



What is planning? - an Introduction

Why do we need a planning system?

The purpose of the Planning system is to ensure the most effective and efficient use of land. Can you imagine what Wales would look like if anyone, could build anything, anywhere? As a tool to control development, the planning system should attempt to reconcile the needs of development and public interest, ensuring that we make the best use of our limited land resource.

There are two main strands to planning – **Local Development Plans** (strategic plans for Local Authority and National Parks) , which set out a framework for how an area should be developed. **The Development Management system**, which deals with applications for planning permission.

Because Development plans are the basis for decisions on planning applications, it is important that local people participate in the plan preparation process. Getting involved at this stage is an opportunity for people to shape the future of their area.

Local Development Plan

Local development plans have now replaced Unitary Development plans in most parts of Wales and set out the Planning authority's policies and proposals for the development and use of land in their area. The Local development plan have to conform with National Planning policy as laid out in Planning Policy Wales and in doing so provide a statutory basis for rational and consistent planning decisions.

Local development Plans should include policies and proposals for:

Housing

The conservation of the natural and built environment

Economic development

Tourism, sport and recreation

Energy generation, including renewable energy

Mineral working and the protection of mineral resources

Waste treatment and disposal, land reclamation, re-use and hazards.

Strategic transport and highway facilities and other infrastructure requirements

Sustainable Development considerations must now be taken into account in the development of all Local Development plan policies.

Getting Involved

Before a Planning Authority puts its Plan proposals on deposit, they carry out what is known as a pre-deposit consultation. The Town and Country Planning (Development Plan) Regulations set out the detailed requirements for the preparation of development plans, including their form and content and the procedures involved. The authority has to consult certain bodies including the public and can decide who else to consult, the extent and length of their consultation and the amount of publicity to undertake. The Authority will take account of the representations and place the revised plan on-deposit. Copies are then publicly available and 6 weeks is allowed for response. The Local planning authorities will then consider any objections through a Local Development plan inquiry, before they proceed to the adoption of the plan.

Plans can be called in. The Welsh government can direct that a plan be modified if it, (a) raises issues of national or regional importance or (b) is not consistent with guidance issued in Planning Policy Wales or (c) gives rise to substantial public controversy. The Assembly can call in the plan in whole or in part.

Development Management

Development Management (formerly known as Development control) deals with applications for proposals to use or change the use of land which require planning permission. Each planning application will be measured against how well it complies to the Local development plan policies for that area or in conflict with them.

Local planning Authorities and National Park authorities currently have sole responsibility for planning. If you have any queries about a specific case, then the first thing to do is to contact your Local planning authority.

Getting involved.

If you are concerned about a planning application visit your local planning authority to have a look at it. Examine the policies in the approved Development plan covering the site to see if they are compatible with or in conflict with the proposal.

If you wish to object, send your comments in writing to your local planning authority within the time allowed. In addition

- Get support from others if required.
- Speak to the planning officer dealing with the application if you need assistance.

Contact your local branch of the Campaign for the Protection of Rural Wales if you have any environmental concerns