



The Planning Inspectorate  
Yr Arolygiaeth Gynllunio

# "NEW BEGINNINGS"

## *THE NEW PINS IN WALES*

PETER BURLEY  
DIRECTOR FOR WALES

RTPI Cymru Conference  
7th June 2011  
City Hall, Cardiff





# CHANGING LANDSCAPE

- **POLITICAL**
  - New Government in Wales
  - Referendum result
- **ORGANISATIONAL**
  - Changes in personnel
  - Creation of PINS 2012
- **POLICY**
  - New Planning Act?
  - Presumption in favour of sustainable development
  - Development Plans
  - Community Infrastructure Levy
- **PROCEDURAL**
  - Improvements to the appeal process
  - Housing Land Availability





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# CHANGING FACES



John Davies

Katrine Sporle



Mike Pitt



# CHANGING STRUCTURES

- CREATION OF **PINS 2012**
- ABOLITION OF IPC/CREATION OF MIPU WITHIN PINS
- VESTING DAY 1 APRIL 2012
- INTEGRATION PROJECT/OPPORTUNITY TO REVIEW ORGANISATION
- NEW EXTERNAL REFERENCE GROUP





# MAINTAINING QUALITY

## ■ MISSION

*“To deliver an outstanding national planning and appeals service which enjoys the confidence and respect of ministers, the public and all stakeholders”.*

## ■ VISION:

*“To create and maintain a high performing organisation which operates to exacting and affordable performance standards encompassing service delivery, cost-effectiveness and quality”.*

## ■ VALUES:

*“Fairness, Openness and Impartiality”*



# FUTURE FOR PINS WALES

- Maintain Cardiff office and staff
- Retain separate group of Welsh Inspectors but name likely to change
- Extend customer advice service to cover major Infrastructure casework from April 2012
- Major infrastructure casework processed in Bristol by Major Infrastructure Unit





# DEVELOPMENT PLANS

## "LEARNING FROM EXPERIENCE"

- 5 LDP reports submitted so far:-
  - Pembrokeshire Coast NP - 01/09/2010
  - Caerphilly - 06/10/2010
  - Rhondda Cynon Taff - 07/02/2011
  - Merthyr - 11/04/2011
  - Snowdonia National Park - 27/05/2011
- 4 more plans expected to be submitted before end of 2011
  - Denbighshire
  - Wrexham
  - Brecon Beacons NP
  - Ceredigion





# DEVELOPMENT PLANS

## "LEARNING FROM EXPERIENCE"

- Local Development Plans: Some Early Lessons *July 2010*
- Applying lessons learnt in England to the production of Local Development Plans *July 2010*
- Alternative sites *Cynllunio March 2011*



*No longer published on PINS Website but all are available on Planning Portal*

- Further article on alternative sites *Cynllunio July 2011*





# DEVELOPMENT PLANS

## "LEARNING FROM EXPERIENCE"

### ■ Key lessons

#### ■ Alternative Sites:

- Inspector examining soundness of plan
- Will only consider alternative sites if strategy likely to be unsound
- Alternative sites must have been subject to sustainability appraisal
- LPAs need to engage fully with landowners and housing developers, as well as local communities, in drawing up housing strategy





# DEVELOPMENT PLANS

## "LEARNING FROM EXPERIENCE"

- **Key lessons**
  - **Evidence** - needs to be proportional to the task - is there a reasonable and sound basis for suggesting something
  - **Sharing information and experience** with other LPAs; sub-regional roles such as waste disposal/minerals demands cooperation across borders  
is there evidence that procedures/arrangements will continue?
  - **Advisory visits** – planned for early Autumn. Meeting with statutory undertakers in September
  - **Changes to guidance**  
Focussed stakeholder meetings in Autumn





# COMMUNITY INFRASTRUCTURE LEVY

## ■ Infrastructure planning and CIL

- new system likely to require sharing of monies on projects of common benefit across more than one authority e.g. strategic highway schemes
- LDPs need to identify any new infrastructure needs required to bring about the plan's strategy – vital to delivery of the plan
- Requires engagement with infrastructure providers
- Done properly, it should not delay the LDP and will support its arguments regarding deliverability and soundness.
- **Time critical** - From 1 April 2014 cannot use S106 to collect tariff-style contributions for infrastructure projects where CIL applies. Limit of 5 pooled obligations where an item of infrastructure is not intended to be funded by CIL.

*Article on CIL to be published in RTPI Cymru (Cynllunio) in July*



# IMPROVING THE APPEAL SERVICE

## ■ **Householder appeals service (HAS)**



- Pilot launched April 2010
  - 23 LPAs now taking part
  - 70 appeals determined
  - All within 8 weeks



# IMPROVING THE APPEAL SERVICE

- Other proposed changes
  - Determination of Procedure
  - Extending costs regime to planning appeals determined by written representation
  - Simplifying process for correcting errors
  - Changes to enforcement application fees



*Consultation on these changes and on formal introduction of HAS expected later in year*



# WORKING AS A TEAM

- Fully prepared when appealing
- Clear reasons for refusal and grounds of appeal
- Early discussion between parties
- Greater use and earlier submission of statements of common ground
- Agreed timetables for more complex cases
- Accurate assessment of numbers of witnesses + time needed





# Housing Land Availability

- Chief Planner letter *1 March 2011*
- Guidance Note *May 2011*
- Statement of Common Ground submitted by *30 September 2011*
- Expect parties to work to reach agreement
- Only where clear disagreement will Inspector become involved
- Where possible to be resolved through written exchange of views
- Study Group meetings held as exception



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**THANK YOU FOR LISTENING**