



RTPI

mediation of space · making of place

Royal Town Planning Institute
41 Botolph Lane
London EC3R 8DL
Tel +44(0)20 7929 9494
Fax +44(0)20 7929 9490

Email online@rtpi.org.uk
Website: www.rtpi.org.uk

Registered Charity Number 262865
Patron HRH The Prince of Wales KG KT PC GCB

Mr Julian Dawkins,
Value Wales (Capital and Property)
National Assembly for Wales,
Cathays Park,
CARDIFF
CF10 3NQ

Our ref.: WPPP2006/06

August 31 2006

Dear Mr Dawkins,

REPLACEMENT CIRCULAR ON COMPULSORY PURCHASE AND CRICHEL DOWN RULES

Thank you for the opportunity to respond to the above consultation. The consultation has been considered by the Royal Town Planning Institute's Welsh Planning Policy Panel and as such I can offer the following comments:

The Replacement Draft Circular mirrors closely that of the ODPM Circular 06/2004 with the following differences:

General

- Refers to Wales and the National Assembly instead of England and confirming Departments;

Part One

- Does not refer to SPG as an example of a material consideration in discussing impediments to implementation;
- Includes a paragraph on compliance with Environmental Impact Assessments (para. 25);
- Includes additional advice on acquiring land by negotiation during preparatory work(para. 26)
- A period of four rather than six months in relation to the timing of inquiries after submission (para. 44)

In our view these changes in advice help rather than hinder the compulsory purchase process although the Institute maintains its views expressed in its response to the English draft guidance that the contents would benefit from being more attractively presented (I enclose a copy of the response made at the time)

...../

the time/....

Thank you for the opportunity to respond to this consultation, I hope the comments are helpful but do not hesitate to contact me should you require any further clarification. We have no objection to these comments being made public.

Yours sincerely

Owain Wyn
RTPI Welsh Planning Policy Adviser

Tel. 01286 662904
E-Mail welshpolicy@rtpi.org.uk