

**Welsh Government Response to recommendations in “Study to examine the planning application process in Wales”
(published by W.G in June 2010)**

IMPLEMENTATION PLAN: UPDATE (June 2013)

Summary of Recommendation Number:	Summary of Government Response (June 2010):	Key milestone delivered as at:	Milestone to deliver:
<p>1. Prepare a statement on planning policy for economic development.</p>	<p>Accept. Will commission research (procurement to start July 2010) to evaluate current planning policies against economic development and emerging Economic renewal Programme. Will then revise planning policy and produce “Sustainable Economic Renewal” Technical Advice Note.</p>	<p>December 2012</p> <p>Edition 5 of PPW was published in November 2012 with the introduction of a revised Chapter 7 to set out the Welsh Government’s updated policy on economic development.</p> <p>June 2013</p> <p>Research carried out by Roger Tym and Partners (now known as Peter Brett Associates) and forming part of the evidence base to inform a draft TAN on economic development has been completed. A consultation on draft TAN 23: Economic Development was issued for on 10 June 2013</p>	<p>The consultation on TAN 23: Economic Development is due to end on 5 September 2013.</p> <p>Final draft of research report by Roger Tym and Partners to be published Summer 2013</p> <p>New TAN to be issued Winter 2013/14</p>

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<p>2. Introduce measures to improve responsiveness of planning system to business needs:</p> <p>2a. Improve exchanges with business orgs;</p>	<p>2a. Accept. Will consider during 2010 the role of the Wales Planning Forum and need for new business group.</p>	<p>See 2a, 2b and 2c</p> <p>2a. CDN Planning and WYG Planning & Design were commissioned to hold a number of planning surgeries for the business community. 42 surgeries were held in August and September 2011 across Wales.</p> <p>December 2012</p> <p>Wales Planning Forum meeting held on 17 September with updated membership (including representatives from the Federation of Small Businesses and Welsh Planning Consultants Forum, as well as the existing CBI Wales representative); future meetings (next one to be held on 18 January 2013) to be used to input to work on preparing Planning White Paper and draft Planning Reform Bill to be published towards latter part of 2013</p>	<p>2a.</p> <p>Completed September 2012</p>

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2b. new guidance;	2b. Accept. Review guidance and produce new booklet by end of 2010.	<p>June 2013</p> <p>Planning forum meetings have proceeded as planned. Meeting occurred in February 2013 and next meeting is scheduled for 22 July 2013.</p> <p>2b. June 2012</p> <p>The ‘Business Wales’ service became operational on the 2nd January 2013, to bring together a number of existing strands of Welsh Government support to SME's across Wales, as well as introduce some new services in line with the recommendations of the Micro Business Report published in January 2012.</p> <p>The new service will provide :</p> <ul style="list-style-type: none"> • General advisory support - business planning, marketing, preparation for access to finance etc. • International Trade support • Resource Efficiency advice - Energy, waste and water minimisation support • Equalities and employability Advice - basic advice on employment legislation, best practice, equality and diversity support 	<p>2b.</p> <p>Completed January 2012</p>

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2c.consider formal or informal	2c. Accept. Will undertake a review	<ul style="list-style-type: none"> • Mentoring - A volunteer mentoring service for SME's across Wales • Winning Tenders - Support for companies looking to tender into the public sector, supporting large contractors to make opportunities available to SME's across Wales • E-Business support - Access to ICT Diagnostic and further e-business support via the service • Information and Signposting - Dealing with information enquiries from SME's and signposting them to the correct support • Events / workshops - Bespoke events and workshops on a number of subject matters, i.e. access business finance, recruitment, Venture Capital etc. <p>Information provision will provide basic advice in terms of complying with planning legislation and signposting to professional services, with the potential to be expanded in the future e.g. through workshops if the Welsh Government wants to push a priority message or if there is a clear need from businesses. Feedback and suggestions will be evaluated throughout to gauge business needs. The business community has not expressed a need to be provided with further information in relation to planning.</p> <p>2c. See recommendation 7</p>	

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<p>consultee status for business organisations in application process; and</p> <p>2d. better integration of SME needs in planning policy.</p>	<p>of statutory and non statutory consultees as set out in response to rec 7.</p> <p>2d. Accept. Following completion of research relating to Recommendation 1, we will produce a toolkit to assist LPAs in taking into account sustainable economic development interests when preparing plans and determining planning applications. As</p>	<p>2d. Also linked to recommendation 1 relating to the research study ‘Planning for Sustainable Economic Renewal’.</p> <p>December 2012</p> <p>Edition 5 of PPW was published in November 2012 with the introduction of a revised Chapter 7 to set out the Welsh Government’s updated policy on economic development. The revised policy assists local planning authorities in taking account of sustainable economic development issues when preparing plans and deciding planning applications.</p> <p>To support the implementation of the economic policy in Chapter 7 of PPW, the Welsh Government will prepare a Technical Advice Note on Economic Development (see 1. above). The first stage of this process is the creation of an evidence base to inform the TAN, and</p>	

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	<p>part of the research we will evaluate the business community’s engagement in policy development at national and local level and identify areas for improvement.</p>	<p>this is being taken forward through research conducted by Roger Tym and Partners.</p> <p>Engagement with the business community has been taken forward through the initial Planning for Economic Renewal Research and preparation of Chapter 7. Next year the preparation and consultation on the draft Economic Development TAN will offer further engagement opportunity.</p> <p>June 2013</p> <p>Research conducted by Roger Tym and Partners to inform a draft TAN on economic development has been completed and submitted.</p> <p>A consultation on a draft TAN 23: Economic Development opened on 10 June 2013.</p> <p>The consultation provides further opportunity for engagement with the business community on the proposals. The draft guidance covers:</p> <ul style="list-style-type: none"> • planning economic development at a strategic level • working with neighbouring authorities and relevant stakeholders • identifying and assessing economic benefits of 	<p>Roger Tym and Partners research report to inform a new TAN to be published Summer 2013</p> <p>Consultation on Draft TAN 23: Economic Development to close on 5 September 2013</p> <p>New TAN to be issued Winter 2013/14</p>

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		development proposals <ul style="list-style-type: none"> • establishing an evidence base to help prepare economic development policies for LDPs. 	
3. Clarify requirements for Design and Access Statements.	Accept. Will issue clarification letter for Chief Planning Officers and others to explain appropriateness of Statements in July 2010.	Policy Clarification letter CL-03-10 “Design and Access Statements” issued to Chief Planning Officers and other interested bodies by Chief Planner on 31 August 2010.	Completed August 2010.
4. Improve the way new planning guidance is developed.	Accept. Key stakeholders are involved but will review business engagement as part of Rec.2. During 2011 consider “impact test” so that	December 2012 Consultation on devolution of building regulations completed. The issue of impacts on viability is an important element of the consultation process and will need to be factored into the final policy decisions. Consultation responses being analysed and will be taken forward by the Construction Unit within Welsh Government.	Statement by Minister of Housing and Regeneration on building regulations is due in July 2013

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	implications of new policy are assessed.	<p>June 2013</p> <p>Planning Policy has been updated in a number of key areas recently which reflect the need to stimulate economic recovery. PPW Chapter 7 on Economic Development was updated in November 2012 which was developed in partnership with business stakeholders. This revision to policy seeks to ensure that economic considerations are fully factored into the decision making process and that the economic aspects of sustainable development are understood. We are currently consulting on a new TAN 23 which will help amplify how this policy could be implemented.</p>	TAN 23 is due to be issued winter 2013/14
5. Limit new guidance apart from that related to the Recs and call-in criteria and guidance.	Accept in part. New guidance kept under review and updated where necessary. Consolidated version of Planning Policy Wales (PPW) issued in June 2010 to incorporate all previous Ministerial	<p>June 2012</p> <p>The fourth edition published February 2011.</p> <p>December 2012</p> <p>Edition 5 of PPW was published in November 2012 with the introduction of a revised Chapter 7 to set out the Welsh Government’s updated policy on economic development</p>	Completed November 2012

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	<p>Interim Planning Policy Statements and policy relating to climate change.</p> <p>Re call-in revised guidance issued May 2010.</p>	<p>June 2012</p> <p>A new Direction has been made and comes into force at the end of July 2012. The Direction will be incorporated into a new Welsh Government Planning Circular that will be issued at the same time.</p> <p>December 2012</p> <p>Welsh Government Circular 07/2012 'The Town and Country Planning (Notification) (Wales) Direction 2012 was issued 30 July 2012.</p>	<p>Completed July 2012</p>
6. Devise new policy and guidance for positive	Accept. We will review current development management policy	Responses to issues set out in draft TAN 17 “Planning and Managing Development” analysed and responses noted as part of evidence for developing consultation papers on development management topics.	Develop Best Practice Guidance taking account

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development management principles to be adopted by all applicants, local planning authorities, statutory and non-statutory consultees and the Assembly Government.	and consider revisions and new best practice guidance to take account of development management changes taken forward .New guidance to issue in 2011, informed by public consultations.	<p>December 2012</p> <p>On going</p> <p>June 2013</p> <p>On going</p>	of all development management improvements made. Work to commence in Summer 2013.
7. Review statutory and non-statutory consultation arrangements.	<p>Accept. <u>Stage 1:</u> Consultation paper to establish current arrangements to issue July 2010.</p> <p><u>Stage 2:</u> Review to follow regarding the operation of role of</p>	<p>Stage 1: Consultation paper on draft list of statutory and non-statutory consultees issued in August 2010</p> <p>Stage 2: December 2012</p> <p>The role of statutory consultees was discussed in the recently</p>	<p>Stage 1:</p> <p>Completed.</p> <p>Stage 2:</p> <p>Planning</p>

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	statutory and non statutory consultees in considering different types of planning applications.	<p>published report ‘Towards a Welsh Planning Act – Ensuring the Planning System Delivers’ and it was recommended that the forthcoming Planning consultation paper and draft Planning Reform Bill (to be published towards latter part of 2013) will take forward measures to improve the way statutory consultees interact with the planning system. Measures that do not require primary legislation can be taken forward through subordinate legislation. Work is currently on going to identify what measures are to be taken forward in the draft Bill and what can be taken forward through subordinate legislation.</p> <p>June 2013</p> <p>On going</p>	consultation paper and draft Planning Reform Bill to be issued for public consultation towards the latter part of 2013.
8. Devise best practice guidance on organisational delivery of development management to include quality and satisfaction based performance	Accept as part of work related to Recommendation 6.	See Recommendation 6	

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measures for outcomes.			
9. Devise best practice guidance for organisation of planning committees.	Accept. Will review current guidance as part of work related to Rec 6.	<p>December 2012</p> <p>It was recommended in the recently published report 'Towards a Welsh Planning Act – Ensuring the Planning System Delivers' that an independent body be commissioned to conduct a study of the operation of Planning Committees in Wales to determine whether there is a link between efficiency and effectiveness and committee size. The Welsh Government has invited RTPI Cymru to commission research into the structure and operation of local planning authority planning committees – work to be commissioned in January 2013. RTPI accepted commission and are in the process of establishing a group of technical experts to oversee the study.</p> <p>June 2013</p> <p>RTPI Cymru commissioned Fortismere Associates with Arup to undertake research into the operation of planning committees in Wales in March 2013. A Steering Group has been established which includes representatives from the Welsh Government, RTPI, POSW and LPAs. To date the researchers have issued a survey to all</p>	<p>Draft report research findings to be reported in July 2013 and final report is due to be published in August 2013</p> <p>Findings are to be fed into the Planning Consultation Paper and draft Planning Reform Bill to be issued for</p>

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		authorities in order to capture key data on the operation of committees, stakeholder interviews have been undertaken and a discussion seminar has been held.	public consultation towards the latter part of 2013
10. Extend permitted development rights.	A. Domestic dwellings microgeneration permitted development rights came into effect in September 2009.	<p>A. Domestic dwellings microgeneration permitted development rights came into effect in September 2009.</p> <p>UK technical issues resolved allowing further relaxations for domestic micro-generation permitted development rights.</p> <p>A draft Statutory Instrument introducing further permitted development rights for householders has been drafted and was notified to the European Union in January 2012 in accordance with Directive 98/34/EC as amended by Directive 98/48/EC.</p> <p>The Statutory Instrument has been signed by the Minister, laid before National Assembly for Wales, and brought into force on the 18th June 2012.</p>	<p>A.</p> <p>Completed June 2012</p>

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	<p>B. Non-domestic buildings microgeneration amended permitted development rights subject of consultation that ended 3 July 2010.</p> <p>C. Domestic dwellings permitted development rights</p>	<p>B. December 2012</p> <p>Statutory Instrument signed in September 2012 for the following amendments to the Town and Country Planning (General Permitted Development) Order to provide permitted development rights for microgeneration equipment on non-domestic properties, and to the Town and Country Planning Act 1990 to amend the description of permitted development to include non-domestic micro-regeneration equipment:</p> <p>Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (Wales) Order 2012:</p> <p>Town and Country Planning (Compensation) (Wales) (No. 2) Regulations 2012</p> <p>A Guidance booklet: ‘Generating your Own Energy, Planning Regulations for Microgeneration: Non-domestic’ has also been published</p> <p>C. December 2012</p> <p>Consideration of technical issues has concluded. Work is continuing</p>	<p>B.</p> <p>Completed September 2012</p>

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	<p>to be consulted upon in Autumn 2010.</p> <p>D. Non-domestic buildings permitted development rights to be consulted on in Autumn 2010.</p>	<p>to revise the draft amendment Order informed by the consultation responses received and the additional technical work undertaken. Work is also ongoing to revise the technical guidance, householder guide and regulatory impact assessment to reflect the changes being made to the amendment Order.</p> <p>June 2013</p> <p>Draft Order, Regulatory Impact Assessment, Technical Guide, Householder Guide, Summary Of Responses finalised.</p> <p>D. December 2012</p> <p>Consultation paper and draft Regulatory Impact Assessment issued for comment, October 2012. Consultation period ends on 11 January 2013.</p> <p>June 2013</p> <p>Consultation responses have been analysed. A draft Order is being prepared.</p>	<p>C.</p> <p>Order to be made in July 2013. Order to commence on September 30 2013.</p> <p>D.</p> <p>Order to be made and to commence in autumn 2013.</p>

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	E. Local Development Orders	<p>E - In addition consultation on the introduction of Local Development Orders was issued in July 2010 for response by October 2010.</p> <p>Regulation to enable local planning authorities to make Local Development Orders came into force on 30 April 2012.</p> <p>The following guidance was also issued on 30 April 2012:</p> <ul style="list-style-type: none"> - Welsh Government Circular 003/2012: Guidance on using a local development order. - Guidance on using a local development order. 	E. Completed April 2012
11. Adopt a practical approach to minor material amendments to planning applications.	Accept. We will include in a consultation paper to issue during this calendar year.	<p>In relation to non-material and minor material amendments to existing planning permissions, the improvements sought are to be taken forward separately as follows:</p> <p>Non-material amendments to an Existing Planning Permission</p> <p>December 2012</p> <p>A consultation paper was issued on 10 December 2012 seeking views on proposals to introduce a statutory procedure – by applying</p>	<p>Non-material Amendments</p> <p>Summary of consultation responses will</p>

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		<p>Section 96A of the Town and Country Planning Act 1990 (TCPA 1990) to Wales - to approve such amendments.</p> <p>June 2013</p> <p>Consultation closed on 15 March 2013. Consultation responses are currently being analysed to produce a summary document .</p> <p>Minor Material Amendments to an Existing Planning Permission</p> <p>December 2012</p> <p>As advocated through the recommendations of the IAG, a specific power for making and ratifying minor material amendments is proposed to be included in the forthcoming Planning Reform Bill.</p>	<p>be published this summer. Order to commence S96A of the Town and Country Planning Act 1990 in Wales will be made by Summer 2014. Guidance will also be published in Summer 2014.</p> <p>Minor Material Amendments</p> <p>Detailed proposals to form part of</p>

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		<p>Detailed proposals will form part of the white paper and draft Planning Reform Bill to be issued for public consultation by the end of 2013.</p> <p>June 2013</p> <p>Ongoing</p>	<p>the planning consultation paper and draft Planning Reform Bill to be issued for public consultation by the end of 2013.</p>
<p>12. Devise best practice guidance for pre-application discussions.</p>	<p>Accept. Will take forward during 2010 in collaboration with Planning Officers Society Wales.</p>	<p>Practice Guide: Realising the potential of pre-application discussions published in May 2012.</p>	<p>Completed May 2012.</p>
<p>13. Revise arrangements for validation of planning applications.</p>	<p>Accept. Will issue consultation package including draft circular and draft guidance in July 2010.</p>	<p>Regulations setting out planning application validation requirements came into force on 30 April 2012.</p> <p>The following guidance was also issued on 30 April 2012 to support the changes to the regulations:</p> <ul style="list-style-type: none"> - Welsh Government Circular 002/2012: Guidance for Local Planning 	<p>Completed April 2012.</p>

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		<p>Authorities on the use of the standard application form ('1app') and validation of applications.</p> <p>- Guidance on the use of the standard application form ('1app') and validation of applications.</p>	
14. Increasing Use of Electronic Planning Services.	Accept. Work on going with planning portal to increase use. Over 20% of planning applications submitted on line. E consultation hub being tested by several LPA's and statutory consultees.	<p>June 2013 Update</p> <p>Continuing to work with Planning Portal including updating Wales planning application advice and content on the Portal, and supporting increase in take-up of planning applications submitted online. Currently 40% of planning applications submitted in Wales are submitted online)</p>	Ongoing work with Planning Portal to continue to increase use of electronic planning services
15. Sharing Expertise - create consultants for LPAs to use when	Accept in part. We will write to all Chief Planning Officers in July 2010 setting	Pilot programme completed and grant incorporated within mainstream Incentivising Planning Budget for 2011/12 and 2012/13. Applications for funding support for 2012/13 have been invited from Local Planning Authorities.	Completed December 2012

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local expertise not available and LPAs to work together re infrastructure, minerals, waste, natural resources and energy sectors.	out the technical support we will procure for planning applications in the waste and renewable energy sectors identified as national priorities.	<p>June 2013 update</p> <p>This funding continues to be available in 2013-14 through the Planning Improvement Fund and is demand-led. In financial year 2012/13, the Welsh Government received 21 expressions of interest for funding for technical support with 10 proceeding to formal bids for grant funding. WG provided £94,200 in grant funding to assist work on determining these projects.</p>	
16. Review guidance on the use of Planning Conditions.	Accept. Will begin review in 2011.	<p>June 2013</p> <p>A consultation paper containing draft Circular and list of model conditions has been prepared for Ministerial approval.</p>	Consultation paper to be issued August 2013