisions for different areas and classes / descriptions of development by development order.</p> <p>Validation Appeals – Provide applicants with a right of appeal to the Welsh Ministers where the local planning authority has decided not to validate their planning application. Also introduce greater proportionality to local planning authority requests for information to accompany planning applications.</p> <p>Enforcement provisions - improving the existing system to secure prompt effective action and to provide greater clarity in the enforcement process. Changes include enabling local planning authorities to issue enforcement warning notices.</p> <p>Option to make connected applications to the Welsh Ministers - Will introduce provisions to ensure proposals that are connected to those</p>		<p>Will allow for the implementation of different procedures for the determination of planning applications, enabling increased efficiency. This should therefore impact positively on rural economies and the environment by ensuring efficiency savings and potentially reducing costs to applicants in this process.</p> <p>Will allow appeal of a LPA decision not to register a planning application where a LPA consider the application is not valid. This should result in a fairer system for registering a planning application, yielding positive benefits to land based industries, rural economies and the environment by enabling appropriate development opportunities to be considered through the planning process.</p> <p>Will help to ensure appropriate action is taken against breaches of planning control. However the impact will not be specific on rural bodies and will yield positive benefits to the control of development through the planning system.</p> <p>Allowing those applications connected to planning applications determined by the Welsh Ministers to also be determined alongside the primary proposal will result in</p>
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	<p>planning applications for development determined by Welsh Ministers can be considered alongside the primary applications. This provision is particularly designed for planning applications that will be submitted to Welsh Ministers under the proposed 'Developments of National Significance' procedure.</p>			<p>a more comprehensive service for considering development proposals, benefitting applicants. Applies across the board, including to land based industries etc.</p>
10.	<p>Will the policy affect those on low wages or in part-time or seasonal employment?</p>		x	
11.	<p>Will the policy target disadvantage people living in rural areas?</p>		x	
12.	<p>Will the policy rely on local organisations for delivery?</p> <p>Preparation and revision of a National Development Framework for Wales</p> <p>Designation of strategic planning areas, establishments of strategic planning panels for the purpose of preparing strategic development plans (SDPs) for particular areas.</p>	x		<p>Not directly but could identify opportunities for development in rural locations which may as a knock on effect be delivered by local organisations.</p> <p>Strategic Development Panels will be required to have nominated members to make up one third of the panel. These members will be made up of representative from the locality and should be representatives of the strategic planning panel areas in both urban and rural areas.</p> <p>The new plans (NDF and SDPs) will all contribute to the next level of plan and also</p>

	<p>Joint Planning Boards to exercise all modern local planning authority functions, excluding for the National Park areas. There is a separate power, subject to the Assembly's approval by regulations, for the Welsh Ministers to extend existing provisions to enable joint planning boards to exercise the development management functions of National Park Authorities.</p> <p>Pre-Application Consultation (to be carried out by prospective applicant for planning permission).</p> <p>Pre-Application Services (Advice) (to be provided by local planning authority or Welsh Ministers).</p>		<p>take account of local level LDPs in terms of policies and allocations identified. This may result in local planning authorities being involved in revision of LDPs and also delivery of these plans to ensure all the tiers of development plans are in conformity. This would apply equally to both urban and rural locations.</p> <p>If a Joint Planning Board is delivered under the proposed legislation, it would rely on local planning authorities to merge functions.</p> <p>Applies to all organisations submitting a planning application for major development and would require them to consult on their proposals before they are submitted to the appropriate body for determination. Applies to proposals in both urban and rural locations.</p> <p>Would require local planning authorities to provide pre-application service to prospective applicants for planning permission where</p>
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	<p>Provisions for 'Development of National Significance' planning applications to be made to Welsh Ministers (including local planning authorities being required to submit a local impact report on the application).</p> <p>Notification of initiation of development and display of notice.</p> <p>Validation Appeals – Provide applicants with a right of appeal to the Welsh Ministers where the local planning authority has decided not to validate their planning application. Also introduce greater proportionality to local planning authority requests for information to accompany planning applications.</p> <p>A duty to assess the likely impact on the Welsh language, as part of the Sustainability Appraisal, when preparing the National Development Framework, Strategic</p>		<p>requested. Applies to both urban and rural locations.</p> <p>Will require local planning authorities to prepare local impact reports on DNS applications. Applies to both urban and rural locations.</p> <p>Will require local organisations who have received planning permission for development to notify LPA of date development commenced and display notice of development. Applies to both urban and rural locations.</p> <p>Will require all local planning authorities to give notice to applicants that their application has not been validated and reasons why. Applies to both urban and rural locations.</p> <p>There is a requirement for plans at all levels to take into account the impact of development on Welsh language. This will result in increased liaison with Welsh language groups in all areas, including rural areas.</p>
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	Development Plans and Local Development Plans.			
13.	<p>Does the policy depend on a new building or development site?</p> <p>Preparation and revision of a National Development Framework for Wales</p> <p>Designation of strategic planning areas, establishments of strategic planning panels for the purpose of preparing strategic development plans (SDPs) for particular areas.</p> <p>Pre-Application Consultation (to be carried out by prospective applicant for planning permission).</p> <p>Pre-Application Services (Advice) (to be provided by LPA or Welsh Ministers)</p> <p>Provisions for 'Development of National Significance (DNS)' planning applications to be made to Welsh Ministers (including LPA being required to submit a local impact report on the application).</p> <p>Option for applicant to</p>	<p>X (The proposals to reform the planning system will improve procedures with regards to considering proposals for new development and buildings. However, these improved procedures predominantly apply to all areas and not just the consideration of buildings or developments in rural localities – see comments)</p>		<p>Not directly, but will identify development opportunities.</p> <p>Not directly, but will identify development opportunities.</p> <p>Will require pre-application consultation on all new proposals for major development.</p> <p>Will allow for pre-application advice to be provided on all proposals for new development.</p> <p>Will apply to new development proposals falling under the 'DNS' application procedure. Applies to development proposals in both urban and rural locations.</p> <p>If a rural local planning</p>

	<p>make application direct to the Welsh Ministers, rather than to the local planning authority (if the local planning authority has been designated for that purpose).</p> <p>Form & manner of decision notices (including requiring plans or other documents with regards to the development to be specified on the decision notice).</p> <p>Notification of initiation of development and display of notice.</p> <p>Statutory consultees' requirement to provide a 'substantive response' on an application for development.</p> <p>Stopping up or diversion of public paths and highways.</p> <p>Appeals - no variation of application after service of notice on appeal and no new matters to be raised on appeal.</p>		<p>authority is found to be 'poorly performing', Welsh Ministers may invoke this option which would allow applicants to submit their planning applications to the Welsh Ministers instead. However, these proposals apply to every LPA in Wales and not just those in rural areas.</p> <p>Will apply to all new development proposals granted planning permission and that receive a decision notice.</p> <p>Will apply to all new development proposals granted planning permission.</p> <p>Will apply to all new development proposals where statutory consultees will be required to respond to consultation requests.</p> <p>Technical provisions regarding changes and additions to the procedure for stopping up or diverting public paths and highways in relation to submission of a planning application - will apply to all new development proposals.</p> <p>Will apply to all new development proposals that have been refused and are being taken through the planning appeals process.</p>
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	<p>Classes of development – allowing Welsh Ministers to make different provisions for different areas and classes / descriptions of development by development order</p> <p>Validation Appeals – Provide applicants with a right of appeal to the Welsh Ministers where the local planning authority has decided not to validate their planning application. Also introduce greater proportionality to local planning authority requests for information to accompany planning applications.</p> <p>Town & Village Greens – Prohibit applications being made to register land as a town or village green where planning permission is granted, a local development order is adopted by the local planning authority or an order granting development consent is made under the Planning Act 2008. Also, provisions which enable landowners to submit declarations to the commons registration authority declaring that land can be used for recreational purposes but this will then render the land immune from</p>		<p>Will enable the categorisation of development proposals, allowing different provisions for determining different types of development.</p> <p>Will apply to all new development proposals, where the planning application for development has not been validated.</p> <p>Will apply to areas where land has been put through, or is going through, the statutory planning processes. However, these provisions are more likely to apply to urban areas rather than rural.</p>
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	<p>registration as a town or village green in the future, provided that certain criteria are met.</p> <p>Planning Committees, role of Members and delegation - introduce a national scheme of delegation for officers to determine planning applications and prescribe the size and composition within which LPA committees should operate.</p> <p>Enforcement provisions - improving the existing system to secure prompt effective action and to provide greater clarity in the enforcement process. Changes include enabling local planning authorities to issue enforcement warning notices.</p> <p>Option to make connected applications to the Welsh Ministers - Will introduce provisions to ensure proposals that are connected to those planning applications for development determined by Welsh Ministers can be considered alongside the primary applications. This provision is particularly designed for planning applications that will be submitted to Welsh Ministers under the proposed 'Developments of</p>			<p>Changes to planning committee procedures will affect the process for determining planning applications for development, but they will not directly impact on buildings or developments in rural locations.</p> <p>Will help to ensure appropriate action is taken against breaches of planning control with regards to new development proposals. However this applies to all locations and not just those that are rural.</p> <p>Will apply to new development proposals submitted to Welsh Ministers where there are connected applications forming part of these proposals. Applies to both urban and rural locations, however.</p>
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	National Significance' procedure.			
14.	<p>Will the policy impact on the quality and character of the natural and built rural landscape?</p> <p>Preparation and revision of a National Development Framework for Wales</p> <p>Designation of strategic planning areas, establishments of strategic planning panels for the purpose of preparing strategic development plans (SDPs) for particular areas.</p> <p>Local Development Plans (LDP) provisions (i.e. duration of LDPs, LDP withdrawal and direction to prepare Joint LDPs).</p> <p>Joint Planning Boards to exercise all modern local planning authority functions. There is a</p>	<p>X (The proposals to reform the planning system will improve procedures with regards to considering proposals for new development that will impact on the quality and character of the natural and built rural landscape. However, these improved procedures predominantly apply to development proposals in all areas and not only the consideration of developments in rural localities – see comments)</p>		<p>Development opportunities may be identified in rural locations through preparation of a NDF.</p> <p>Strategic development opportunities may be identified in rural locations through preparation of a SDP.</p> <p>Joint LDPs where enforced could help to enhance the quality and character of a natural or built rural landscape for an area designated for their implementation.</p> <p>In summary, all layers of the development planning system will impact on the quality of the rural landscape and should identify policies to protect and enhance the rural landscape. This could also include national planning policy through updates to Planning Policy Wales.</p> <p>Positive impact as this provision will provide a tool to ensure efficient local level planning services, which for</p>

<p>separate power, subject to Assembly's approval by regulations, for the Welsh Ministers to extend existing provisions to enable joint planning boards to exercise the development management functions of National Park Authorities.</p> <p>Pre-Application Consultation (to be carried out by prospective applicant for planning permission).</p> <p>Pre-Application Services (Advice) (to be provided by LPA or Welsh Ministers).</p> <p>Provisions for 'Development of National Significance (DNS)' planning applications to be made to Welsh Ministers (including LPA being required to submit</p>		<p>rural areas should support appropriate development opportunities in these locations.</p> <p>The pre-application provisions should ensure rural community views are taken into account during the consideration of planning application proposals for major development. This will result in local communities having an influence on any major development proposals that will impact on the quality and character of the natural and built rural landscape.</p> <p>The formalisation of requiring certain bodies to provide pre-application advice should result in planning proposals for development being submitted by applicants that are more acceptable to all and which take into account relevant local planning considerations. Such considerations could include impacts on the quality and character of the natural and built rural landscape.</p> <p>Should result in more efficient, robust decisions being taken on certain types of application that will fall under the proposed DNS procedure. Therefore these proposals should positively</p>
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	<p>a local impact report on the application).</p> <p>Options for applicants to make applications direct to Welsh Ministers, rather than to the LPA (if the local planning authority has been designated for that purpose).</p> <p>Statutory consultees' requirement to provide a 'substantive response' on an application for development.</p> <p>Classes of development – allowing Welsh Ministers to make different provisions for different areas and classes / descriptions of development by development order.</p> <p>Validation Appeals –</p>		<p>impact on the quality and character of the natural and built landscape with regards to the approval of new and appropriate DNS in rural locations.</p> <p>Should result in a more efficient local level planning service for all areas. This theoretically will result in robust, quality decisions being made on development proposals; therefore helping to maintain and improve the quality and character of the natural and built rural landscape.</p> <p>Statutory consultees providing a 'substantive response' within a specified timescale, to consultation on new development proposals should result in more informed development schemes being granted planning permission. For rural areas, this should therefore positively impact on the quality and character of the natural and built rural landscape.</p> <p>The legislation should impact positively on the natural and built rural landscape, by providing appropriate procedures to ensure improved decision making processes for development proposals that will help to maintain or enhance these areas.</p> <p>Should result in a fairer</p>
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	<p>Provide applicants with a right of appeal to the Welsh Ministers where the local planning authority has decided not to validate their planning application. Also introduce greater proportionality to local planning authority requests for information to accompany planning applications.</p> <p>Enforcement provisions - improving the existing system to secure prompt effective action and to provide greater clarity in the enforcement process. Changes include enabling local planning authorities to issue enforcement warning notices.</p>		<p>system for registering a planning application. This may yield positive benefits in terms of enabling the consideration of development proposals that will enhance the quality and character of the natural and built rural landscape.</p> <p>Positive impact is anticipated as the enforcement provisions will help to ensure appropriate action is taken against breaches of planning control with regards to new development proposals. However, this applies to all locations and not just those that are rural.</p>
<p>15.</p>	<p>Will the policy impact on people wishing to reach and use the countryside as a place for recreation and enjoyment?</p> <p>Preparation and revision of a National Development Framework for Wales</p> <p>Designation of strategic planning areas, establishment of strategic planning panels for the purpose of preparing strategic development plans (SDPs) for particular areas.</p>	<p>X (The proposals to reform the planning system will improve procedures with regards to considering proposals for new development that will impact on tourism use in the countryside. However, these improved procedures predominantly apply to development</p>	<p>The NDF could identify national tourism policies and designations. These may apply to rural areas.</p> <p>Potentially, strategic tourism planning policies and allocations for rural areas could be included in a SDP. For example, an SDP could include regional recreational provision for its area if deemed necessary.</p>

	<p>Local Development Plans (LDP) provisions (i.e. duration of LDPs, LDP withdrawal and direction to prepare Joint LDPs).</p> <p>Joint Planning Boards to exercise all modern local planning authority functions. There is a separate power, subject to Assembly's approval by regulations, for the Welsh Ministers to extend existing provisions to enable joint planning boards to exercise the development management functions of National Park Authorities.</p> <p>Pre-Application Consultation (to be carried out by prospective applicant for planning permission).</p> <p>Pre-Application Services (Advice) (to be provided by local planning authority or Welsh Ministers).</p> <p>Option for applicant to make application direct to the Welsh Ministers,</p>	<p>proposals in all areas and not only the consideration of developments in rural localities – see comments)</p>	<p>Joint LDPs where enforced could contain planning policies designed to enhance the tourism aspects of a Joint LDP designated development planning area. Joint LDPs would address local recreation aspects in detail.</p> <p>Positive impact as this provision will provide a tool to ensure efficient local level planning services, which for rural areas should support appropriate local tourism development opportunities where proposed.</p> <p>Pre-applications should ensure local communities within rural areas are consulted on planning application proposals for major development that have recreation/tourism impacts.</p> <p>Pre-application services may result in such bodies providing advice on development proposals which result in developers positively taking into consideration the tourism impacts of their development proposals during the pre-application stages.</p> <p>Should result in a more efficient local level planning service for all areas. This</p>
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	<p>rather than to the local planning authority (if the local planning authority has been designated for that purpose).</p> <p>Statutory consultees' requirement to provide a 'substantive response' on an application for development.</p> <p>Classes of development – allowing Welsh Ministers to make different provisions for different areas and classes / descriptions of development by development order.</p> <p>Validation Appeals – Provide applicants with a right of appeal to the Welsh Ministers where the local planning authority has decided not to validate their planning application. Also introduce greater proportionality to local planning authority requests for information to accompany planning applications.</p>		<p>theoretically will result in robust, quality decisions being made on development proposals; therefore assisting in the enabling of appropriate opportunities for tourism development in rural locations.</p> <p>Statutory consultees providing a 'substantive response' to consultation requests on new development proposals should result in more informed development schemes being granted planning permission. This could include schemes for tourism development in rural areas.</p> <p>The legislation should impact positively on the recreational use of the countryside, by providing appropriate procedures to ensure improved decision making processes for development proposals that will help to maintain or enhance these areas.</p> <p>Should result in a fairer system for registering a planning application. This may yield positive benefits in terms of enabling the consideration of development proposals that will result in appropriate tourism development in rural locations.</p>
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	<p>Enforcement provisions - improving the existing system to secure prompt effective action and to provide greater clarity in the enforcement process. Changes include enabling local planning authorities to issue enforcement warning notices.</p>		<p>Enforcement provisions should have positive impact and will help to ensure appropriate action is taken against breaches of planning control with regards to new development proposals. However, this applies to all locations and not just those that are rural.</p>
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