

RESPONSE FORM

Towards a Welsh Planning Act: Ensuring the Planning System Delivers Call for Evidence		
11 November 2011 – 3 February 2012		
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Type <i>(please select one from the following)</i>	Businesses / Consultants	<input type="checkbox"/>
	Local Planning Authority	<input type="checkbox"/>
	Government Agency/Other Public Sector	<input type="checkbox"/>
	Professional Bodies/Interest Groups	<input checked="" type="checkbox"/>
	Voluntary sector (community groups, volunteers, self help groups, co-operatives, enterprises, religious, not for profit organisations)	<input type="checkbox"/>
	Member(s) of the public	<input type="checkbox"/>
	Other (other groups not listed above)	<input type="checkbox"/>

SECTION A: KEY POLICY OBJECTIVES

Q1a	Do you agree that the primary purpose of the planning system in Wales is the delivery of land for sustainable development?	Yes	No
		<input type="checkbox"/>	<input checked="" type="checkbox"/>
Q1b	If you answered No please give your reasoning:		
<p>The primary purpose of the planning system in Wales is not to 'deliver land'; it is about 'managing and balancing the use of land' in a sustainable manner and in the public interest.</p> <p>Planning is about a plan led system which sets out clear objectives and a framework for a consistent and balanced approach</p>			

Q2a	If you answered YES to 1a, does PPW in paragraph 4.1.2 above define sustainable development sufficiently for the purposes of legislation?	Yes	No
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Q2b	If you answered NO to 2a, please explain your reasoning. If possible, provide a suitable alternative:		
<p>The definition in PPW (2011) Edition 4 is supported. The main problem with regard to defining ‘Sustainable Development’ is that it is a frequently mis-used and mis-understood term. The definition in PPW, which comes from Bruntland should be taken forward and emphasised.</p> <p>It is essential that there is agreement from the top-down and bottom-up on what Sustainable Development means when making planning decisions. Supporting this, there needs to be extensive education across the broad planning and development community to embed understanding of the term and enable its correct use and interpretation within the planning system, as currently it is often applied differently. At the core of this is ensuring that consideration of Sustainable Development is made explicit in the evaluation of each application / and within any reports to Committee (but treated central to the report, not as a tick-box exercise at the end of the report).</p> <p>Whilst in some quarters Sustainable Development is considered to be too focused on environmental considerations, RTPI Cymru strongly believes that all three components (economic, social and environmental) must be taken into account. However, there needs to be recognition that negative impacts on biodiversity will have economic and social impacts over time, as already being witnessed.</p> <p>A possible amendment to the definition could be: Sustainable development in Wales means enhancing the economic, social and environmental well-being of people and communities, achieving a better quality of life for our own and future generations in ways which:</p> <ul style="list-style-type: none"> • promotes social justice and equality of opportunity; and • enhances the natural and cultural environment, respecting its limits and sustaining biodiversity - using only our fair share of the earth’s resources and sustaining our cultural legacy. 			

Q3	Does the current national/local structure enable decisions on the social, environmental and economic aspects of sustainable development to be taken at the appropriate level for:	Yes	No
	a) Development Plans	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	b) Planning Applications	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Q4	If you answered NO to 3a and/or 3b, please explain your reasoning.		
<p>Additional comments: The principle problem, as set out in 2b is a lack of understanding across the planning and development sector of the term and how it can be taken forward in practice. New thinking is needed to approach projects to deliver Sustainable Development; at present the approach has been to ‘shoe-horn’ the term into old practice when designing projects and plans, which does not necessarily conform to the aim of delivering Sustainable Development.</p>			

Q5

Additional Comments: Please include below any further observations on the Key Planning Policy Objectives that should be delivered by the planning system and/or are set out in PPW, paragraph 4.4

Additional comments:

This raises a further question in terms of what is meant by “the planning system in Wales”. The Planning and Compulsory Purchase Act 2004 places a duty on the National Assembly to prepare a Spatial Plan for Wales, and a duty on LPAs in preparing LDPs to have regard to the Spatial Plan. The Government of Wales Act 2006 embeds the Wales Spatial Plan as a policy that the Welsh Ministers must approve and keep under review. It is clear therefore that the Spatial Plan needs to be considered as part of the planning system in Wales. One of its purposes is to align investment to spatial priorities, and this needs to be seen as a key purpose of the planning system in Wales, including in particular investment in infrastructure.

It would be helpful if one of the purposes of the Wales Spatial Plan “aligning investment with spatial priorities”, was reflected in PPW para 4.4. A key task for the planning system should be to ensure effective alignment between development plans and other plans which have spatial implications, for example Regional Transport Plans, and investment plans for other elements of infrastructure and public services.

Development proposals should clearly set out how they comply with both national and local policy and any other relevant material considerations. Development proposals of a significant scale should be considered within strategic objectives, whether this be national or regional. This demonstrates a clear need for a revised Wales Spatial Plan.

Accepting that the planning system in Wales needs to encompass a strategic context for development plans, it is evident, with the lack of any current progress in keeping the Wales Spatial Plan and its regional perspectives up to date, that current arrangements for tackling the spatial dimension of sustainable development on issues which require a perspective at a regional or Wales-wide level are seriously inadequate.

It also largely relates to scale. LDPs and planning applications (not covered by IPC or departures) are dealt with at a local authority level. LPAs are encouraged to collaborate and there are existing working practices in place. However, the Wales Spatial Plan is currently lacking in terms of mechanisms to co-ordinate cross-boundary technical work. There is also a lack of an up to date regional evidence base (land availability, market demand, employment and labour markets etc.). A developed Wales Spatial Plan incorporating a national Infrastructure Plan with sufficient regional and national data would provide an essential evidence base and clear direction.

If the Wales Spatial Plan was revised to integrate an Infrastructure Plan, with a mandatory input from statutory providers, this would form a strategic basis to inform and base development plans, and subsequently planning applications. We discuss the Wales Spatial Plan further under section 16 of this submission.

The planning system needs to take into account the National Assembly’s aspirations to see the Welsh language thrive, to see an increase in the number of people who can speak it and use it. Such an aspiration has implications for spatial planning and land use planning in particular, not just in relation to planning policy (including TAN 20), but in the planning related legislative framework as well. The review needs to consider how these aspirations can be further promoted within the planning system, including as part of a consideration of social and economic aspects of any sustainable development evaluation of plans and proposals whilst operating within the confines of the convention and legislation on human rights.

The localism initiative taking place in England is not a direction which would be wholly necessary or appropriate in the Welsh context, particularly as in Wales much delivery is already at a local scale. However, aspects of the debate which it has generated may be of interest to inform thinking for Wales. A particular aspect may be consideration of the tools which are being used by some LPAs, for example Shropshire and Windsor and Maidenhead in developing their local planning policy through bottom-up neighbourhood engagement.

There also needs to be agreement on what elements of the sustainable development / communities’ agenda, planning does and should deliver. For example planning can make provision for the availability of open space suitable for recreation, but it cannot directly address childhood obesity.

SECTION B: CRITERIA FOR EFFECTIVE DELIVERY

Q6	Using the criteria of ‘transparency’, ‘accessibility’ (how easy to understand or obtain information), ‘timeliness’ and ‘democratic accountability’, please score the DELIVERY OF PLANNING on a scale of 1 (LOW) to 10 (HIGH) for:	
a	Development Plans	
	Transparency	5
	Accessibility	5
	Timeliness	7
	Democratic Accountability	9
b	Planning Applications / Development Management	
	Transparency	8
	Accessibility	8
	Timeliness	6
	Democratic Accountability	9

Q7	Please provide evidence (in appendix or below) to substantiate your scores in 6a) and 6(b) above.	
<p>Additional comments:</p> <p>There is a wide-spread view that the delivery of development plans is ‘slow’ in Wales. However, over 70% of Wales is covered by an up to date Plan (UDP or LDP), which is a far more positive situation than in England. Although RTPI Cymru accepts that there are some areas which need to address the lack of plan coverage urgently.</p> <p>There remains a problem of accessibility for the public; in many cases they remain reluctant to interact with the system until they can respond to a specific project in a specific location or within their neighbourhood.</p> <p>There is a perception that the planning system rejects the majority of application, However for 2010 in Wales 87% of applications were approved. There is often confusion between planning and other consenting regimes by non-planners, which can lead to negative perceptions of the planning system.</p>		

Q8

What criteria would you use to describe the effective delivery of planning decisions and development plans?

Additional comments:

RTPI Cymru considers that a better decision that takes longer to achieve is preferable in most cases to a quicker decision (which may be wrong) taken with too much emphasis on timescale of decision rather than the quality of decision. There needs to be a focus on effective outcomes on the ground that result from the operation of the system.

Any criteria needs to be qualitative as well as quantitative – the planning system needs to deliver quality decisions, it should not be focused purely on delivering fast decisions, there are too many factors involved within the decision process for this to be the priority, although it should be made as efficient as possible, and this should be measured.

A further criterion which might helpfully be included is the effectiveness of Development Plans in achieving effective co-ordination with other systems for infrastructure and investment planning.

Q9

Please describe how the criteria suggested in Question 8 could be measured and how information about them could be collected.

Additional comments:

All decision making bodies in the planning system should produce an annual performance report (appeal success rate, timely decisions etc), this should not just focus on quantitative data, but be accompanied by comment and qualitative data also. This would include LPAs, Welsh Government, PINS and statutory consultees. A level of monitoring at the regional or Wales-wide level would also need to be introduced

Some qualitative data could be acquired through applicant feedback and post approval internal monitoring (timely discharge of conditions etc.).

There is already a requirement for measurement of core Welsh Government indicators in the LDP Annual Monitoring Reports, and therefore some data could be collected through this route.

It is however important that any requirements introduced to measure the system do not detract resources from delivering the system.

Q10

Additional Comments: Please include below any further observations about the **Criteria** for assessing **Effective** delivery of the planning system.

Additional comments:

Effective delivery criteria is qualitative – measuring the delivery of an effective planning system is not achieved by the collection of (often) superficial statistics. However, there is an obvious difficulty in scoring against non-quantitative measures. Quantitative is clearly easier to score but less meaningful in terms of measuring the delivery of an effective planning system, and is much more a process measure rather than outcomes measure.

RTPI Cymru frequently hears of anecdotal evidence that Members make decisions on planning applications against officer recommendation; however we do not have any evidence of how prevalent this is. We would therefore recommend that a monitoring exercise is carried out to measure the extent of this, to determine whether there is an issue which needs addressing.

There is concern within the planning and development community, that testing for soundness of LDPs only leads to plans which are ‘good enough’, rather than approaching the best possible solution. A possible remedy to this could be for the Planning Inspectorate to comment on how plan documents could be improved.

The soundness test basis for LDP examination is confusing to wider member’s of the public who are not familiar with the planning system.

The Welsh Government consulted at the end of 2011 on the Monitoring of Sustainable Development indicators for the planning system. RTPI Cymru has made a number of comments with regard to improving the proposals, however, this work may prove useful to informing the development of effective criteria for measuring the planning system; in any case there should not be two separate systems / requirements for reporting developed.

Too often the quality of the built environment does not match up to the resources devoted to development management by LPAs. Whilst the realisation of any development is a careful balancing act between various professions and agencies, as well as the applicant's aspirations, but too often developments can result in the creation of soulless places. Individual buildings can be grand statements but the spaces between buildings are often neglected which is where planning could be more creative. For example, many town centres will reveal places where there appears to be a lack of any creative input on the part of the LPA. This requires a holistic team approach involving the Development Management Team with other LPA and agency input. This of course requires a corporate acknowledgement within an Authority that resources are required to support this process. There is an overall need to enhance joint working beyond the confines of LPAs to encompass economic development, transport and wider infrastructure interests to address all aspects of development.

Current arrangements for tackling the spatial dimension of sustainable development on issues which require a perspective at a regional or Wales-wide level are seriously inadequate.

SECTION C: ROLES AND RESPONSIBILITIES IN PLANNING DELIVERY

Q11a	Is the current allocation of roles and responsibilities the best for delivering sustainable development in Wales?	Yes	No
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Q11b	Please give evidence for your answer to 11a above.		
<p>However, RTPI Cymru considers that delivery could be improved through the extension of joint working across LPAs, on development management and LDP work. This can be through the sharing of specialist knowledge and skills, sharing staff to meet temporary capacity needs, through to integrated delivery such as by the Gwynedd and Anglesey Joint Planning Unit and also the North Wales Minerals and Waste Planning Service. The collaborative work undertaken by the Lead Local Flood Authorities (LLFA), EA WLGA under the new requirements of the FWMA (2010) and FRR (2009) also demonstrates the potential for closer working relationships.</p> <p>The broad roles are appropriate in terms of the Welsh Government, LPAs and Statutory Consultees. The role and responsibilities of developers, agents and proposers of development could be better understood by all in meeting this aim, as they are one of the key actors in terms of delivery of quality projects.</p> <p>However, RTPI Cymru continues to argue that decisions on major energy projects should be devolved to Welsh Ministers. The IPC system may be broadly appropriate for assessing these large projects but there should be more emphasis on Wales' National Planning Policy and the decision should be taken in Wales..</p>			

Q12	Do they provide the most effective delivery through the planning system of:	Yes	No
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
a	Development Plans	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b	Planning Application Decisions	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>Additional comments: However, we believe that the use of call-in procedures should be reviewed, particularly where regional and national developments are promoted in the absence of an up to date plan (LDP or UDP).</p>			

Q13	What realignment of roles or additional levels of responsibility, if any, could improve delivery? Please provide evidence to support your views.
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RTPI Cymru considers that 'larger than local' considerations within the planning system are essential to its delivery. The Welsh Government, in collaboration with the WLGA, needs to be involved in setting strategic spatial objectives, providing leadership to regional groupings. This would provide support to LPAs in developing LDP strategies and also provide a context for other delivery mechanism by the Government, Local Authorities and the private sector, including transport, health and education, infrastructure and housing.

Q14 What changes do you consider could be made to local planning authority organisation/management structures, or to decision making responsibilities (for example delegation to planning officers in place of Committee when determining planning applications), which would improve delivery?

The culture change to Development Management, as opposed to Development Control, needs to be accelerated and monitored; this is not simply a change of terminology or title but is a culture change in the approach to delivering the service. However to achieve the culture change to DM, there needs to be a corporate understanding of what the planning system and the component services are aiming to deliver. Too often planning is regarded as a regulatory tick box bureaucratic exercise, which undermines the very essence of planning and the benefits it can bring nationally and locally. Services must be appropriately resourced in terms of numbers of staff and access to the appropriate skills.

Members of LPAs play an important role in the planning process, providing the important democratic perspective for their local communities. However, their role in the decision-making process can also be problematic; there are situations where decisions on planning applications after much negotiation by developers working with officers are over turned, or are contrary to the development plan in place. There needs to be political understanding of long term planning. Member training is often discussed as a solution; there should be a form of compulsory and regular training of members throughout a term of office. Any members with any role in planning – either on Planning Committee or as an Executive Member, must have regular compulsory update training; this would mirror the professionally qualified (chartered) officers who are subject to compulsory CPD requirements through the RTPI’s code of conduct. Lack of participation in this must result in a review of their involvement in planning decisions.

As already highlighted, shared services are a positive way of delivering specialist areas of planning services across a number of LPAs. The north Wales shared service led by Flintshire CC is an excellent example for the waste and minerals service; likewise Carmarthenshire provides expertise for neighbouring LPAs on minerals. The principle problem in setting up these services is the ‘backroom services’ of LPAs i.e. the IT, HR etc. systems which vary across LPAs; there needs to be a standardisation of these systems to enable more joint working and the ability to share economy of scale in procuring such services. The FE sector in Wales is a good example of collaboration on joint-procurement.

In some LPAs, the policy function is separated from the DC/DM function. This can lead to different Chief Officer practices and priorities given to the planning service. Importantly it also increases the risk of a disjuncture between the forward planning and decision making functions of the planning service within a LPA. Similar issues can arise in the interface between land use and transport planning; closer collaboration between these services would aid the effectiveness of both. Planning needs be prioritised more strategically within local authorities, to avoid a lack of synergy between different departments and corporate objectives.

Q15a	Does the current combined Planning Inspectorate for England and Wales deliver appeal decisions and plan examinations effectively?	Yes	No
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Q15b	If you have answered YES to 15a, do you consider that there is some wider role it could play in delivery through the planning system?		

<p>Additional comments: Whilst it is a combined service, the Wales operation is dedicated to Wales and managed as such, with a Director position. This is important to maintain going forward.</p> <p>It is important that the Inspectorate remains pro-active in Wales, providing support through training and guidance to LPAs and promoters of development to support the development of positive plans and development projects.</p> <p>It would be helpful if the Inspectorate could have a role in the preparation of plans at a regional level, although extensive examinations such as those which took place on Structure Plans, or the regional spatial strategies in England, should be avoided.</p>	
Q15c	If you have answered NO to 15b, have you any suggestions on how it could be improved – please provide evidence.
<p>Additional comments:</p>	

Q16a	Do you consider that the level of policy development and intervention by the Welsh Government is appropriate for effective delivery?	Yes	No
		☒	☐
Q16b	Please explain and give evidence for your answer to 16a:		

There is a dilemma relating to this. There is a call from some in the planning and development profession that changes in policy and guidance must be reduced to enable the system to deliver, without having to take account of constant changes. On the other hand there are continual calls for areas of policy to be updated to bring it in line with external changes or new thinking, for example the recent report on Town Centre Regeneration published by the NAFW's Enterprise and Business Committee, which took evidence from a number of different organisations, including business interests.

RTPI Cymru believes that to date, the Welsh Government has been proportionate in its introduction of new planning policy development. RTPI Cymru would recommend a re-look at the recommendations made in the 2007 report on the evaluation of the processes used to develop national planning policy in Wales to inform this discussion.

Whilst not a development plan in its own right, the Wales Spatial Plan is a part of the planning system as already referred to above, although it sits outside it in many ways. Evidence heard by the NAFW's Sustainability Committee's Inquiry into Planning in 2010, found that many practitioners were unable to illustrate how they had used the Wales Spatial Plan in their planning function. The Wales Spatial Plan needs a greater role in land use planning and resource basis. However to do this, a refinement of the concept of the Wales Spatial Plan is required; the Plan has served a purpose to a point, but now needs to be moved on a stage further to support the planning system and address the larger than local issues which planning must address. Other agency linkages are also required into the Wales Spatial Plan. RTPI Cymru strongly recommends the retention of the Wales Spatial Plan, but with a development of its function and form providing a refocus and rewrite. To take this forward a working group could be established to review the WSP in an appropriately short timescale. The new proposed Infrastructure Plan should be an integral part of the Spatial Plan for Wales and not a separate entity.

The National Assembly and Welsh Ministers need to fulfil their duties under the 2004 and 2006 acts to keep the Spatial Plan for Wales up to date, or provide a suitable alternative that has an effective tier of planning at the regional level.

Q17

What changes to the role of statutory consultees (if any) could improve delivery? (*Your view should be confined to the role of consultee as a part of the planning system and not to the role of individual organisations as that is outside the remit of this Review.*)

One of the main criticisms of the planning system and the cause of many hold-ups is the involvement of Statutory Consultees. This area needs significant reform in terms of timescales for responding and pro-active involvement by Statutory Consultees. Many of the problems appear to be the resourcing of this activity by Statutory Consultees, the priority they give to consultations on planning applications and a lack of appreciation of the fundamentals of the planning system by non-planning technical specialists involved in the process. There should be clear cut-off time periods for comments and pro-active involvement at an early stage of discussions, such as in pre-application discussions. A Development Management culture needs to be adopted in the approach taken by Statutory Consultees to mitigate issues and promote and enable good projects. Statutory Consultees also need to become more involved in long term planning and to be more effective in LDPs.

The current proposal for the Single Environmental body in Wales will only work for planning if the various component organisations are able to agree a joint response on consultations and a method for dealing with this must be built into their operational arrangements.

Q18

What aspects of the planning service and/or planning legislation could be reconsidered or more appropriately delivered by other agencies so as to simplify and focus planning's role on delivering sustainable development?

The process of 'mediation' can provide better solutions to a 'yes' or 'no' at the appeal stage. It is not a decision, but the agreement of a better decision; it is done by officers, with sign up by politicians too. Wales could be first to introduce mediation as a legislative requirement, e.g. prior to appeal, enforcement proceedings or indeed LDP examination. The best LPAs use mediation techniques already - facilitated meetings between different parties etc. - but to get the full benefits a qualified, experienced and crucially, an independent mediator, can sometimes help parties resolve seemingly intractable disputes within a day.

Consideration has been given to whether the planning and building control processes could be merged to create a single building consenting regime. However, it is felt that this would impose extensive costs on applications for full development of proposals prior to submission. However, there may be some aspects of the planning system which would be better delivered through the Building Control system, thereby simplifying the system for both applicants and decision bodies. Providing a greater linkage between the building control and planning processes would help applicants in having regard to wider implications.

Whilst this may be an issue which is taken up by the Heritage Bill, consideration should be given to streamlining the consenting regime for Listed Buildings and Conservation Areas, whereby planning permission is given with special consideration and safeguards for the designations. This would help simplify the process and provide a coherence to policy consideration.

Q19

Please identify what would be required to deliver any of the changes you suggest to roles and responsibilities.

An appropriate organising body would need to take on the role of coordinating and promoting a Wales' mediation service and for establishing how the service would work. The Planning Inspectorate would be an appropriate organisation and would be an extension of its work on planning appeals.

Q20

Additional Comments: Please include below any further observations about **Roles and Responsibilities** in delivering an effective planning system.

Additional comments:

Ways of ensuring Community Councils have an effective role in ensuring the development plan allocates land for types of development local communities want to see or areas of land important to communities are adequately protected should be explored. LPAs could publish development plans proposals maps on a community by community basis – or at least for Community Council boundaries to be shown on proposals maps.

SECTION D: QUICK WINS AND SIMPLE IMPROVEMENTS

Q21

Do you have any examples of barriers to effective delivery, examples of good practice or suggestions to improve delivery through the planning system that could be implemented quickly without legislation or organisational changes?

Effective communications is a key area to provide quick wins for delivery in the planning system.

There is a great deal of information available already to support people in the planning system; however in some cases it is rather woolly or complex or difficult to find. It would be helpful to have one source of information and guidance; the Planning Portal does not provide this. Alert services are also a good method for helping dissemination of information, particularly new policy and guidance; CLG provide an e-mail update alert service, which is highly valued by those operating in England. Whilst currently limited, RTPI Cymru does offer this service to the private planning sector in Wales, although it cannot be confident it receives all of the new information itself, as there appears to be no single 'list' for disseminating information.

A process which requires LPAs to provide applicants with an update of where their application is at the end of the statutory consultation period (for example within a week thereafter) would be beneficial. It would keep applicants up to date and in touch, focus the case officer on the status of the application and trigger a prompt to chase up outstanding information or decisions. The letter could provide a written update confirming the responses received, and provide copies or web links to where they can be viewed on the LPA website; an update on the timetable and any outstanding information or responses required; this will also prompt the applicant to provide information that has already been requested from them (where appropriate). In the interests of transparency, this could also be made available to consultees and Members.

A resource such as the Planning Advisory Service (PAS) in England would be beneficial to support the planning system in Wales. The Service, which could be tailored to the Welsh need and scale, could provide information and guidance, as well as a comprehensive training programme.

Q22

Please list below any people or organisations which you consider have relevant information that would assist the Independent Advisory Group in its investigation.

Q23

If you have any further comments not covered by your responses above, please make additional observations here

Additional comments:
 RTPI Cymru accepts that the Welsh Government carried out a consultation on pre-application discussions during 2011 and the outcome of this is awaited. However, it is appropriate to raise in this context that the promotion of pre-application discussions is something that is supported but may not given any particular weight in the current system and is met with varied enthusiasm by LPAs resulting in varied consistency. RTPI Cymru recommends that the work on pre-application discussions is taken forward swiftly.

It is understood that the remit of the Review is essentially about how to improve planning delivery and does not extend to permissions which are not land use related. However, the availability of powers of compulsory acquisition can be an essential element of actual delivery. It is considered that the opportunity should be taken to ensure that compulsory powers related to acquisitions, for planning purposes, should be reviewed to ensure they are aligned to powers and best practice in the UK.

Confidentiality
Responses to consultations may be made public – on the internet or in a report. If you would prefer your response to be kept confidential please indicate here: <input type="checkbox"/>

How to respond

Please submit your comments by 3 February 2012, in any of the following ways:

Email	Post
Please complete the consultation form and send it to : plancallforevidence@wales.gsi.gov.uk [Please include ‘ Towards a Welsh Planning Act ’ in the subject line]	Please complete the consultation form and send it to: Call for Evidence Planning Policy Branch Planning Division Welsh Government Cathays Park, Cardiff CF10 3NQ

Additional information
If you have any queries on this consultation, please Email: welshplanningreview@wales.gsi.gov.uk Telephone: James Morris on 029 2082 3725