



Planning Policy

Introduction

The Welsh Assembly Government's land use planning policy consists of:

- National planning policy, as set out in Planning Policy Wales (PPW) (the equivalent for minerals is Minerals Planning Policy Wales) and Ministerial Interim Planning Policy Statements (MIPPS).
- Technical Advice Notes (TANs) and an equivalent series of notes for minerals (MTANs).
- Procedural guidance, in the form of Circulars and numbered Circular Letters

Planning Policy Wales Companion Guide, published in June 2006, gives guidance for planners and other stakeholders in applying planning policy to their Development Plans and development control decisions.

MIPPS have amended several of the original chapters in PPW, including the chapters on Housing, Planning for Retail and Town Centres, and Infrastructure and Services. This latter chapter now includes more information on planning for renewable energy. A draft MIPPS for Planning, Health and Well-being was released in 2006, to further amend Planning Policy Wales. A draft MIPPS and draft compendium on Climate Change was issued in December 2006.

Local Planning Authorities (LPAs) are required to produce development plans which should reflect the national planning policy of the Welsh Assembly Government.

The development plan system in Wales was recently reformed. LPAs are now required to prepare and maintain up to date Local Development Plans (LDPs) instead of the old system of Unitary Development Plans (UDPs).

LDPs should be simpler, more concise documents and will focus on the LPA's objectives for the use and development of land in their area, and their general policies for implementing them, in line with national planning policy.

The LPA determines planning applications in accordance with the development plan and other material considerations. If it approves development which is a departure from the development plan, it must have good reason to do so.

Overview of current statutory powers of the Assembly

"Town and Country Planning" is field 18 of Schedule 5 of the Government of Wales Act 2006. This means that the National Assembly for Wales can seek Measure-making powers over town and country planning matters through Legislative Competence Orders.

The Town and Country Planning Act 1990 and the Planning and Compulsory Purchase Act 2004, as amended, are the principal statutory controls over land use in Wales, and are supplemented by other statutes and subordinate legislation.

Welsh Ministers have a wide range of executive functions and secondary legislation-making powers in relation to planning matters that are conferred by these planning Acts.

Key Welsh Government documents from the Second Assembly:

Welsh Government, *Planning Policy Wales*, March 2002

<http://new.wales.gov.uk/docrepos/40382/4038231121/403821/403821/403828/planningpolicy-e.pdf?lang=en>

Welsh Government, *Planning Policy Wales Companion Guide*, June 2006

<http://new.wales.gov.uk/about/departments/depc/epcpublications/PlanPubs/425726/PPWCompguide?lang=en>

Welsh Government, *Technical Advice Notes*:

[TAN 1: Joint Housing Land Availability Studies - 2006](#)

[TAN 2: Planning and Affordable Housing - 2006](#)

[TAN 3: Simplified Planning Zones - 1996](#)

[TAN 4: Retailing and Town Centres - 1996](#)

[TAN 5: Nature Conservation and Planning - 1996](#)

[TAN 6: Agricultural and Rural Development - 2000](#)

[TAN 7: Outdoor Advertisement Control - 1996](#)

[TAN 8: Renewable Energy - 2005](#)

[TAN 9: Enforcement of Planning Control - 1997](#)

[TAN 10: Tree Preservation Orders - 1997](#)

[TAN 11: Noise - 1997](#)

[TAN 12: Design - 2002](#)

[TAN 13: Tourism - 1997](#)

[TAN 14: Coastal Planning - 1998](#)

[TAN 15: Development and Flood Risk - 2004](#)

[TAN 16: Sport and Recreation - 1998](#)

[TAN 18: Transport - 1998](#)

[TAN 19: Telecommunications - 2002](#)

[TAN 20: The Welsh Language - Unitary Development Plans and Planning Control - 2000](#)

[TAN 21: Waste - 2001](#)

Welsh Government, Planning MIPPs:

<http://new.wales.gov.uk/about/departments/depc/epcpublications/PlanPubs/MIPPS/?lang=en>

Index of Planning Policy for Wales:

<http://new.wales.gov.uk/about/departments/depc/epcpublications/PlanPubs/425726/planpolwalesindex?lang=en>

Legacy issues from the Second Assembly

The Environment, Planning and Countryside Committee's legacy paper suggests that Members in the Third Assembly should monitor and review the revision, operation and implementation of TANs.

Useful Links

Welsh Government website planning policy pages:

<http://new.wales.gov.uk/topics/planning/Planpol/?lang=en>

Planning Portal:

<http://www.planningportal.gov.uk/>

Welsh Local Government Association:

<http://www.wlga.gov.uk/>

Further information

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